



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 26, 2026
SUBJECT: Short-Term Rental Ordinance
(CITY2026-00001)
TO: Planning Commission
FROM: Planning Division
Allison DeBusk, Community Development Director
Laura M. Bridley, Project Planner

I. RECOMMENDATION

That Planning Commission consider the short-term rental ordinances and forward a recommendation to City Council to:

- A. Amend the Santa Barbara Municipal Code to add Chapter 28.91 and amend Sections 28.88.028 and 28.90.045 pertaining to Short-Term Rentals and Homeshares;
- B. Amend the Santa Barbara Municipal Code to add Section 30.185.395 and amend Sections 30.25.020, 30.30.020, 30.155.040, 30.175.090, 30.185.220, 30.295.020, 30.295.040, 30.300.080 “H”, 30.300.160 “P”, and 30.300.180 “R” pertaining to Short-Term Rentals and Homeshares;
- C. Amend the Local Coastal Program to amend Title 28 (Zoning Ordinance) related to Short-Term Rentals and Homeshares (SBMC Chapter 28.92);
- D. Determine that the Short-Term Rental Ordinances are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and
- E. Determine that the Short-Term Rental Ordinances are consistent with the General Plan and Local Coastal Plan.

II. EXECUTIVE SUMMARY

The Short-Term Rental (STR) Ordinance amendments to Title 30 (Exhibit A)¹ and Title 28 (Exhibit B) implement Housing Element Program HE-19 from the 2023–2031 Housing Element, with the purpose of regulating vacation rental units to preserve long-term housing.

The proposed amendments intend to protect long-term housing by limiting the conversion of homes to visitor-serving uses in residential zones. A key goal of the ordinances is to create a reliable permit path for STRs and homeshares (rental of a portion of a house for less than 30 days when the primary resident is present) so that property owners, residents, and visitors know where STRs and homeshares are allowed and how they can be licensed and operated. The ordinance is

¹ Note: Blue text in the Title 30 ordinance amendments indicates concurrent zoning ordinance amendments proposed with the Single Family Streamlining project. This will be adjusted in the final ordinance depending on which project is adopted first.

also a critical requirement to enforce against unpermitted STRs in the Coastal Zone where enforcement has been limited under a court decision.²

Another goal is to enhance lower cost overnight accommodation choices through licensing of homeshares. Because homeshares can be less expensive than unhosted STRs, this element of the ordinances is intended to provide an option for lower cost visitor-serving facilities, particularly in the Coastal Zone.

III. BACKGROUND

A. 2023-2031 Housing Element

The proposed STR Ordinances are the implementation action for Housing Element HE-19: Short Term Rental Framework and Ordinance.

This program includes developing a framework for a short-term rental permit program, and zoning ordinance amendments for adoption to implement the program. The purpose is to regulate the location and permitting of vacation rentals to promote occupancy of existing housing for residents. The full text of Program HE-19 is available in Exhibit C.

B. Collaboration with Other City Departments

Staff created an interdepartmental team in June 2025 with members from the Community Development, Public Works, and Finance Departments as well as representatives from the City Attorney's office. This team meets weekly to discuss ordinance goals, feedback from decision makers, legal considerations of new legislation, comparable agency examples and in-practice reports, financial implications of the new ordinances, and eventual implementation of the new program.

C. Public Hearings and Community Engagement

The topic of short-term rentals has been considered by the City since 2014 with briefings and discussion by the City Council and Planning Commission. The California Coastal Commission has also been consulted during this time and more frequently in the last year when the City prioritized completion of an ordinance to address vacation rentals. A summary of these hearings and related actions is provided in Exhibit D. Through these meetings, community interest has remained strong from both the vacation rental industry as well as homeowners, neighborhood groups, and housing advocates.

August 5, 2025 City Council Discussion

The City Council held a public hearing on August 5, 2025, to receive a staff update and provide policy direction for development of the STR ordinance. Council directed staff to:

- Prohibit STRs in single- and two-unit zones citywide;

² Kracke v. the City of Santa Barbara determined that the City could not enforce against STRs in the coastal zone because it does not have STR regulations approved through either zoning (Title 28) or the Coastal Land Use Plan.

- In coastal zone (Title 28), create a license area near West Beach and along coastal areas that could be suitable for STRs;
- Inland (Title 30), limit STRs to office and commercial zones inland that already allow hotels;
- Continue to treat STRs as hotels (i.e., do not make the permit path/licensing easier, even if STRs are no long considered a “change in use”); and
- Allow homeshares in all zones that allow residential or hotel use, including single- and two-unit zones.

December 18, 2025 Planning Commission Discussion

The Planning Commission held a public hearing and received an update about the STR Ordinance on December 18, 2025, including a summary of City Council’s direction (see above). Details from the proposed STR Ordinances were discussed to solicit input from the Commission prior to drafting the full ordinance text. The Commission’s direction is summarized below under IV.B and Minutes are provided as Exhibit G.

Community Outreach 2025

Given the long history of the short-term rental topic, staff’s approach in 2025 was to continue focused public outreach for the current ordinance development effort. Staff contacted and held multiple meetings with stakeholders between May and November 2025 to gain feedback from community interest groups, including:

- Santa Barbara Association of Realtors Government Review Committee
- Visit Santa Barbara
- Santa Barbara Chamber of Commerce
- Santa Barbara Rental Property Association
- CAUSE/Santa Barbara Tenants Union
- Mesa Improvement Association
- Vacation Rentals of Santa Barbara
- Paradise Retreats
- AirBnB Corporate
- Expedia Corporate (includes VRBO)

D. Coordination with Coastal Commission

Title 28 (Coastal) zoning ordinance amendments require adoption by City Council and subsequent certification as a Local Coastal Program amendment by the California Coastal Commission (CCC) before they become effective. Planning staff has been meeting with CCC staff regularly since May 2025 because the STR ordinance will be reviewed carefully by that agency to ensure visitor-serving uses, specifically lower cost overnight accommodations, are still provided and encouraged for consistency with the Coastal Land Use Plan and to provide visitor access to the coast. Per the CCC’s Short-Term Vacation Rentals guidance memo of 2016, the

CCC supports reasonable and balanced regulations tailored to the specific community to allow for STRs while also providing appropriate regulations.

Recent discussions with Coastal Commission staff (February 3, 2026) were held to solicit early feedback on the draft Title 28 language before finalizing the draft ordinance for Planning Commission review. Commission staff cautioned that if the ordinance is too geographically restrictive, it would not provide the reasonable and balanced regulations they could support. They suggested staff evaluate how vacation rentals could provide improved coastal access and enhance lower cost overnight accommodation options by expanding where homeshares would be allowed to include more key public access areas to the coast, such as Arroyo Burro Beach and coastal access stairways along the Mesa.

IV. **DISCUSSION**

The proposed short-term rental ordinances aim to regulate the use of residential structures as short-term rentals and homeshares to protect the City's long-term housing supply. Ordinance provisions are designed to ensure neighborhood compatibility, safeguard public health and safety, and provide clear operational standards for owners, hosts, and managers through specific performance standards. Staff developed these ordinance provisions by benchmarking best practices from other jurisdictions and incorporating feedback from City Council, Planning Commission, Coastal Commission, and various stakeholders. While City Council and Planning Commission expressed diverging views on several provisions of the ordinance framework, the interdepartmental team balanced these perspectives in the final draft. The resulting proposed ordinances protect long-term housing while maintaining limited visitor-serving uses, especially in the Coastal Zone. Section A. provides an overview of the proposed ordinances and Section B. outlines how the proposed ordinances specifically address Planning Commission's direction from December 2025.

A. Overview of the Proposed Ordinances

- *Definitions.* The definitions for Title 30 are found in Chapters 30.300 (Definitions), and 30.295 (Use Classifications), at the end of the ordinance text. Title 28 includes the new definitions at the beginning of the draft ordinance, Chapter 28.91, to mirror the Title 28 structure.
- *Ineligible Units and Structures.* The ordinance lists certain units as ineligible to become an STR or homeshare such as Accessory Dwelling Units (ADUs), including the primary unit associated with the ADU (except that homeshare is allowed in the primary unit); units subject to recorded covenants (including affordable housing); employee housing; live-work units; rooms or structures not intended for human habitation (e.g., garages, sheds); and units that are not legally established or have not had a final building inspection and certificate of occupancy.
- *Zones.* All STRs and homeshares must comply with the zoning regulations applicable to residential units in the underlying zone and are allowed or prohibited in the following zones listed below. The STR Ordinances differ in several details to discourage unhosted vacation rentals (STRs) and homeshares in residential zones inland and regulate them through certain

criteria in the coastal zone as outlined below. Please also see Exhibit E for a summary of these ordinance provisions by zone and use type.

Title 30 (Inland): STRs and homeshares would be prohibited in all residential zones (RS, R-2, R-M, R-MH) and allowed only in nonresidential zones that permit residential/mixed-use (O-R, O-M, C-R, C-G, M-C).

Title 28 (Coastal):

- Homeshares would be allowed in all zones that allow residential uses, including all residential zones (A, E, R-1, R-2, R-3, R-4) and nonresidential zones that allow residential/mixed use (R-O, HRC-2/OC, C-1, C-P, C-2, C-M).
- STRs would be prohibited in single family- (A, E, R-1) and two family- (R-2) zones and limited to the STR License Area, which generally corresponds to the following multifamily and nonresidential zones: R-3, R-4, R-O, HRC-2/OC, C-1, C-P, C-2.
- *Tenant Protections.* Under both Titles, an STR requires that the unit has not been occupied under a long-term rental arrangement within the past 24 months, and that no tenant was displaced to facilitate the STR.
- *Requirements to Obtain License:* Under both Titles, applicants would need to apply for an STR/Homeshare License. The ordinances require a pre-permitting inspection to ensure the license matches the unit and property conditions and provision of information listed below. This information will assist with enforcement efforts if an operator advertises something different on platforms. Such inconsistency has been a key way to enforce against non-compliant operators, according to other agencies and experts in the industry.

License application requirements include:

- Site plan, photographs;
- Affidavit acknowledging operational standards and penalties;
- Documentation of ownership for STRs and for homeshares, proof that the unit is the owner or applicant's primary residence;
- Proof of completion of a Transient Occupancy Tax account to be set up to pay upon operation, and a subsequent Business Tax Certificate that can be issued by the City's Finance Department once confirmation of the STR/Homeshare License is issued by the Community Development Department;
- Proof of insurance and naming the City of Santa Barbara as additional insureds (similar to requirements for City contracts and recommended by other agencies);
- Homeowners Association (HOA) approval for filing the application and conducting the vacation rental, if applicable;
- Advertising compliance; and
- Applicant disclosures and verification.

- *Operational and Performance Measures:* The ordinances contain an array of rules intended to educate the owner/applicant about necessary compliance and instill good neighbor standards with each license. These include:
 - Occupancy limits: STRs and homeshares would be limited to a total number of people on the property at any time, including daytime guests.
 - STRs would be limited to two guests per sleeping room plus up to six daytime guests, for a maximum of 16 people on site at any time. Overnight occupancy is limited to 10 rental guests in no more than five sleeping rooms.
 - Homeshares would be limited to four rental guests plus the household of the owner or host, and up to six additional daytime guests. Overnight occupancy is limited to four rental guests in no more than two sleeping rooms, plus the household of the owner or host.
 - Minimum stay: one night minimum, hourly rentals would be prohibited.
 - Maximum vehicles allowed on site: determined by the City based on the number of on-site parking spaces.
 - Parking requirements:
 - Parking spaces required: The ordinances require that parking spaces be provided in a garage, carport, or uncovered space on the property. For a unit with up to four bedrooms, the STR or homeshare unit must provide two on-site spaces. For a unit with five or more bedrooms, three on-site spaces must be provided. The parking spaces must be provided on site, and development that is nonconforming to parking must add parking to comply. Additionally, the near-transit parking exemption in Government Code Section 65863.2 (AB 2097) would not apply because these uses are considered transient lodging for purposes of parking.
 - Parking access and design: Tandem parking and backing out onto a public street or sidewalk would continue to be prohibited for STRs, unless approved with a waiver if the parking will not create a safety hazard or traffic impacts. Homeshares could have tandem parking and backing out in accordance with SBMC Section 30.175.090 or Section 28.90.045.
 - Quiet hours: from 10 p.m. to 7 a.m.
 - Outdoor amplification is prohibited.
 - Outside and interior posting of the site with the property manager's or host's contact information and the City's enforcement contact information is required.
- *Property Management Requirements*
 - Homeshares must have the owner physically present between 10 p.m. and 7 a.m. when the unit is rented.
 - STRs must have a designated property manager available by phone while the unit is rented. The property manager could be the owner of the unit and must be able to respond to complaints or a request from the City within 30 minutes.

- The ordinances require the STR/license application to include the name and contact information of the property managers and a requirement to update that information with the City if it changes.
- The designated property manager must be able to respond to complaints or requests from the City within 30 minutes.
- *Postings and Listings*
 - The ordinances require outside postings with the property manager's or host's contact information and the City's enforcement contact information, while interior postings are required with operational and performance standards as described above (occupancy limits, minimum stay period, maximum number and location of vehicles for the stay, noise [quiet hours]).
 - Advertisements and listings on platforms of each STR or homeshare must include the valid STR/Homeshare License and number issued by the City, along with details related to the unit (occupancy, quiet hours, no amplification or events, number of on-site parking spaces, about the unit, the current Business License Tax Certificate, and at least one photograph of the unit showing the front door). These details required for advertisements and online platform listings are important for ongoing enforcement by the City, and help keep the owner and visitors accountable to the provisions included in the City's license for each unit.
- *Platform Compliance*
 - Senate Bill (SB) 346 (2025) expanded local agencies' regulation and enforcement powers for STRs. Accordingly, the ordinances include stipulations for platform compliance consistent with SB 346. These include listing only units with a valid City of Santa Barbara license; collecting and remitting Transient Occupancy Tax to the City; sharing monthly reports identifying listings and bookings; displaying a notice to hosts and guests that the unit is subject to City regulations; and acknowledging penalties if the platform violates these stipulations, with compliance timelines and fines imposed for lack thereof.

