



Planning and Development Department  
**LONG RANGE PLANNING DIVISION**

# FARMSTAYS ORDINANCE AMENDMENTS

County Board of Supervisors  
September 1, 2020

# Presentation Outline

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- Background
- Purpose of the Project
- Summary of Project Components
- Estimated Timeline
- Recommended Actions

# Background

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- *California Homestay Bill of 1999*
  - ▣ Regulates farms/ranches offering overnight visits
    - Exempt from more stringent requirements that apply to commercial restaurants
  - ▣ Defines “Agricultural Homestay”
    - AKA “Restricted Food Service Transient Occupancy Establishments”
    - Used as a model for farmstays ordinances

# Background

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- Gaviota Coast Plan
  - Farmstays allowed with a LUP/CDP
  - Agriculture-II zoned parcels
  - 40 acre minimum lot size
  - No new structures may be built for use as farmstays
  - Primary use of the land must be a working farm/ranch (farmstays are incidental)
  - 15 guest maximum – food service for guests only

# Background & Purpose

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- Agriculture Tiered Permitting (ATP) Project
  - ▣ Allow new, ag-related uses (e.g., farmstays, small-scale processing) in other areas besides the Gaviota Coast
  
- Process farmstays separate from ATP Project
  - ▣ Added as FY 19/20 LRP work program project
  - ▣ Allow farmstays throughout the unincorporated county

# Project Components

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- Amendments:
  - LUDC
  - Article II
  - Uniform Rules
- Environmental Review
- Community and Stakeholder Outreach
- Coastal Commission Certification

# Estimated Timeline

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## □ Fall/Winter 2020

- ▣ Prepare project description (text amendments to the LUDC, Article II, and Uniform Rules)
- ▣ Consultant selection
- ▣ Initiate public outreach

## □ Winter 2020 / Spring 2021

- ▣ Prepare environmental document
- ▣ Public review of environmental document

# Estimated Timeline

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- Summer 2021
  - APAC hearings
  - Planning Commission and Board of Supervisors hearings
  - Initiate Coastal Commission certification process (approximately 15 months to complete)



# Recommended Actions

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- That the Board provide input and concurrence on the scope-of-work for the Farmstays Project.
- Clarify if the Board would like to pursue a different project that involves a broader scope-of-work.
  - ▣ Identify other LRP Work Program project(s) to delay; and/or
  - ▣ Allocate additional funding for additional work