B. Planning Commission Recommendations

At its December 18, 2025 meeting, staff requested the Planning Commission's direction on several ordinance variables and asked if the approach to STRs and homeshares should be more restrictive, moderate, or less restrictive. While most of the Commission's feedback has been incorporated into the drafts, several key revisions are highlighted below.

Allowed Zones

- *STR License Area in Coastal Zone:* The Planning Commission supported the proposed license area as recommended by City Council, understanding that this area would provide good access for visitor accommodations to coastal areas. This license area remains in the ordinance with an exception to remove the Santa Barbara City College from the license area, largely based on feedback from Coastal Commission staff. Staff also removed the parcel at 433 E. Cabrillo Boulevard (approved for hotel development) because this parcel does not allow residential use. The license area does not include any single- or two-unit zones.

- *STRs Inland:* The Planning Commission supported City Council’s direction to prohibit STRs in single- and two-unit zones inland. Planning Commission further recommended that STRs be prohibited in any multi-family zones (R-M and RM-H) inland, based on the need to preserve residential uses in these zones.

These restrictions are included in Title 30 (Table 30.20.020, Land Use Regulations – Residential Zones) by listing both homeshares and Short-Term Rentals as “Use Not Allowed.”

- *Homeshares Citywide.* The Planning Commission recommended a more restrictive approach to limit homeshares to the same locations that STRs would be allowed citywide. After consultation with CCC staff, however, the draft ordinance was revised to allow homeshares in *all* residential zones in the Coastal Zone as a way to address that agency’s clear direction to provide a balanced approach for visitor-serving uses near the coast. This approach is consistent with City Council’s prior direction and is proposed to achieve the balanced regulations that Coastal Commission is seeking per Coastal Act policies that prioritize visitor-serving accommodations. Planning Commission expressed concern that allowing homeshares creates a loophole through which STRs could start operating. For homeshares, the home must be the applicant’s primary residence, and the applicant must be present during the homeshare rental period. Staff finds that the strict licensing and operating standards plus enforcement mechanisms would ensure that this use in residential zones is monitored and regulated compared to current conditions of unpermitted STRs operating with no regulations.

Permit Process and Licensing

- *Inland:* The Planning Commission suggested a simpler permit path than the proposed Conditional Use Permit to streamline the process for STRs. Staff considered different options and determined that the license requirements coupled with application requirements and operational and performance standards are restrictive enough to regulate and enforce STRs without adding on a permit process. Staff also concluded that the proposed requirement for the STR to be on a lot with a historic resource inland was unnecessarily restrictive and confusing for applicants by having different standards in the Coastal Zone, so this requirement has been removed.
- *Coastal Zone:* The permit path for an STR or homeshare in the Coastal Zone was previously assumed by staff to be a Coastal Development Permit (CDP). Coastal Commission staff however indicated that they do not view the licensing of a residential use for short-term stays as “development” requiring a CDP under the Coastal Act. Similarly, and with the CCC direction in mind, the Title 28 ordinance was revised to allow STRs and homeshares by license, rather than a permit process. If related physical changes are part of the application for an STR or homeshare, that would be considered “development” per Title 28, and subject to coastal review (CDP or Coastal Exemption).
- *Licenses/Owner and Grace Period Citywide:* The Planning Commission supported a moderate approach as proposed for several ordinance details, including a limit of one license per owner/applicant per year (Section 30.185.395.H.2.c and Section 28.91.070.B.3). The Commission also concurred with staff’s moderate approach of a six-month grace period after

the effective date of the ordinance³ for legally permitted or pre-existing unpermitted STRs or homeshares to apply for a license to continue operation per the adopted ordinances (Section 30.185.395.S and Section 28.91.180).

The Planning Commission also encouraged robust community outreach once the ordinances were adopted to inform stakeholders of the grace period and new licensing procedures and performance standards. This will be part of the pre- and post-adoption follow up tasks undertaken by staff.

Parking

- *Citywide:* The Planning Commission supported staff’s recommendation to apply the same or more restrictive parking standards to STRs and homeshares as those used for residential units—based on bedroom count. However, the proposed standards for STRs and homeshares are slightly more restrictive. Under current rules, single-unit and two-unit homes require two parking spaces per unit—regardless of bedroom count—and may be nonconforming if built before that requirement was adopted. The proposed ordinance would add a third required parking space for homes with five or more bedrooms and would disallow STRs or homeshares in homes with fewer than two spaces (no “grandfathering” of 0 or 1 space). The more restrictive parking standards are intended to help mitigate neighborhood parking impacts by ensuring adequate on-site spaces for larger homes used as STRs or homeshares, particularly in key public access parking areas such as Alan Road, Borton Drive, Mesa Lane, Santa Cruz Blvd., and Shoreline Dr., as identified in the Coastal Land Use Plan.

As described above, the ordinances would continue to prohibit STRs from backing out directly onto public streets or sidewalks, due to safety concerns and consistent with Transportation Division’s commercial conversion policies for decades. Safety concerns relate to how STR guests are often unfamiliar with the property and surrounding area, and reversing onto busy, narrow, or potentially hazardous city streets increases risks for pedestrians, cyclists, and other drivers. Although applicants could request a waiver of this policy, Transportation staff has not approved such exceptions often. Further, Properties located on High Injury Network corridors—which often overlap with commercial zones where STRs are proposed to be allowed—are unlikely to receive exceptions to this prohibition due to safety considerations. In contrast, homeshares would be allowed to use existing driveway configurations, including backing out in limited circumstances⁴, because the owner or host is present and familiar with the property and neighborhood, reducing the safety risks associated with guests unfamiliar with local street conditions.

C. Alternative Permit Structures: Lottery Systems and Geographic Caps

The Planning Commission also had questions about alternative permit structures, such as using a maximum number of licenses citywide (lottery system) to control the total number of STRs in the City, or setting a maximum number of licenses within defined geographic areas (geographic

³ The effective date for the Title 30 ordinance is 30 days after adoption by City Council. The effective date of the Title 28 ordinance will be after certification as a Local Coastal Program amendment by the California Coastal Commission.

⁴ Under SBMC §§ 30.175.090 A.3 and 28.90.045 A.1, backing out onto a public street or sidewalk is permitted for single-unit and two-unit residences when four or fewer parking spaces are provided.

cap). In doing this, it spreads such visitor-serving uses around the jurisdiction and regulates the number and pace of their development.

It is important to note that each agency has unique circumstances and goals and no ordinance is the same. Staff researched the models suggested by Planning Commission, including those adopted by the City of Carpinteria and City of Palm Springs, City of Goleta, County of Santa Barbara, County of Ventura, and City of Ventura. Carpinteria and Palm Springs cap the number of vacation rentals by geographic area and by number, which has been successful according to City staff contacted. Implementation of these systems was difficult for the first two to three years until the communities became accustomed to the rules. Staff noted that they achieved something of a balance in that not everyone expects to be able to use a residence as a vacation rental. The City of Palm Springs has already reached a waiting list status for most areas in that jurisdiction. While stable and reliable, Palm Springs has a staff of approximately seven people devoted to the system. Carpinteria's program was difficult to adopt but has been stable for the last three to four years and is implemented using existing staff resources. Carpinteria staff noted that they have a fraction of the units that Santa Barbara may need to handle and most of their cases have low turnover.

Staff considered implications of the lottery system or geographic cap system and discussed this with the interdepartmental team, who voiced concerns about implementing such a system. Part of this consideration was based on the City's high number of unpermitted vacation rentals in the City and challenges to implement a fair geographically-based system, and part of it was based on clear direction to not allow STRs in the residential single-unit zones. Furthermore, it would take more staff resources than currently available to implement these types of systems. Therefore, staff developed the draft ordinances to rely on a citywide licensing system limited to specific inland and coastal areas.

D. General Plan and Local Coastal Plan Consistency

All zoning ordinance amendments must be found consistent with the General Plan and, for amendments to Title 28, with the Local Coastal Program. Staff has determined that the short-term rental ordinances are consistent with General Plan policies and programs that encourage retention of long-term housing and, in the Coastal Zone, balanced with Coastal Land Use Plan policies that support visitor-serving facilities and public access to the coast. See Exhibit D for the consistency analysis and full text of applicable General Plan and Coastal Land Use Plan goals and policies related to the short-term rental ordinances.

V. ENVIRONMENTAL REVIEW

Staff have determined this action qualifies for an exemption from further environmental review under Section 15061(b)(3) [General Rule] of the California Environmental Quality Act (CEQA) Guidelines because it can be seen with certainty that there is no possibility that the proposed short-term rental ordinances may have a significant effect on the environment. The proposed ordinances establish a regulatory framework that facilitates conversion of existing residential structures to vacation rentals and does not directly approve or authorize any specific construction nor does it grant entitlements or directly result in any physical changes to the environment.

Proposed short-term rental projects that include components requiring a discretionary entitlement will continue to be subject to environmental review. For projects that do not trigger discretionary review, environmental requirements remain the same as for other allowed change in use projects.

VI. NEXT STEPS

Next steps for this project include the Ordinance Committee for a recommendation to City Council (tentatively scheduled for April 14, 2026) and City Council Introduction and Adoption hearings (May 2026). Once the City Council approves the Title 28 ordinance amendments, the City will submit them as a Local Coastal Program (LCP) Amendment to the Coastal Commission. That review and approval process is anticipated to take anywhere from six-18 months, after which the Title 28 portions of this project will become effective in the coastal zone.

The City launched a web page [Short-Term Rental Ordinance | City of Santa Barbara](#) in January 2026 to inform the public about the ordinance and public hearings; status updates will be posted through that venue.

Per the Commission's recommendation, prior to and when the ordinances are adopted by City Council, outreach will include targeted education to industry representatives and stakeholder groups about the grace period to obtain a license and licensing requirements. The initial focus will be on the inland areas where the ordinance will be effective initially, followed by the coastal zone.

Exhibits:

- A. Proposed Title 30 Amendments related to Short-Term Rentals and Homeshares Inland
- B. Proposed Title 28 Amendments for Short-Term Rentals and Homeshares in the Coastal Zone
- C. General Plan and Local Coastal Plan Consistency Analysis
- D. Short-Term Rental Public Hearings (2015-2026)
- E. Proposed Zoning for STR & Homeshare Summary
- F. Proposed STR License Area Exhibit
- G. Planning Commission Minutes, December 18, 2025

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ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE SANTA BARBARA MUNICIPAL CODE TO ADD SECTION 30.185.395, AND AMEND SECTIONS 30.25.020, 30.30.020, 30.155.040, 30.175.090, 30.185.220, 30.295.020, 30.295.040, 30.300.080 H, 30.300.160 P, 30.300.180 R, PERTAINING TO REGULATIONS FOR SHORT-TERM RENTALS AND HOMESHARES

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 30.185.395 of Chapter 30.185 (Standards for Specific Uses and Activities) of Title 30 of the Santa Barbara Municipal Code is added to read as follows:

30.185.395 Short-Term Rentals

A. Purpose. The purpose of this section is to regulate the use of residential structures as short-term rentals (STRs) and homeshares to protect the City's long-term housing supply, ensure compatibility with surrounding neighborhoods, safeguard public health and safety, and provide clear operational standards for property owners, hosts, and managers. This section also seeks to hold operators accountable for guest conduct, ensure compliance with business license and tax requirements, and implement the City's land use and coastal policies while balancing neighborhood livability with visitor-serving uses.

B. Definitions. Definitions applicable to this section are provided in Chapters 30.300, Definitions, and 30.295, Use Classifications.

C. STR/Homeshare License Requirement. Except as authorized by this section, a residential unit, any part of a residential unit, or a residential property must not be rented or advertised for rent for 30 consecutive days or less without a valid STR/Homeshare License issued by the Community Development Department. Any rental agreement that permits termination before

the completion of a minimum 31-day occupancy period by the same tenant, or any arrangement intended to circumvent this section, is prohibited.

D. Applicability

1. This section applies to all STRs, including homeshares, in the City of Santa Barbara, except as provided in Subsection D.2.

2. *Exemptions.* This section does not apply to:

a. Commercial lodging uses including, but not limited to, hotels, motels, auto courts, bed and breakfast inns, hostels, inns, motor lodges, timeshare projects, or overnight recreational vehicle and camping parks.

b. Home exchanges, in which the owner of a residence allows the use of that residence in exchange for the use of another person's residence for a limited time with no rent exchanged.

E. Zoning Compliance. Except as provided in this section, all STRs and homeshares must comply with the zoning regulations applicable to residential units in the base zone and any applicable overlay, special district or Specific Plan zone where they are located. STRs and homeshares are allowed or prohibited in each zone as specified in the land use tables of this Title.

F. Tenant Protection for STR Licenses. This subsection applies exclusively to STRs; homeshares are not subject to this subsection. An STR License must not be issued unless the residential unit has not been occupied under a long-term rental arrangement (more than 30 consecutive days) within the past 24 months, and no tenant was displaced, evicted, or bought-out within the past 24 months to facilitate the STR. Evidence includes lease records, utility billing history, and sworn owner declarations.

G. Ineligible Units and Structures. An STR or homeshare is not allowed in any of the following:

1. A unit that is not a legally established residential unit.

2. Rooms, spaces, or structures that are nonresidential or not legally established or permitted for residential use.

3. A unit permitted as an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU), or the primary residential unit associated with an ADU or JADU, except that a homeshare is permitted in a primary residential unit occupied by the owner or host.

4. A unit subject to a recorded covenant or other restriction limiting its use, including but not limited to affordable housing, employee housing, live-work units, or manager/caretaker units.

5. A residential unit or structure without a final building inspection or valid certificate of occupancy.

6. Rooms or structures not designed or intended for human habitation, including but not limited to workshops, barns, garages, sheds, and storage rooms, unless all required City approvals and permits have been completed to convert the structure to livable residential use in compliance with applicable codes.

7. Recreational vehicles (RVs), non-motorized travel trailers, and other structures without permanent foundations, including yurts, tents, and treehouses.

H. **STR/Homeshare License Application and Issuance.** A valid STR/Homeshare License issued by the Community Development Department pursuant to this section is required for any person that seeks or receives any rent, payment, fee, commission or compensation in any form, to rent, offer for rent, advertise for rent, or facilitate the rental of an STR or homeshare.

1. **Who May Apply.** An STR/Homeshare License may be applied for by either:

a. The property owner of the residence where the STR or homeshare is located;
or

b. A designated host, provided the host resides at the property as their primary residence at the time of application, and, for homeshare, resides at the property during all rental periods, and is authorized in writing by the property owner to act as the responsible party.

2. **License Limitations.**

a. Where ownership is divided among multiple parties, one owner must be designated as the responsible party for purposes of this section.

b. A homeshare must be located within the principal place of residence of the property owner or host, or within a residential accessory building that is legally established and permitted for residential occupancy on the same property and is not an ADU or JADU.

c. A person or entity, including any affiliated entity, must not hold more than one STR/Homeshare License within the City.

d. An STR/Homeshare license is limited to one license per residential unit. On a lot containing multiple residential units under common ownership, including but not limited to duplexes, cottage courts, or apartment complexes, only one residential unit on that lot is eligible for an STR/Homeshare license. This limitation does not apply to condominium units that are separately owned within a legally established condominium subdivision.

e. An STR/Homeshare License must not be issued to or held by:

i. A real estate investment trust as defined in Section 856 of the Internal Revenue Code;

ii. A corporation;

iii. A limited liability company in which any member is a corporation; or

iv. A limited liability company in which any member is a member of another limited liability company that holds an STR/Homeshare License for any other property in the City.

f. If a change in ownership results in a prohibited owner under this subsection, the license shall immediately expire.

3. **STR/Homeshare License Application Requirements.** Applications and fees for an STR/Homeshare License must be submitted in accordance with the provisions set forth in Section 30.205.020, Application Forms and Fees, and must include, at a minimum:

a. *Site Plan.* Showing the property lines, all buildings on the site, the driveway, and the location and dimensions of on-site parking spaces.

b. *Photographs.* Current color photographs of the front entry of the residential unit, the interior common areas, and all bedrooms intended for rental. Photographs must clearly depict the condition and layout of the unit and may be used by the City to verify compliance with applicable standards.

c. *Affidavit.* A signed STR/Homeshare License Zoning Affidavit acknowledging awareness of operational standards and penalties for violations. All owners of record of the residential unit and the host, as applicable, are required to sign the

STR/Homeshare License Zoning Affidavit and are jointly and severally liable for any violations of this section.

d. Primary Residence. For homeshares, proof that the residential unit is the owner's or host's primary residence. Acceptable documentation must include at least three of the following, each listing the applicant's name and the property address, and each dated within the past 12 months unless otherwise specified: valid driver's license or state-issued ID, motor vehicle registration, voter registration, tax documents (e.g., homeowner's exemption on property tax bill), utility bill (e.g., water, gas, electricity) dated within the past 60 days, current lease or rental agreement for the property.

e. Business Taxes and Licenses. Proof of compliance with applicable business tax registration, business license, and Transient Occupancy Tax requirements.

f. Insurance. Proof of insurance as required under Subsection L.

g. HOA Approval. Written consent from the homeowner's association (HOA) to operate an STR or homeshare, if applicable.

h. Advertising Compliance. Demonstrate that all advertisements and listings will display the City-issued STR License number.

i. Applicant Disclosure and Verification. The applicant must disclose all direct and indirect ownership interests, including members, managers, officers, parent entities, subsidiaries, and any assumed business names (DBAs). The applicant must attest, under penalty of perjury, that the information provided is complete and accurate and that the applicant is not a prohibited owner under Subsection H.2. The City may require submission of organizational documents sufficient to confirm beneficial ownership. The applicant must update ownership information within 30 days of any change. Failure to disclose, or providing false or incomplete information, constitutes grounds for denial, suspension, or revocation of the STR/Homeshare License and may result in administrative penalties.

4. License Issuance

a. Review of Applications. STR/Homeshare License applications are processed pursuant to Chapter 30.280, Zoning Clearance, and the specific requirements of this section.

b. *Director Decisions.* A public hearing will not be conducted regarding license applications under this section. Decisions of the Community Development Director on STR/Homeshare License applications are final and not subject to appeal. This provision applies only to the license and does not affect any rights or procedures related to any other land use approvals required prior to license issuance

c. *Licenses Not Transferrable.* An STR/Homeshare License is personal to the applicant, non-transferable, and expires upon any change of property ownership, or any change in controlling interest in any entity holding title. Operation after conveyance requires a new license and proof of compliance. Changes to indirect ownership interests that do not affect controlling interest (e.g., addition or removal of non-controlling members, corrections to member names or addresses) do not, by themselves, void the license, but must be disclosed pursuant to Subsection H.3.i within 30 days.

5. *License Notification.* Within ten days of issuance or renewal of an STR/Homeshare License, the Community Development Director will provide written notification to all owners and occupants of properties within 300 feet of the licensed property. The notice must identify the property as an STR or homeshare and provide the name, phone number, and email address of the property manager or host. This notification is for informational purposes only and does not constitute a public hearing or provide grounds for appeal.

6. *License Term.* STR/Homeshare Licenses are issued or renewed for a maximum term of one year and expire immediately upon:

a. Recordation of a deed or other instrument transferring title to the property;
or

b. Any change in controlling interest in an entity holding title to the property.

7. *License Suspensions and Revocations.* STR/Homeshare Licenses may be suspended or revoked in accordance with Section 30.205.140, Revocation of Permits and Approvals, using the procedures outlined in that section.

8. *License Renewals.*

a. If a complete renewal application is submitted at least 30 days before the license expiration date, the license remains valid until the renewal is approved or denied.

b. If a renewal application is submitted fewer than 30 days before the license expiration date, the license remains valid until the renewal is approved or denied, but the applicant must pay a late fee established by City Council resolution.

c. If the license has expired, the STR or homeshare operation must cease immediately, and a new license application is required.

d. The City must not renew an STR/Homeshare License if there have been more than three verified violations during the previous 12-month license term or more than five verified violations within any two-year period. A violation means a complaint that results in a code enforcement case and a verified finding of noncompliance, as determined by the Community Development Director. Verified findings may include documentation from City staff investigations, administrative hearings, or official reports from law enforcement agencies. The City may deny renewal for any STR or homeshare that has engaged in conduct posing a significant risk to public health, safety, or welfare.

e. If an STR/Homeshare License is revoked pursuant to Section 30.205.140 or is not renewed under Subsection H.8.d, the property owner or host, including any affiliated entity, is prohibited from applying for a new STR/Homeshare License for the same property for 24 months from the date of revocation or non-renewal.

I. **Operational and Performance Standards.** The following operational and performance standards apply to all STRs and homeshares. All owners, hosts, managers, renters, occupants, and visitors of STRs and homeshares must comply with these standards. The property owner and STR or homeshare licensee are responsible for ensuring compliance and are liable for violations.

1. **Occupancy Limits.** The total number of persons on the property at any time must not exceed the limits stated in this subsection, or the occupancy limitations of the International Property Maintenance Code (IPMC), whichever is more restrictive. Exceeding these limits is a violation of this section.

a. *Short-Term Rentals.* The total number of people on the property at any time, including daytime guests, must not exceed two guests per sleeping room, plus up to six additional daytime guests, and in no case more than 16 people. Overnight occupancy is limited to ten rental guests in no more than five sleeping rooms.

b. *Homeshares.* The total number of people on the property at any time, including daytime guests, must not exceed four rental guests plus the household of the owner or host, and up to six additional daytime guests. Overnight occupancy is

limited to four rental guests in no more than two sleeping rooms, plus the household of the owner or host.

c. *Quiet Hours.* Persons who are not staying overnight must not be on the property during quiet hours as defined in Subsection I.5.b.

d. *One Group.* Only one rental agreement must be in effect at any given time. STRs and homeshares must not be rented to more than one group concurrently.

2. ***Minimum Stay.*** Each STR or homeshare must be rented for a minimum of one night. For purposes of this section, one night means a rental period that begins on one calendar day and ends on the next, including at least one overnight stay. Hourly or same-day rentals are prohibited.

3. ***Maximum Vehicles Allowed.*** The City determines the number of vehicles allowed at the time of license issuance based on the number of available on-site parking spaces. The property owner, property manager, or host must ensure that the number of vehicles at the STR or homeshare does not exceed the number authorized on the license.

4. ***Parking Requirements.*** An application for an STR/Homeshare License will be denied if the minimum number of required parking spaces are not permitted on the property at the time the application is submitted. The owner may propose additional spaces to meet the minimum requirement; however, if any new construction or paving is proposed, the owner must obtain all required City approvals and permits to construct parking that complies with the City Access and Parking Design Standards and complete said work prior to submitting a license application.

a. *Location of Required Parking.* Required spaces must be in a garage, carport, or permitted uncovered parking space. Parking in a driveway is also allowed and may be in front or interior setbacks if all uncovered spaces are within an existing paved driveway and no new paving occurs in the setbacks.

b. *Minimum Number of Spaces.* The following parking minimums apply to each STR or homeshare unit, and the spaces must accommodate both rental guests and any hosts, owners, or occupants of the residential unit:

i. For a unit with up to 4 sleeping rooms: A total of 2 on-site parking spaces are required.

ii. For a unit with 5 or more sleeping rooms: A total of 3 on-site parking spaces are required.

c. *No Exceptions.* Parking exceptions or reductions in Chapter 30.175, Parking Regulations, and the near-transit parking exemption under Government Code § 65863.2 (AB 2097) do not apply to STRs and homeshares because, for purposes of parking requirements only, they are considered transient lodging uses under that statute.

d. *Unobstructed Spaces.* All designated parking spaces and driveways must remain unobstructed and available during the rental period. Failure to maintain required parking constitutes a violation.

e. *Tandem Parking and Backing.* Tandem parking and backing out from a designated parking space onto a public street or sidewalk are regulated by Section 30.175.090, Parking Area Design and Development Standards. Backing out from a designated parking space onto a public street or sidewalk may be allowed for homeshares only as provided in Section 30.175.090; however, for STRs, backing out onto a public street or sidewalk is prohibited unless approved with a waiver by the Public Works Director pursuant to Section 30.175.090.

5. Noise.

a. A use or activity must not generate noise exceeding the standards established in Chapter 9.16, Noise, of the Santa Barbara Municipal Code.

b. Quiet hours must be observed from 10:00 p.m. to 7:00 a.m. During this time, occupants and overnight guests must refrain from activities that create noise audible beyond the property line and that may disturb the peace or comfort of neighboring residents. This includes, but is not limited to, loud conversations, music, televisions, animal sounds, and the use of mechanical or recreational equipment. Repeated violations of quiet hours constitute grounds for license suspension or revocation.

c. Outdoor amplified music or sound is prohibited.

6. Events and Activities. Unless authorized by a Conditional Use Permit or Temporary Use Permit, an STR or homeshare must not be rented or used for any event or activity, including commercial photography or filming, parties, weddings, or commercial gatherings, that exceeds the occupancy limits established in this subsection, violates the noise standards in this subsection, or violates any other applicable law.

7. Performance Standards. All STR and homeshare activities must comply with the Performance Standards of Chapter 30.180, Performance Standards.

8. Property Management Requirements.

- a. Homeshares. While rented, a homeshare must have the owner or host physically present within the same residential unit between 10:00 p.m. and 7:00 a.m., and available by phone at all other times, to ensure compliance with this section.
- b. Short-Term Rentals. While rented, an STR must have one or more designated property managers, one of whom must always be available by phone, to ensure compliance with this section. The owner may serve as one of the property managers.
- c. Property Manager Information. Each STR/Homeshare License application must include the name, email, and telephone number of the property managers. Any change in property manager must be submitted in writing, signed by the owner and proposed property manager, and approved in writing by the Community Development Director prior to taking effect.
- d. Local Contact Response Time. The designated property manager or host must be able to respond on-site within 30 minutes of a complaint or request from the City.

J. Posting and Listings.

1. Outside Posting. While rented as an STR or homeshare, the property manager's or host's contact information and the City's enforcement contact information must be posted on a weather-resistant sign no larger than 8.5 inches x 11 inches, affixed to an exterior wall visible from the main entrance or, if applicable, posted adjacent to the main entry gate. Commercial advertising of the rental must not be posted on the property.
2. Interior Posting. The operational and performance standards of Subsection I, and the property manager's or host's contact information, must be posted in a conspicuous location inside the residence within six feet of the main entrance. The posting must include a notice pursuant to Civil Code Section 52.6 regarding human trafficking.
3. Rental Agreements, Advertisements, and Listings. Every advertisement or listing for an STR or homeshare must include a valid STR/Homeshare License number. Advertising an unlicensed STR or homeshare constitutes a violation of this section. Each rental agreement, advertisement, and online listing must prominently display:
 - a. The permitted occupancy and guest limits for day and night;
 - b. Notice of quiet hours (10:00 p.m. to 7:00 a.m.);

- c. Notice that no outdoor amplified music or sound is allowed;
- d. Notice that the property must not be used for events exceeding occupancy limits or violating quiet hours, noise standards, or other laws;
- e. The number of available on-site parking spaces, with a notice discouraging on-street parking;
- f. The City-issued STR/Homeshare License number;
- g. The current City-issued Business License Tax Certificate identification number;
- h. For homeshares, a statement that the unit is the primary residence of the owner or host, and that the owner or host will be present; and
- i. At least one photograph of the front entry of the residence must be included in an online listing.

K. Business License; Business Taxes; Transient Occupancy Tax. The owner or host must obtain and maintain a valid City Business Tax Certificate and Transient Occupancy Tax Registration Certificate, and must timely pay all applicable business taxes and transient occupancy taxes. Operation of an STR or homeshare without current registration or timely payment of applicable taxes constitutes a violation of this section.

L. Insurance. The owner of an STR or homeshare must maintain liability insurance with the minimum requirements established by the Community Development Director and must name the City, its officers, employees and agents as names or additional insureds for operations conducted pursuant to this section. Proof of such insurance coverage must be provided with each license application under this section and must be made available to the Community Development Director upon request.

M. Defense and Indemnification. As a condition of the issuance and continued validity of any STR/Homeshare License, the owner and any operator of the STR or homeshare must defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, agents, and representatives from and against all claims, demands, causes of action, damages, losses, liabilities, costs, and expenses, including without limitation reasonable attorneys' fees and litigation costs, upon written tender of defense by the City, arising out of or in any way related to: (a) the issuance of the permit or registration; (b) the operation, occupancy, use, or maintenance of the STR or homeshare; or (c) any act or omission of the owner, operator, guests, invitees, or any other person in connection with the STR or homeshare

except to the extent caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the expiration, revocation, suspension, or termination of the permit or registration and any cessation of the STR or homeshare use.

N. **Record-Keeping.** The owner or host of an STR or homeshare must keep and preserve all records necessary to demonstrate compliance with this section, including, but not limited to, rental agreements, advertisements, and online listings. Records must be maintained for the duration of the license and for at least two years thereafter and must be made available in electronic format within five business days upon request.

O. **Inspection and Monitoring.**

1. **Pre-Permitting Inspection.** Prior to the initial issuance and each renewal of an STR/Homeshare License, the Building Official will conduct an inspection to determine the number of bedrooms within the unit and ensure the residential unit and site comply with the requirements of this section and all applicable building and zoning codes and regulations regarding parking, access, fire, and other relevant health and safety standards. If any violations are identified, the STR/Homeshare License will not be issued or renewed until all violations are corrected to the satisfaction of the Building Official.

2. **Inspections.** City staff may conduct inspections during the license term, upon reasonable notice, to verify compliance with this section and all applicable codes and regulations.

P. **Complaints and Violations.**

1. **Complaints.**

a. Complaints regarding the condition, operation, or conduct of renters, occupants, or visitors of an STR or homeshare must be directed to the property manager, host, or owner for investigation and resolution. The property manager, host, or owner must be available by phone at all times the residence is rented.

b. Upon receipt of a complaint alleging unreasonable noise, disturbance, or violation of any operational standard of this section, the property manager, host, or owner must take all necessary actions to promptly resolve the issue, including a documented attempt to contact the renter within 60 minutes, or within 30 minutes during quiet hours (10:00 p.m. to 7:00 a.m.). Acceptable documentation includes a phone log, text message, email, or other verifiable communication. Timely response

and documented attempts to resolve a complaint do not constitute a violation of this section.

c. Within 24 hours of receiving a complaint, the property manager, host, or owner must complete the online reporting form provided by the Community Development Director to: (i) describe the complaint and the time received; (ii) describe actions taken to resolve the issue, including times; and (iii) describe the resolution or current status.

d. Failure to promptly resolve a valid complaint or to timely and fully report a complaint as required constitutes a separate violation of this section.

2. **Violations.** Any violation of this section constitutes a separate violation. Each day a violation continues or occurs constitutes a separate offense.

Q. Enforcement and Penalties.

1. **Enforcement.** Any violation of this section must be enforced in compliance with Section 30.205.160, Enforcement and Penalty, and through any legal remedies available to correct and abate a nuisance as set forth in Santa Barbara Municipal Code Chapters 1.25 (Administrative Code Enforcement Procedures), 1.28 (Penalty), and 1.30 (Appeals from Administrative Decisions and Time Limits for Judicial Review of Administrative Decisions).

2. **Civil Administrative Penalties.** Notwithstanding any other law, and consistent with Government Code Section 36900(d)(1), violations of this section are subject to civil administrative penalties as follows:

a. A fine not exceeding one thousand five hundred dollars (\$1,500) for a first violation.

b. A fine not exceeding three thousand dollars (\$3,000) for a second violation of the same ordinance within one year.

c. A fine not exceeding five thousand dollars (\$5,000) for each additional violation of the same ordinance within one year of the first violation.

d. Each day a violation occurs constitutes a separate and distinct offense.

R. Platform Compliance Requirements. This subsection is adopted pursuant to California Government Code Sections 51050–51059 (SB 346), which authorize local regulation of short-term

rental hosting platforms. Hosting platform means any person or entity that provides an online marketplace or application through which STRs are advertised or booked.

1. ***Listing Restrictions.*** Hosting platforms must not list or facilitate the booking of any STR or homeshare within the City unless the property has a valid STR/Homeshare License.

2. ***Tax Collection and Remittance.*** Hosting platforms must collect and remit all applicable Transient Occupancy Taxes (TOT) and Tourism Business Improvement District (TBID) assessments on behalf of the operator, consistent with this section and City tax ordinances.

3. ***Data Sharing.*** Hosting platforms must provide the City, upon request, with monthly reports identifying all listings within City limits, including property address, operator name, and booking activity. Reports must be provided in an electronic format specified by the City and comply with applicable state and federal privacy laws.

4. ***Notice Requirement.*** Hosting platforms must display a notice to prospective hosts and guests stating that STRs are subject to City regulations and are prohibited in certain zones.

5. ***Penalties.*** A hosting platform that violates this section is subject to administrative fines of up to \$1,000 per illegal listing per day, in addition to any other remedies available under law.

6. ***Compliance Timeline.*** Hosting platforms must comply with the requirements of this section within 30 days of its effective date. Failure to provide required data within the specified timeframe constitutes a separate violation subject to fines of up to \$1,000 per day.

S. Nonconforming and Unpermitted Short-Term Rentals and Homeshares.

1. ***Legally Permitted STRs and Homeshares.*** An STR or homeshare that was legally permitted and issued a zoning clearance or building permit prior to the effective date of this section may continue to operate, provided the operator obtains and maintains a valid STR/Homeshare License and meets the requirements of this subsection. This includes any single residential unit that was previously permitted to operate as a hotel or similar use under the City's zoning regulations but now meets the definition of an STR or homeshare under this section. Such use may continue until the license is revoked or not renewed, whichever occurs first.

Within 180 days of the effective date of this section, the operator of any legally permitted STR or homeshare must:

- a. Submit a complete STR/Homeshare License application.
- b. Hold a valid business tax certificate and must have remitted all City taxes and penalties due, including the Transient Occupancy Tax (TOT) and Tourism Business Improvement District (TBID) Assessment as of the effective date.
- c. Comply with all operational and performance standards of this section, except for any nonconforming eligibility or parking requirements.

2. *Pre-Existing Unpermitted STRs and Homeshares.* An STR or homeshare that was operating without required City approvals prior to the effective date of this section may continue to operate only during a limited grace period, as identified below:

- a. The STR or homeshare may continue to operate for a maximum of 180 days from the effective date of this section, unless a valid STR/Homeshare License is issued prior to the end of that period.
- b. After the 180-day grace period, operation without a valid STR/Homeshare License constitutes a violation subject to immediate enforcement and penalties under Subsection Q.
- c. This section does not authorize or confer any legal status or vested rights on an STR or homeshare that operated in violation of City regulations before the effective date of this section.

SECTION 2. Section 30.25.020 of Chapter 30.20 (Commercial and Office Zones) of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Division II: Zone Regulations; Part 1: Base Zones

Chapter 30.25 Commercial and Office Zones

Sections:

30.25.010 Purpose
 30.25.020 Land Use Regulations
 30.25.030 Development Standards

30.25.020 Land Use Regulations.

Table 30.25.020 prescribes the land use regulations for Commercial and Office Zones.

Use classifications are defined in Chapter 30.295, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table, or not found to be substantially similar to the uses below, are prohibited.

The table also notes additional land use regulations that apply to various uses. Numbers in parentheses refer to specific limitations listed at the end of the table. Section numbers in the right hand column refer to other sections of this title.

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
<i>“A” Allowed Use</i>			<i>“–” Use Not Allowed</i>		
<i>“PSP” Performance Standard Permit Required</i>			<i>“(H)” Specific Limitations at the end of the table</i>		
<i>“CUP” Conditional Use Permit Required</i>					
<i>Use Classification</i>	<i>O-R</i>	<i>O-M</i>	<i>C-R</i>	<i>C-G</i>	<i>Additional Regulations</i>
Residential Uses					
Residential Housing Types					
<i>Single-Unit Residential</i>	A	A	A	A	
<i>Two-Unit Residential</i>	A	A	A	A	

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
“A” Allowed Use “PSP” Performance Standard Permit Required “CUP” Conditional Use Permit Required			“–“ Use Not Allowed “(##)” Specific Limitations at the end of the table		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Multi-Unit Residential	A	A	A	A	
Special Residential Unit Types					
Accessory Dwelling Unit	A	A	A	A	§30.185.040, Accessory Dwelling Units
Caretaker Unit	A	A	A	A	§30.185.120, Caretaker Unit
Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices					
6 or fewer individuals	A	A	A	A	§30.185.140, Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices
7 to 12 15 individuals	A	A	A	A	
More than 12 16 or more individuals	CUPPSP	CUPPSP	CUPPSP	CUPPSP	
Family Day Care Home	A	A	A	A	§30.185.230, Large and Small Family Day Care Homes
Small	A	A	A	A	§30.185.230, Large Family Day Care Homes
Large	A	A	A	A	
Group Residential	PSP	PSP	PSP	PSP	§30.185.190, Group Residential
Home Occupation	A	A	A	A	§30.185.200, Home Occupation
Homeshare	A	A	A	A	§30.185.395, Short-Term Rentals
Live-Work Unit	Allowed subject to the highest permit level required for any individual use or component of the project.				§30.185.240, Live-Work Units
Mobilehome Park	CUP(1)	CUP(1)	CUP(1)	CUP(1)	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Short-Term Rental	A	A	A	A	§30.185.395, Short-Term Rentals
Supportive Housing	§30.185.430, Transitional and Supportive Housing				
Transitional Housing	§30.185.430, Transitional and Supportive Housing				
Public and Semi-Public Uses (2)					
Cemetery	CUP	CUP	CUP	A	
College and Trade School	CUP	CUP	CUP	A	
Community Assembly	CUP	CUP	CUP	A	
Community Garden	A	A	A	A	§30.185.130, Community and Market Gardens
Cultural Institution	CUP	CUP	CUP	A	
Day Care Center	A/CUP	A/CUP	A	A	§30.185.150, Day Care Centers

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
“A” Allowed Use “PSP” Performance Standard Permit Required “CUP” Conditional Use Permit Required			“–” Use Not Allowed “(#)” Specific Limitations at the end of the table		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Emergency Shelter	CUP	CUP	CUP	CUP	§30.185.170, Emergency Shelter
Hospitals and Clinics					
<i>Hospital</i>	–	CUP	CUP	CUP	
<i>Clinic</i>	CUP	A	CUP	A	
<i>Birth Center</i>	–	A	A	A	
Instructional Services	–	–	A	A	
Park and Recreation Facility	CUP	CUP	CUP	CUP	§30.185.350, Recreation Facilities
Public Facilities	CUP	CUP	CUP	A	
Recreational Vehicle and Camping Parks, Overnight	–	–	CUP	CUP	§30.185.320, Overnight Recreational Vehicle and Camping Parks
Recreational Vehicle Parks, Permanent	CUP(1)	CUP(1)	CUP(1)	CUP(1)	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Schools	CUP	CUP	CUP	A	
Skilled Nursing Facility	–	CUP	CUP	CUP	
Social Service Facilities	CUP(3)	CUP(3)	CUP(3)	CUP(3)	
Commercial Uses					
Adult Entertainment Facilities	–	–	–	A	§30.185.060, Adult Entertainment Facilities
Agriculture	A(21)	A(21)	A(21)	A(21)	§30.185.070, Agriculture
Animal Care, Sales and Services					
<i>Animal Daycare</i>	–	–	A(4)	A(4)	
<i>Animal Shelter and Boarding</i>	–	–	A(5)	A(5)	
<i>Grooming and Pet Stores</i>	–	–	A(4)	A(4)	
<i>Veterinary Services</i>	–	–	A(4)	A(4)	
Artist Studio	–	–	A	A	
Automated Teller Machine	A	A	A	A	§30.185.080, Automated Teller Machines
Automobile/Vehicle Sales and Services					
<i>Automobile/Vehicle Rentals</i>	–	–	A	A	
<i>Automobile/Vehicle Sales and Leasing</i>	–	–	–	A(6)	

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
“A” Allowed Use “PSP” Performance Standard Permit Required “CUP” Conditional Use Permit Required			“–” Use Not Allowed “(#)” Specific Limitations at the end of the table		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Car Washing Facilities	–	–	PSP	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
Fueling Station	–	–	PSP(7)	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
Service and Repair, Minor	–	–	CUP	A	
Banks and Financial Institutions	A	A/PSP(8)	A	A	§30.185.100, Banks and Financial Institutions in the O-M Zone
Business Services	–	–	A	A	
Cannabis Storefront-Retailer	–	–	A(19)	A(19)	Chapter 9.44 Commercial Cannabis Businesses
Commercial Entertainment and Recreation					
Cinema/Theater	–	–	–	A	
Large-scale	–	–	–	CUP	§30.185.350, Recreation Facilities
Small-scale	–	–	A	A	
Eating and Drinking Establishments	–	–	A	A	
Food Preparation	–	–	A(9)	A(10)	§30.185.380, Seafood Odor Control
Funeral Parlors and Interment Services	–	–	A	A	
Hotels and Similar Uses	CUP(11)	–	A	A	§30.185.220, Hotels and Similar Uses
Maintenance & Repair Services	–	–	A	A	
Market Garden	A	A	A	A	§30.185.130, Community and Market Gardens
Medical Cannabis Dispensaries	–	–	–	–	Nonconforming Use. Formerly codified as §30.185.250, Medical Cannabis Dispensaries
Nurseries and Garden Centers	–	–	A	A	
Offices					
Business and Professional	A	A(12)	A	A	
Medical and Dental	A	A	A	A	
Outdoor Sales and Display	–	–	A(13)	A	§30.185.300, Outdoor Sales and Display
Outdoor Seating	–	–	A(14)	A(14)	

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES					
“A” Allowed Use “PSP” Performance Standard Permit Required “CUP” Conditional Use Permit Required			“–” Use Not Allowed “(#)” Specific Limitations at the end of the table		
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Parking, Public or Private	A	A	A	A	
Personal Services	–	–	A	A	
Retail Sales					
Food and Beverage Retail Sales	–	–	A	A	
General Retail	–	A/PSP(15)	A	A	§30.185.260, Medical Equipment Supply Stores
Neighborhood Market	PSP	PSP	PSP =	PSP =	§30.185.370, Retail Sales, Neighborhood Market
Industrial Uses					
Building Materials and Services	–	–	–	A(16)	
Custom Manufacturing	–	–	–	A(16)	
Food and Beverage Manufacturing, Limited/Small Scale	–	–	A(16)	A(16)	§30.185.380, Seafood Odor Control
Household Hazardous Waste Collection Facility	–	–	A	A	
Industry, Limited	–	–	–	A(16)	
Research and Development	A(17)	–	A(17)	A	
Warehousing and Storage					
Personal Storage	–	–	–	A(18)	
Transportation, Communication, and Utilities Uses					
Telecommunications Facilities	§30.185.410, Telecommunications Facilities				
Transportation Passenger Terminals	–	–	–	PSP	
Public Works and Utilities	§30.185.340, Public Works and Utilities				
Other Applicable Types					
Accessory Uses and Buildings	A/PSP	A/PSP	A/PSP	A/PSP	§30.185.030, Accessory Uses and §30.140.020, Accessory Buildings
Alcoholic Beverage Retail Establishments	CUP(20)	CUP(20)	CUP(20)	CUP(20)	§30.185.075, Alcoholic Beverage Retail Establishments
Animal Keeping	A	A	A	A	§30.185.210, Horse Keeping and SBMC 6.08, Care and Keeping of Animals
Cannabis Cultivation, Personal	§30.185.110, Cannabis Cultivation for Personal Use				
Mixed-Use Development	Mixed-Use Development is allowed subject to the regulations of the specific uses and applicable zone and permit requirements for any individual use or component of the project.				

TABLE 30.25.020: LAND USE REGULATIONS—COMMERCIAL AND OFFICE ZONES

“A” Allowed Use “PSP” Performance Standard Permit Required “CUP” Conditional Use Permit Required	“–“ Use Not Allowed “(##)” Specific Limitations at the end of the table				
Use Classification	O-R	O-M	C-R	C-G	Additional Regulations
Mobilehome	§30.185.270, Mobilehomes, Recreational Vehicles, and Modular Units, Individual Use; and §30.185.420 Temporary Uses				
Nonconforming Use	Chapter 30.165, Nonconforming Uses, Site Development, and Uses				
Solar Energy Systems	§30.140.090.D.8, Solar Energy Systems, and §30.185.400, Solar Energy Systems				
Temporary Use	§30.185.420, Temporary Uses				

Specific Limitations

1. Not allowed in a Historic or Landmark District. Allowed within a High Fire Hazard Area if designed to meet high fire construction standards adopted or enforced by the City, as determined by the Chief Building Official or the Fire Code Official.
2. Other public or semi-public facilities not specifically permitted may be allowed in any zone pursuant to Conditional Use Permit approval.
3. Must be located a minimum 300 feet from any other social service facility or emergency shelter.
4. All activities shall be conducted within an enclosed building.
5. Limited to boarding of cats and other household pets, excluding dogs. All activities shall be conducted within an enclosed building. Breeding is not permitted.
6. Limited to sales of used automobiles; new or used motorcycles and mopeds are allowed.
7. Limited to no more than six fuel dispensers, which may each serve two vehicles.
8. Banks with 1,000 square feet of floor area or less per lot are allowed. Banks with more than 1,000 square feet of floor area per lot require Performance Standard Permit approval.
9. Limited to no more than 10 employees at any given time.
10. Limited to no more than 20 employees at any given time.
11. Limited to ~~Hotels located in Structures of Merit or Landmarks pursuant to Chapter 22.22 30.157, Historic Resources, or in another structure on the same lot as a Structure of Merit or Landmark used as a Hotel a lot containing a building that is a Historic Resource pursuant to Chapter 30.157, Historic Resources.~~
12. Limited to offices related to medical and dental field only.
13. Limited to outdoor uses associated with Fueling Stations and Nurseries and Garden Centers.
14. In conjunction with any establishment that serves or sells food or beverages.
15. Limited to pharmacies and medical equipment supply stores. Medical equipment supply stores with 3,000 square feet of floor area or less per lot are allowed. Medical equipment supply stores with more than 3,000 square feet of floor area per lot require a Performance Standard Permit.
16. Limited to no more than 10 employees engaged in manufacturing. Manufacturing activities are limited to accessory uses as defined in §30.185.030, Accessory Uses, and may occupy no more than 25% of the floor area in a structure in the C-R Zone and 50% in the C-G Zone.
17. Limited to the Land Use Regulations, Operational and Performance Standards in Chapter 30.65, Research and Development (RD) Overlay Zone.
18. Individual storage compartments not to exceed 400 square feet in area.
19. Cannabis Storefront-Retailer uses require a commercial cannabis business permit pursuant to Chapter 9.44.
20. Limited to uses permitted in the zone.
21. [Agriculture limited to accessory uses only.](#)

SECTION 3. Section 30.30.020 of Chapter 30.30 (Manufacturing Zones) of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Chapter 30.30 Manufacturing Zones

Sections:

30.30.010 Purpose 30.30.030 Development Standards
 30.30.020 Land Use Regulations

30.30.020 Land Use Regulations.

Table 30.30.020 prescribes the land use regulations for Manufacturing Zones.

Use classifications are defined in Chapter 30.295, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table, or not found to be substantially similar to the uses below, are prohibited.

The table also notes additional land use regulations that apply to various uses. Numbers in parentheses refer to specific limitations listed at the end of the table. Section numbers in the right hand column refer to other sections of this Title.

TABLE 30.30.020: LAND USE REGULATIONS—MANUFACTURING ZONES			
<i>“A” Allowed Use</i>		<i>“–” Use Not Allowed</i>	
<i>“PSP” Performance Standard Permit Required</i>		<i>“(#)” Specific Limitations at the end of the table</i>	
<i>“CUP” Conditional Use Permit Required</i>			
<i>Use Classification</i>	<i>M-C</i>	<i>M-I</i>	<i>Additional Regulations</i>
Residential Uses			
Residential Housing Types			
<i>Single-Unit Residential</i>	A	–	
<i>Two-Unit Residential</i>	A	–	
<i>Multi-Unit Residential</i>	A	–	
Special Residential Unit Types			
<i>Accessory Dwelling Unit</i>	A	–	§30.185.040, Accessory Dwelling Units
<i>Caretaker Unit</i>	A	A(1)	§30.185.120, Caretaker Unit

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TABLE 30.30.020: LAND USE REGULATIONS—MANUFACTURING ZONES			
“A” Allowed Use		“–” Use Not Allowed	
“PSP” Performance Standard Permit Required		“(#)” Specific Limitations at the end of the table	
“CUP” Conditional Use Permit Required			
Use Classification	M-C	M-I	Additional Regulations
Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices			
6 or fewer individuals	A	–	§30.185.140, Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices
7 to 12 <u>15</u> individuals	A	–	
More than 12 <u>16 or more</u> individuals	CUP <u>PSP</u>	–	
Family Day Care Home	<u>A</u>	=	<u>§30.185.230, Large and Small Family Day Care Homes</u>
<u>Small</u>	<u>A</u>	–	<u>§30.185.230, Large Family Day Care Homes</u>
<u>Large</u>	<u>A</u>	–	
Group Residential	PSP	–	§30.185.190, Group Residential
Home Occupation	A	–	§30.185.200, Home Occupation
<u>Homeshare</u>	<u>A</u>	=	<u>§30.185.395, Short-Term Rentals</u>
Live-Work Unit	Allowed subject to the highest permit level required for any individual use or component of the project.	–	§30.185.240, Live-Work Units
Mobilehome Park	CUP(2)	–	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
<u>Short-Term Rental</u>	<u>A</u>	=	<u>§30.185.395, Short-Term Rentals</u>
Supportive Housing	§30.185.430, Transitional and Supportive Housing		
Transitional Housing	§30.185.430, Transitional and Supportive Housing		
Public and Semi-Public Uses (3)			
Cemetery	A	–	
College and Trade School	A	A(4)	
Community Assembly	A	–	
Community Garden	A	A	§30.185.130, Community and Market Gardens
Cultural Institution	A	–	
Day Care Center	A	–	§30.185.150, Day Care Centers
Emergency Shelter	A	CUP	§30.185.170, Emergency Shelter
Hospitals and Clinics			
<i>Hospital</i>	CUP	–	
<i>Clinic</i>	A	–	

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TABLE 30.30.020: LAND USE REGULATIONS—MANUFACTURING ZONES			
“A” Allowed Use		“–” Use Not Allowed	
“PSP” Performance Standard Permit Required		“(#)” Specific Limitations at the end of the table	
“CUP” Conditional Use Permit Required			
<i>Use Classification</i>	<i>M-C</i>	<i>M-I</i>	<i>Additional Regulations</i>
Birth Center	A	–	
Instructional Services	A	–	
Park and Recreation Facility	CUP	–	§30.185.350, Recreation Facilities
Public Facility	A	A	
Recreational Vehicle and Camping Parks, Overnight	CUP(2)	–	§30.185.320, Overnight Recreational Vehicle and Camping Parks
Recreational Vehicle Parks, Permanent	CUP(2)	–	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
Schools	A	–	
Skilled Nursing Facility	A	–	
Social Service Facilities	CUP(5)	CUP(5)	
Commercial Uses			
Adult Entertainment Facilities	A	A	§30.185.060, Adult Entertainment Facilities
Agriculture	A(15)	A(15)	§30.185.070, Agriculture
Animal Care, Sales and Services			
Animal Daycare	A(6)	A	
Animal Shelter and Boarding	A(7)	A	
Grooming and Pet Stores	A(6)	A	
Veterinary Services	A(6)	A	
Artist Studio	A	A	
Automated Teller Machine	A	A	§30.185.080, Automated Teller Machines
Automobile/Vehicle Sales and Services			
Automobile/Vehicle Rentals	A	A	
Automobile/Vehicle Sales and Leasing	A(8)	A(8)	
Car Washing Facilities	PSP	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
Fueling Station	PSP	A	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
Service and Repair, Minor	A	A	
Banks and Financial Institutions	A	–	
Business Services	A	–	
Cannabis Storefront-Retailer	–	A(13)	Chapter 9.44 Commercial Cannabis Businesses
Commercial Entertainment and Recreation			

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“A” Allowed Use		“–” Use Not Allowed	
“PSP” Performance Standard Permit Required		“(#)” Specific Limitations at the end of the table	
“CUP” Conditional Use Permit Required			
<i>Use Classification</i>	<i>M-C</i>	<i>M-I</i>	<i>Additional Regulations</i>
<i>Cinema/Theater</i>	A	–	
<i>Large-scale</i>	CUP	–	§30.185.350, Recreation Facilities
<i>Small-scale</i>	A	–	
<i>Eating and Drinking Establishments</i>	A	A(9)	
<i>Food Preparation</i>	A	A(10)	§30.185.380, Seafood Odor Control
<i>Funeral Parlors and Interment Services</i>	A	A	
<i>Hotels and Similar Uses</i>	A	–	§30.185.220, Hotels and Similar Uses
<i>Maintenance and Repair Services</i>	A	A	
<i>Market Garden</i>	A	A	§30.185.130, Community and Market Gardens
<i>Medical Cannabis Dispensaries</i>	–	–	Nonconforming Use. Formerly codified as §30.185.250, Medical Cannabis Dispensaries
<i>Nurseries and Garden Centers</i>	A	A	
<i>Offices</i>			
<i>Business and Professional</i>	A	A(9)	
<i>Medical and Dental</i>	A	–	
<i>Outdoor Sales and Display</i>	A	A	§30.185.300, Outdoor Sales and Display
<i>Outdoor Seating</i>	A	A	
<i>Parking, Public or Private</i>	A	A	
<i>Personal Services</i>	A	–	
<i>Retail Sales</i>			
<i>Food and Beverage Retail Sales</i>	A	A(9)	
<i>General Retail</i>	A	A(9)	
<i>Neighborhood Market</i>	PSP –	–	§30.185.370, Retail Sales, Neighborhood Market
<i>Industrial Uses</i>			
<i>Automobile and Vehicle Repair, Major</i>	A	A	
<i>Building Materials and Services</i>	A	A	
<i>Commercial Cannabis Business</i>	–	A(13)	
<i>Commercial Vehicle and Equipment Sales and Rental</i>	A	A	
<i>Construction and Materials Yard</i>	A	A	
<i>Custom Manufacturing</i>	A	A(10)	
<i>Food and Beverage Manufacturing</i>			
<i>Limited/Small Scale</i>	A(11)	A/PSP (12)	§30.185.380, Seafood Odor Control

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TABLE 30.30.020: LAND USE REGULATIONS—MANUFACTURING ZONES			
“A” Allowed Use		“–” Use Not Allowed	
“PSP” Performance Standard Permit Required		“(#)” Specific Limitations at the end of the table	
“CUP” Conditional Use Permit Required			
Use Classification	M-C	M-I	Additional Regulations
General/Large Scale	–	A/PSP (12)	§30.185.380, Seafood Odor Control
Hazardous Waste Management Facility	CUP	CUP	Chapter 30.55, Hazardous Waste Management Facility (HWMF) Overlay Zone
Household Hazardous Waste Collection Facility	A	A	
Industry, General	–	A	
Industry, Limited	A	A	
Recycling Collection Facility	A	A	
Research and Development	A	A	
Salvage and Wrecking	CUP	CUP	
Towing and Impound	A	A	
Warehousing and Storage			
Indoor Warehousing and Storage	A	A	
Outdoor Storage	–	A	§30.185.310, Outdoor Storage
Personal Storage	A	A	
Wholesaling and Distribution	–	A	
Transportation, Communication, and Utilities Uses			
Freight/Truck Terminals and Warehouses	–	A	
Light Fleet Based Services	A	A	
Telecommunications Facilities	§30.185.410, Telecommunications Facilities		
Transportation Passenger Terminals	A	A	
Public Works and Utilities	§30.185.340, Public Works and Utilities		
Other Applicable Types			
Accessory Uses and Buildings	A/PSP	A/PSP	§30.185.030, Accessory Uses, and §30.140.020, Accessory Buildings
Alcoholic Beverage Retail Establishments	CUP(14)	CUP(14)	§30.185.075, Alcoholic Beverage Retail Establishments
Animal Keeping	A	A	§30.185.210, Horse Keeping and SBMC 6.08, Care and Keeping of Animals
Cannabis Cultivation, Personal	§30.185.110, Cannabis Cultivation for Personal Use		

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TABLE 30.30.020: LAND USE REGULATIONS—MANUFACTURING ZONES			
<i>“A” Allowed Use</i> <i>“PSP” Performance Standard Permit Required</i> <i>“CUP” Conditional Use Permit Required</i>		<i>“–” Use Not Allowed</i> <i>“(#)” Specific Limitations at the end of the table</i>	
<i>Use Classification</i>	<i>M-C</i>	<i>M-I</i>	<i>Additional Regulations</i>
Mixed-Use Development	Mixed-Use Development is allowed subject to the regulations of the specific uses and applicable zone and permit requirements for any individual use or component of the project.		
Mobilehome	§30.185.270, Mobilehomes, Recreational Vehicles, and Modular Units, Individual Use; and §30.185.420 Temporary Uses		
Nonconforming Use	Chapter 30.165, Nonconforming Uses, Site Development, and Uses		
Solar Energy Systems	§30.140.090.D.8, Solar Energy Systems, and §30.185.400, Solar Energy Systems		
Temporary Use	§30.185.420, Temporary Uses		
<p>Specific Limitations</p> <ol style="list-style-type: none"> 1. Limited to a Caretaker Unit of no more than 400 square feet of net floor area. 2. Not allowed in a Historic or Landmark District. Allowed within a High Fire Hazard Area if designed to meet high fire construction standards adopted or enforced by the City, as determined by the Chief Building Official or the Fire Code Official. 3. Other public or semi-public facilities not specifically permitted may be allowed in any zone pursuant to Conditional Use Permit approval. 4. Limited to industrial-related trade schools. 5. Must be located a minimum 300 feet from any other social service facility or emergency shelter. 6. Outdoor activities may occur between the hours of 9:00 a.m. and 4:00 p.m. Activities at all other times shall be conducted within an enclosed building. 7. Limited to the boarding of cats and other household pets, excluding dogs. Outdoor activities may occur between the hours of 9:00 a.m. and 4:00 p.m. Activities at all other times shall be conducted within an enclosed building. Breeding is not permitted. 8. Limited to sales of used automobiles. New or used motorcycles or mopeds are allowed. 9. Only allowed as an accessory use pursuant to §30.185.030, Accessory Uses. 10. Retail sales only allowed as an accessory use. See §30.185.030, Accessory Uses. 11. Seafood processing is not allowed. 12. Seafood processing is only allowed with a PSP. 13. Commercial Cannabis Businesses, as defined in Section 30.295.050.C., require a commercial cannabis business permit pursuant to Chapter 9.44. 14. Limited to uses permitted in the zone. 15. Agriculture limited to accessory uses only. 			

SECTION 4. Section 30.155.040 of Chapter 30.155 (Conversion of Residential Units to Condominiums, Hotels, or Similar Uses) of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Division III: Citywide Regulations

30.155.040 Permit Required; Exceptions.

A. **Permit Required.** No applicant shall convert existing residential units to a condominium, hotel or similar use without first having said conversion approved by the Planning Commission or the City Council on appeal, and having been issued a conversion permit by the Community Development Director. For conversions of residential units to condominium units, the body that shall serve as the Advisory Agency for the required subdivision, as specified in Section 27.03.010 of the Santa Barbara Municipal Code, shall review the application for the conversion pursuant to this chapter.

B. **Exceptions to Requirements for Conversion Permits.** The following shall be exempt from the provisions of this chapter:

1. A project creating a condominium, ~~hotel or similar use~~ and using no more than one existing residential unit as part of said project shall not be considered a conversion. To qualify for this exception, the number of residential units on the project site shall not have been previously reduced by use of this exception clause. For the purposes of this exclusion, the number of existing residential unit(s) shall be determined on the date of application for the permit. If the project calls for destruction of the structure housing the residential unit(s), those units shall not be counted as existing unit(s).

2. A stock cooperative or community apartment which has received final approval from the California Department of Real Estate or has otherwise been legally created prior to the adoption date of the ordinance establishing this chapter.

No exception under this subsection shall affect the applicability of the Zoning Ordinance, the California Building Code as adopted and amended by the City, or other applicable ordinances or regulations.

SECTION 5. Section 30.175.090 of Chapter 30.175 (Parking Regulations) of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

30.175.090 Parking Area Design and Development Standards.

All new or altered covered and uncovered parking areas shall be designed and developed consistent with the City Access and Parking Design Standards and the following standards:

A. Circulation and Safety.

1. Visibility shall be assured for pedestrians, bicyclists, and motorists entering, circulating within and leaving a parking facility consistent with Section 30.140.230, Visibility at Driveways and Intersections.
2. Parking lots shall be designed so that sanitation, emergency, and other public service vehicles can provide service without backing out or making other dangerous or hazardous turning movements.
3. Backing out onto a public street or sidewalk from a parking space shall be permitted only for Single-Unit and Two-Unit Residential, and where not more than four parking spaces are provided.
4. All turnaround movements shall be accomplished in one maneuver. One maneuver is considered to be one back up and one forward movement.
5. All automobile parking spaces shall be clearly marked with paint or other similar distinguishable material, unless reduced or waived by the Public Works Director.

B. Pedestrian Access. Safe, accessible, direct and convenient off-street pedestrian circulation consistent with the City Access and Parking Design Standards shall be provided for all developments unless reduced or waived by the Public Works Director.

C. Driveways. Driveway access to automobile parking areas shall be consistent with the City Access and Parking Design Standards and the California Fire Code as amended and adopted by ordinance of this City.

1. Driveways, fire lanes, or other required vehicular maneuvering areas in any parking lot shall not be used for parking of vehicles or other storage that prohibits access.

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2. Circular driveways, multiple driveways, or motor courts in any setback are prohibited, unless determined by the Public Works Director to be necessary for safety or necessary to serve permitted parking spaces.

3. All driveways and turnarounds shall serve approved parking areas or loading areas only, and shall not exceed the minimum dimensions necessary for vehicular maneuvering. If a driveway or driveway approach is no longer necessary to serve an approved parking area or loading area, all paving shall be removed, and the curb, gutter, and sidewalk shall be replaced to meet City Construction Standard Details.

D. **Gates.** In order to prevent vehicle obstructions of the street, sidewalk, or right-of-way, all driveway gates shall be setback a minimum of 20 feet from the front lot line for any use. Driveway gates for nonresidential uses may be located closer than 20 feet if the gates remain open during business hours. A waiver to this standard may be approved by the Public Works Director when it is determined the gate would not create potential street obstructions.

E. **Loading.** For residential developments, loading activities can be accommodated on-street if there is on-street parking adjacent to the property and would not conflict with street traffic operations. For all new mixed-use and nonresidential development, off-street loading is required unless a waiver is granted from the Public Works Director.

F. **Tandem Parking.** Tandem parking is prohibited unless approved with a waiver by the Public Works Director and in accordance with the following.

1. ***Residential Uses.*** Tandem automobile parking for any residential use, including single-unit, two-unit, multi-unit, accessory dwelling units, and residential uses in mixed-use developments, must comply with all of the following:

a. No more than two automobiles may be parked one behind the other;

b. Both automobile parking spaces in the tandem arrangement must be assigned to the same residential unit;

c. Tandem parking must not create a safety hazard or traffic impacts;

d. All vehicle movements required to access or depart a tandem space must occur entirely off the street or alley, except where specifically authorized by the Public Works Director; and

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~~f. Vertical or stackable tandem parking systems using mechanical lifts are subject to approval by the Public Works Director. Such systems must be fully enclosed within a permanent structure and must be governed by a recorded maintenance agreement as required under Chapter 30.260, Recorded Agreements.~~

~~a. Accessory Dwelling Unit, Multi-Unit, Two-Unit, and Mixed-Use Development.~~

~~Tandem automobile parking for projects where the parking for the primary unit was displaced by the addition of an accessory dwelling unit, or multi-unit residential, or for residential uses in a mixed-use development, shall meet the following:~~

~~i. No more than two automobiles shall be placed one behind the other;~~

~~ii. Both automobile parking spaces parked in tandem shall be assigned to the same residential unit;~~

~~ii. Automobile movements necessary to move cars parked in a tandem arrangement shall not take place on any street or alley, unless approved by the Public Works Director; and~~

~~iv. Vertical or stackable tandem parking, provided by means of mechanical lifts, is subject to approval by the Public Works Director. Mechanical lifts shall be fully enclosed within a structure and shall require a recorded maintenance agreement, pursuant to Chapter 30.260, Recorded Agreements.~~

~~b. Single-Unit Development. For single-unit residences, not including accessory dwelling units, tandem automobile parking shall only be approved with a waiver if the Public Works Director finds that the tandem parking is needed for flexibility on a constrained lot, and where tandem parking does not create a safety hazard or traffic impacts. If approved, no more than two automobile spaces shall be placed one behind the other, and both automobile spaces parked in tandem shall be assigned to the same residential unit.~~

2. ***Nonresidential Uses.*** Tandem automobile parking for nonresidential uses shall meet the following:

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- a. *Allowed Uses.* Limited to Hospitals and Clinics, Medical and Dental Offices, and Hotels and Similar Uses or other uses as determined by the Public Works Director.
- b. *Minimum Number of Spaces.* Parking lots used for tandem automobile parking shall contain a minimum of 20 automobile parking spaces;
- c. *Design and Operation.* Shall be designed and operated as valet parking in compliance with all standards in Subsection 30.175.090.G, Valet Parking; and
- d. *Recorded Agreement Required.* A recorded agreement shall be executed establishing the valet parking will be maintained and reserved for the uses served for as long as such uses are in operation.

G. **Valet Parking.** Valet parking is prohibited unless a Valet Parking Plan is submitted to the City and approved by the Public Works Director demonstrating compliance with the requirements of this section. Valet parking shall comply with all of the following:

- 1. Sites utilizing valet parking shall not use any street, alley, or City-owned parking facilities for automobile storage, pickup, drop-off, or interfere with any right-of-way without approval of the Public Works Director;
- 2. Vehicle movements in a tandem arrangement shall not take place on any street or alley without approval of the Public Works Director;
- 3. The valet drop-off lanes, and any associated kiosks or other similar items, shall be located to allow for the safe and efficient function of the valet operation, in that it will neither adversely impact the parking and internal circulation of the parking lot or any adjacent right-of-way, nor encroach into any required fire lane access area;
- 4. Valet parking shall not interfere with, reduce, remove, or utilize any automobile or bicycle parking spaces required for any other use; and
- 5. Sites utilizing valet parking shall ensure a parking attendant will be on duty at all times that the facility is in use, and sufficient staff and facilities to ensure that automobiles are moved for parking promptly. No automobile queuing or parking is allowed in travel lanes at any time. If the site is unable to satisfy the valet parking demand and queuing or double-parking occurs, the operation shall be temporarily closed, until the demand can be

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properly handled, and shall display a sign with the word "FULL" that is clearly visible to approaching traffic.

6. Valet parking may be required by the Public Works Director for projects with parking lifts or parking machines serving nonresidential uses in which the parking facility serves infrequent users (e.g., customers), or where the duration of visit is anticipated to be for a short period of time.

H. **Parking Lifts and Machines.** Parking lifts and parking machines may be allowed per the criteria outlined in the City Access and Parking Design Standards.

I. **Materials.** All required automobile parking areas and driveways shall be fully hard surfaced with asphaltic concrete of minimum thickness of two inches, with four inches compacted base, or other techniques or materials providing equivalent service. Gravel, dirt, and other similar loose materials are prohibited in driveways, turnarounds, or parking areas. The Public Works Director may grant a waiver to allow gravel or other loose material in any driveway, turnaround, or surface parking space if the gravel or loose materials are a minimum of 100 feet from any right of way, or if other site conditions do not present a safety hazard such as the roadway volumes or slope of driveway, and provided that the borders of any such parking spaces are clearly delineated with a hard-surfaced edging material such as pavers or raised blocks.

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J. **Waiver.** The Public Works Director may approve waivers to parking area standards whenever specified in this title or as specified within the City Access and Parking Design Standards

SECTION 6. Section 30.185.220 of Chapter 30.185 (Standards for Specific Uses and Activities) of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

30.185.220 Hotels and Similar Uses.

Hotels and Similar Uses shall be located, developed, and used in compliance with the following standards:

A. **All Zones.**

1. ***Guestrooms with Kitchens.*** Guestrooms designed or constructed with kitchens shall be subject to the base residential density standards for the zone; however, they are not considered residential units. For the purposes of this section, a maximum 12 inch by 12 inch bar sink, maximum five foot long counter top, microwave, and mini-fridge are not considered a "kitchen."

2. ***Setbacks.*** Additions and new construction for Hotels and Similar Uses are subject to the nonresidential setback requirements of the applicable zone. Conversions or alterations of existing residential structures to Hotels and Similar Uses in a Residential Zones are subject to the setback requirements for residential structures.

3. ***Prohibition Against Conversion of Single Residential Units to a Hotel or Similar Use.*** Except as provided in Subsection C for historic resources approved with a Conditional Use Permit, an existing single residential unit on a lot shall not be converted to a Hotel or Similar Use. The conversion of more than one residential unit on a lot to a Hotel or Similar Use may be permitted pursuant to Chapter 30.155, Conversion of Residential Units to Condominiums, Hotels, or Similar Uses.

B. **CO-CAR Zone.** In the CO-CAR Zone, small hotels shall only be permitted upon the issuance of a Conditional Use Permit in the "Small Hotels Allowed & Housing Prohibited" area shown on Figure 30.185.220.B, CO-CAR Zone Small Hotel Area, consistent with the following:

1. ***Limitations.***

- a. A small hotel ~~may~~ must not have more than six guestrooms;
- b. The size of each hotel guestroom shall be limited to a maximum of 300 square feet of floor area (including hallways, closets, baths, interior circulation and

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other similar floor area) ~~and the room may not include an individual kitchen area.~~
Individual kitchen areas are not allowed within guestrooms;

c. A common kitchen/dining/lobby area is allowed but ~~may~~must not be located within a guestroom;

d. A caretaker unit is allowed with a maximum of 600 square feet of floor area provided that the caretaker unit is located adjacent to, or with immediate access to, the common or lobby area and provided that it does not have a separate access from outside the common area.

2. ***Required Findings.*** A Conditional Use Permit for a small hotel in the CO-CAR Zone shall only be approved if the Review Authority makes all of the following findings in addition to any other findings required by this Title:

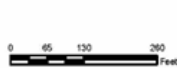
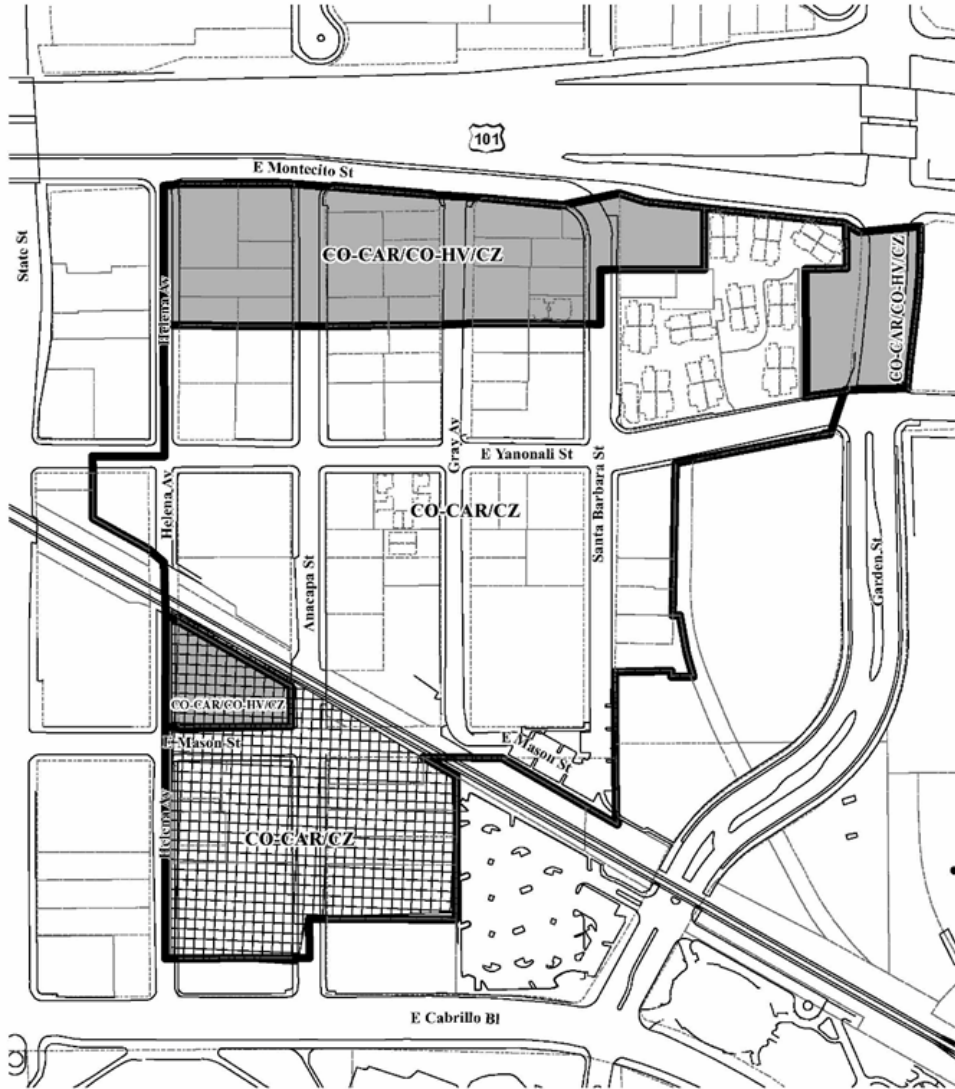
a. The small hotel will support the goals of the Local Coastal Plan and CO-CAR Zone to promote a vital, mixed-use neighborhood in the Waterfront comprised of a diversity of land uses.

b. The small hotel is part of a mixed-use project and in a mixed-use setting within a property having preexisting legal uses or permitted CO-CAR Zone uses.




c. The small hotel is compatible with the surrounding land uses and CO-CAR Zone uses.

d. The small hotel may include a caretaker unit if it is necessary to support the hotel or other improvements on the site.

FIGURE 30.185.220.B: CO-CAR ZONE SMALL HOTEL AREA



Legend

-  CO-CAR Zone
-  CO-CAR & CO-HV Zone
-  Small Hotels Allowed & Housing Prohibited

C. **R-M and O-R Zones.** Hotels and Similar Uses in the R-M and O-R Zones ~~are limited to Hotels and Similar Uses located in Structures of Merit or Landmarks pursuant to Chapter 22.22;~~

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~~Historic Structures, or in another structure on the same lot as a Structure of Merit or Landmark used as a Hotel and Extended Stay Hotel, subject to the following standards: are permitted only upon the issuance of a Conditional Use Permit and are limited to lots developed with a Historic Resource, as defined in Chapter 30.157, Historic Resources, subject to the following standards:~~

1. The owner's or manager's primary residence shall be located on the property that contains the Hotel ~~and Extended Stay Hotel or Similar Use.~~
2. No meals shall be served to persons other than guests and residents of the Hotel ~~and Extended Stay Hotel or Similar Use.~~
3. No conference or meeting rooms/facilities shall be provided.
4. No new outdoor swimming pool shall be provided; however, outdoor spas, hot tubs or similar facilities may be provided.
5. Other requirements imposed by the Planning Commission in order to ensure compatibility with the surrounding neighborhood.
6. Plans for new structures or alterations to existing structures shall be submitted to the Historic Landmarks Commission for review and action in accordance with the provisions of ~~Chapter 22.22, Historic Structures Chapter 30.220, Design Review.~~

D. **R-MH Zone.** Hotels and Similar Uses and related recreational, conference center and other auxiliary uses primarily for use by hotel guests are permitted uses subject to the following standards.

1. ***Businesses and Restaurants.*** Hotels and Similar Uses designed, constructed or used for either 24 guestrooms with kitchens or 50 or more guest rooms without kitchens may include a business conducted therein for the convenience of the occupants and their guests or a restaurant for use solely by the hotel occupants and their guests.
 - a. The entrance to the business or restaurant shall be from the inside of the hotel.
 - b. The floor area used for all the businesses and restaurants in the facility shall not exceed 30% of the total ground floor area of all the buildings comprising the hotel which are on a single lot or contiguous lots.

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- c. No street frontage of any such building shall be used for the business or restaurant.

SECTION 7. Section 30.295.020 of Chapter 30.295 (Use Classifications) of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Division V: General Terms

Chapter 30.295 Use Classifications

Sections:

30.295.010 Purpose and Applicability	30.295.040 Commercial Use Classifications
30.295.020 Residential Use Classifications	30.295.050 Industrial Use Classifications
30.295.030 Public and Semi-Public Use Classifications	30.295.060 Transportation, Communication, and Utilities Use Classifications

30.295.020 Residential Use Classifications.

A. Residential Housing Types.

1. ***Single-Unit Residential.*** One primary residential unit and up to one accessory dwelling unit or one junior accessory dwelling unit located on a single lot. This classification includes individual mobilehomes and manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code and meeting the standards of Section 30.185.270, Mobilehomes, Recreational Vehicles and Modular Units, Individual Use. The definition of single-unit residential shall include an Employee Housing Unit with six or fewer residents as allowed by State law.

2. ***Two-Unit Residential.*** No more than two residential units and may include one or more accessory dwelling units located on a single lot. The residential units may be located in a single building that contains two residential units (also known as a duplex) or in two detached buildings.

3. ***Multi-Unit Residential.*** Three or more attached or detached residential units and may include one or more accessory dwelling units on a single lot. Types of multi-unit

residential include townhouses, multiple detached residential units (e.g. bungalow court), and multi-story apartment buildings.

B. Special Residential Unit Types.

1. ***Accessory Dwelling Unit.*** An attached or a detached residential unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residential unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residential unit is or will be situated. An accessory dwelling unit also includes the following:

- a. An efficiency unit, as defined in Section 17958.1 of Health and Safety Code.
- b. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

2. ***Additional Residential Unit.*** A detached residential unit that provides independent living facilities, located on a single lot with another single-unit residence, and meeting the standards of Section 30.185.050, Additional Residential Unit.

3. ***Caretaker Unit.*** A residential unit occupied by employees, owners, managers, or caretakers of a primary business use on the site and meeting the standards of Section 30.185.120, Caretaker Unit.

4. ***Employee Housing Unit.*** As defined in Section 17021.5 of the Health and Safety Code; includes agricultural employee (farmworker) housing as defined in Health and Safety Code Section 17008.

5. ***Garden Apartment.*** A development consisting of multi-unit residential building(s), each containing between four and eight residential units, located on a single lot under one ownership and meeting the standards of Section 30.185.180, Garden Apartments.

6. ***Homeshare.*** A homeshare is a short-term rental that is the primary residence of either the property owner or a designated “host.” A homeshare involves the rental of a portion of the residential unit for a period of 30 consecutive days or less, while the owner or host is physically present and residing in the unit during the rental period.

~~7. ***Junior Accessory Dwelling Unit.*** A unit that is no more than 500 square feet in size and contained entirely within the structure of an existing or proposed single-unit residential housing type. A junior accessory dwelling unit includes its own separate sanitation facilities, or shares sanitation facilities with the existing or proposed single residential unit and includes an efficiency kitchen.~~

~~6.8. ***Planned Residential Development.*** A coordinated residential development meeting the standards of Section 30.185.330, Planned Residential Development.~~

~~9. ***Short-Term Rental (STR).*** A short-term rental is the rental, for a period of 30 consecutive days or less, of a whole residential unit or portion thereof. A short-term rental is considered a residential use of property and must comply with the standards set forth in Section 30.185.395, Short-Term Rentals. The rental of commercial lodging uses, including hotels and similar uses as defined in this Chapter, is not considered a short-term rental.~~

~~7. ***Junior Accessory Dwelling Unit.*** A unit that is no more than 500 square feet in size and contained entirely within the structure of an existing or proposed single-unit residential housing type. A junior accessory dwelling unit includes its own separate sanitation facilities, or shares sanitation facilities with the existing or proposed single residential unit and includes an efficiency kitchen.~~

C. **Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices.**

1. ***Community Care Facility.*** A State-licensed facility, place or building which is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, as further defined in Chapter 3 of Division 2 of the California Health and Safety Code.

2. ***Hospice.*** A State-licensed facility which provides 24-hour nursing and supportive care and other services in a home-like setting to persons who have a medical diagnosis of terminal illness.

3. ***Residential Care Facility for the Elderly.*** A housing arrangement where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at time of admission or as determined necessary at subsequent times of reappraisal.

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Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in such a facility, not to exceed 25% of the residents, as further defined in Chapter 3.2 of Division 2 of the California Health and Safety Code.

D. **Family Day Care Home.** A State-licensed facility which regularly provides care, protection, and supervision of children under 18 years of age in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away, as further defined and permitted pursuant to the California Health and Safety Code and other applicable State Regulations. The term “Family Day Care Home” includes the terms “Large Family Day Care Home” and “Small Family Day Care Home” as such terms are defined in Sections 1597.465 and 1597.44 of the California Health and Safety Code.

1. **Small.** As defined in Section 1597.44 of the California Health and Safety Code.
2. **Large.** As defined in Section 1597.465 of the California Health and Safety Code.

E. **Group Residential.** Shared living quarters without separate kitchen facilities for each room or unit, where more than six rooms or beds are rented individually to tenants under separate rental agreements, and a congregate dining facility is provided. This classification includes convents and monasteries, rooming and boarding houses, dormitories, single room occupancy (SRO) units, and other types of organizational housing intended for long-term occupancy (more than 30 consecutive calendar days) but excludes Hotels and Similar Uses, [Short-Term Rentals, Homeshare](#), and certain State-licensed facilities for Residential Care, Supportive and Transitional Housing, and Employee Housing.

F. **Home Occupation.** A nonresidential use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the residential unit.

G. **Live-Work Unit.** A combined work space and residential unit occupied and used by a single household in structure that has been constructed for such use or converted from commercial use and structurally modified to accommodate residential occupancy and work activity in compliance with the California Building Code. The working space is reserved for one or more occupants of the unit.

H. **Mobilehome Park.** An area of land where two or more mobilehome spaces are rented, or held out for rent, to accommodate mobilehomes for more than 30 consecutive calendar days.

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- I. **Recreational Vehicle Parks, Permanent.** An area of land where two or more recreational vehicle spaces are rented, or held out for rent, to accommodate recreational vehicles for residential purposes for more than 30 consecutive calendar days.
- J. **Supportive Housing.** As defined in Section 65582 of the Government Code.
- K. **Transitional Housing.** As defined in Section 65582 of the Government Code.

SECTION 8. Section 30.295.040 of Chapter 30.295 (Use Classification) of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

30.295.040 Commercial Use Classifications.

A. **Adult Entertainment Facilities.** As defined in Section 30.185.060, Adult Entertainment Facilities.

B. **Agriculture.** Agriculture is incidental and secondary to the primary use of a property. The outdoor use of land for the cultivation and wholesale of agricultural products produced on the premises. Agriculture includes tilling of the soil, the raising of crops, horticulture and the harvesting, sorting, cleaning, packing and shipping of agricultural products produced on the premises preparatory to sale or shipment in their natural form including all activities or uses customarily incidental thereto, but not including retail sales, the commercial packing or processing of products not grown on the premises or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property. This classification does not include the following uses: slaughterhouse, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, or operations for the reduction of animal matter. This classification also does not include the outdoor cultivation of cannabis, except as allowed pursuant to Section 30.185.110, Cannabis Cultivation for Personal Use.

C. **Animal Care, Sales and Services.** Retail sales and services related to the boarding, grooming, and care of household pets including:

1. ***Animal Daycare.*** Facilities providing non-medical care on a less than 24-hour basis for four or more dogs, cats, or other household pets not owned by the business owner or operator.
2. ***Animal Shelter and Boarding.*** A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining, generally overnight or in excess of 24 hours, four or more dogs, cats, or other household pets not owned by the business owner or operator. Typical accessory uses include veterinary and grooming services for boarded animals, but exclude pet stores, grooming, and veterinary services for non-boarded animals.
3. ***Grooming and Pet Stores.*** Retail sales and the accommodation of household pets on-site intended for retail sales, but not including boarding or breeding. Grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons,

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pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

4. ***Veterinary Services.*** Veterinary services for small animals. This classification allows 24-hour accommodation of animals receiving medical services but does not include boarding or breeding.

D. ***Aquaculture Facilities.*** Facilities for the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaculture includes aquaponics which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.

E. ***Artist Studio.*** Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use may include incidental retail sales of items produced on the premises and does not include joint living and working units or uses that are generally industrial in nature (See Custom Manufacturing).

F. ***Automated Teller Machine (ATM).*** An electronic device from which a person is able to withdraw cash, make a deposit, or undertake other financial transactions.

G. ***Automobile/Vehicle Sales and Services.*** Retail or wholesale businesses that sell, rent, or repair automobiles, boats, personal watercraft, recreational vehicles, trucks, vans, trailers, scooters, and motorcycles including the following:

1. ***Automobile/Vehicle Rentals.*** Rental of automobiles or vehicles. Typical uses include car rental agencies.

2. ***Automobile/Vehicle Sales and Leasing.*** Sale or lease, retail or wholesale, of automobiles, light-duty trucks, boats, personal watercraft, motorcycles, scooters, recreational vehicles, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

3. ***Car Washing Facilities.*** Washing, waxing, or cleaning of automobiles or similar light vehicles.

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- a. *Automatic Car Wash.* An establishment where washing, drying, and polishing of an automobile occurs in a car wash bay, in which the owner of the vehicle activates the system, and the automobile washing machine cleans the exterior of the vehicle.
 - b. *Full Service Car Wash.* An establishment where operating functions are performed entirely by the business operator with the use of washing, waxing, and drying equipment supplemented with manual detailing by the business operator.
 - c. *Self Service Car Wash.* An establishment where washing, drying, polishing, or vacuuming of an automobile is done entirely by the owner or occupant of the vehicle.
4. *Fueling Station.* Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; or providing incidental food and retail services including mini-markets.
 5. *Service and Repair, Minor.* The service and repair of automobiles, light-duty trucks, boats, personal watercraft, motorcycles and scooters, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. It also excludes repair of heavy trucks, or construction vehicles.
- H. **Banks and Financial Institutions.** Financial institutions providing retail banking services. This classification includes only those institutions serving retail banking customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.
- I. **Business Services.** Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi or delivery services with three or fewer fleet vehicles on-site.

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J. **Cannabis Storefront-Retailer.** A commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale to customers at a fixed location, including an establishment that also offers delivery of cannabis and cannabis products as part of a retail sale, and where the operator holds a valid commercial cannabis business permit from the City of Santa Barbara authorizing the operation of a retailer, and a valid state license as required by state law to operate a retailer.

K. **Commercial Entertainment and Recreation.** Provision of participant or spectator entertainment to the general public.

1. ***Cinema/Theaters.*** Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

2. ***Large-scale.*** This classification includes large, generally outdoor facilities such as sports stadiums and arenas, amphitheaters, drive-in theaters, driving ranges, golf courses, outdoor tennis clubs, lawn bowling, batting cages, ice or roller skating rinks, swimming or wave pools, miniature golf courses, archery, and riding stables. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons. This classification does not include outdoor shooting ranges, gun ranges, and any similar activities involving the discharge of firearms.

3. ***Small-scale.*** This classification includes small, generally indoor facilities such as billiard parlors, card rooms, health clubs (includes facilities that offer group exercise classes such as yoga and aerobics, and personal training facilities), gymnasiums, dance halls, amusement arcades, facilities for basketball, handball, racquetball, and tennis. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons. This classification does not include shooting ranges, gun ranges, and any similar activities involving the discharge of firearms.

L. **Drive-Through Facility.** A motor vehicle drive-through facility which is a commercial structure or portion thereof which is designed or used to provide goods or services to the occupants of motor vehicles. It includes, but is not limited to, banks and other financial institutions, fast food establishments, and film deposit/pick-up establishments, but shall not include drive-in movies, gasoline stations, or car-wash operations.

M. **Eating and Drinking Establishments.** Businesses primarily engaged in serving prepared food or beverages typically for on-site consumption.

1. **Bars/Night Clubs/Lounges.** Businesses serving beverages, including beer, wine, and mixed drinks, for consumption on the premises as a primary use.
2. **Food and Beverage Tasting.** Businesses serving samples of food or beverages; typically an ancillary use associated with a production facility such as wine or beer making, or retail sales.
3. **Full Service.** Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided.
4. **Convenience.** Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where food is paid for at the time it is ordered. This classification includes cafes, cafeterias, coffee shops, fast-food restaurants, carryout sandwich shops, limited service pizza parlors and delivery shops, self-service restaurants, snack bars and takeout restaurants.

N. **Food Preparation.** Businesses engaged in preparing or packaging fresh food for either on-site or off-site consumption. With the exception of caterers or commercial kitchens, these businesses will have a storefront retail component, but will not include wholesale, distribution, processing, or industrial manufacturing of food products. Typical uses include catering kitchens, food commissary, commercial kitchen, retail bakeries with less than 10 employees, delicatessens, meat or seafood market, or confectionary shops. (For bakeries with more than 10 employees, see Food and Beverage Manufacturing.)

O. **Funeral Parlors and Interment Services.** An establishment primarily engaged in providing services involving the care, preparation, or disposition of human or animal remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

P. **Hotels and Similar Uses.** Establishments providing overnight accommodations to transient patrons for payment. This classification includes establishments that offer accommodations for periods of 30 consecutive calendar days or less. Establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes, but is not limited to, auto courts, bed and breakfast inns, hostels, inns, motels, motor lodges, timeshare projects, ~~short term rental or similar~~

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~~use of single or multi-unit residential dwellings~~, and tourist courts. This classification excludes short-term rentals and homeshares operating with a valid STR/Homeshare License and other residential uses intended for permanent occupancy (e.g., apartments, condominiums, single-unit residences).

Q. Maintenance and Repair Services. Establishments engaged in the maintenance or repair of electronics, office machines, household appliances and equipment, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

R. Market Garden. The outdoor use of land for the cultivation and retail sale of agricultural products produced on the premises. This includes the sale of food or value-added food products, such as jams and jellies, that are grown on-site, but does not include the preparation of food and beverages for on-site consumption. The food may be sold directly to consumers, restaurants, stores, or other buyers, or at Farmers Markets.

S. Medical Cannabis Dispensaries. As defined in Section 30.185.250, Medical Cannabis Dispensaries.

T. Mobile Food Vendors. A self-contained vehicle that is readily movable without disassembling, and is used to sell or prepare and serve food and beverages.

U. Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, which are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale.

V. Offices. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see Hospitals and Clinics).

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1. ***Business and Professional.*** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices and tax preparations offices.

2. ***Medical and Dental.*** Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the state of California. Incidental medical or dental research within the office is considered part of the office use, where it supports the on-site patient services.

W. **Outdoor Sales and Display.** The sales and display of merchandise outside an enclosed building as an extension of an indoor operation or establishment.

X. **Outdoor Seating.** An unenclosed seating area located outdoors and designated for patrons of an on-site establishment that serves or sells food or beverages. May be covered or uncovered.

Y. **Parking, Public or Private.** Surface lots and structures for use of occupants, employees, or patrons on the subject site or offering parking to the public with or without a fee when such use is not incidental to another on-site activity.

Z. **Personal Services.** Provision of recurrently needed services of a personal nature. This classification includes health and medical spas, barber shops and beauty salons, seamstresses, tailors, tattoo parlors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies mainly intended for the consumer. This classification also includes massage establishments in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section 4612. (For health clubs and gymnasiums, See Commercial Entertainment and Recreation, Small-Scale.)

AA. **Retail Sales.**

1. ***Food and Beverage Sales.*** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

2. ***General Retail.*** The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments such as

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department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following types of goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

3. ***Neighborhood Market.*** Establishments primarily engaged in the provision of frequently or recurrently needed food, beverages, or small personal items for residents within a reasonable walking distance. Typical uses include neighborhood grocery stores, and convenience markets.

SECTION 9. Sections 30.300.080 H, 30.300.160 P, and 30.300.180 R of Chapter 30.300 (Definitions) of Title 30 of the Santa Barbara Municipal Code are amended to read as follows:

Chapter 30.300 Definitions

Sections:

30.300.010 “A”	30.300.140 “N”
30.300.020 “B”	30.300.150 “O”
30.300.030 “C”	30.300.160 “P”
30.300.040 “D”	30.300.170 “Q”
30.300.050 “E”	30.300.180 “R”
30.300.060 “F”	30.300.190 “S”
30.300.070 “G”	30.300.200 “T”
30.300.080 “H”	30.300.210 “U”
30.300.090 “I”	30.300.220 “V”
30.300.100 “J”	30.300.230 “W”
30.300.110 “K”	30.300.240 “X”
30.300.120 “L”	30.300.250 “Y”
30.300.130 “M”	30.300.260 “Z”

30.300.080 “H”

Habitable Space. See Floor Area, Livable.

Hardscape. Paving, decks, patios, and other hard, horizontal surfaces.

Hazardous Materials. Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Hazardous Waste Management Plan. A plan prepared, adopted and amended from time to time, pursuant to Section 25135 of the California Health and Safety Code by Santa Barbara County to

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direct the management of hazardous wastes within the boundaries of the County. It is also known as the Hazardous Waste Element of the Santa Barbara County Comprehensive Plan.

Hazardous Waste. A waste, or combination of wastes, which because of the quantity, concentration or physical and chemical characteristics may either: (a) cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed or otherwise managed. Hazardous waste also includes those materials described in Title 22, Division 4.5, Chapter 11, California Code of Regulations.

Hearing. Includes any public hearing, workshop, or similar meeting, including any appeal, conducted by the city with respect to a development project.

Heat. Thermal energy of a radioactive, conductive, or convective nature.

Hedge. A row of shrubs, bushes, or any other kind of plant material that forms a boundary or substantially continuous visual barrier. Also called Screen.

Height. The vertical distance from a point on the ground below a structure to a point directly above. See also, Section 30.15.090, Measuring Height and Stories.

High Fire Hazard Area. The High Fire Hazard Area includes the City's four High Fire Hazard Zones: Coastal, Coastal Interior, Extreme Foothill, and Foothill. The Extreme Foothill and Foothill zones are also designated as the "Very High Fire Hazard Severity Zone," by the California Department of Forestry and Fire Protection and as defined in the City's Community Wildfire Protection Plan adopted by City Council.

Historic Resources Related Definitions. The following terms are related to the rules and regulations applicable only to historic resources.

1. Adobe. An unburnt, sun-dried, clay brick; or a building made of adobe bricks.
2. Adjacent. See Abutting, as defined in Section 30.300.010.
3. Archaeological site. The location of a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses archaeological value regardless of the value of any existing buildings or structures.

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(For the protection of significant archaeological and paleontological resources within the City, please refer to Chapter 22.12, Archaeological and Paleontological Resources.)

4. **Buffer Area.** An area of land, developed or undeveloped surrounding a historic resource, El Pueblo Viejo Landmark District or Historic District Overlay Zones, that serves to notice owners, planners and design review boards during the planning and design review process of the necessity to plan to mitigate any negative impacts a new project may have to the historic resource. The distance requirements of the buffer area are the following: 250 feet from the outline of the structure of an original adobe, El Presidio de Santa Barbara State Historic Park and areas inclusive of the original footprint of the Presidio, or a Landmark; 100 feet from the outline of the structure around a Structure of Merit; and at least a radius of one-half block from the boundary line surrounding El Pueblo Viejo Landmark District or a historic district and shall include properties on the opposite side of the street from the district.
5. **Certificate of Appropriateness.** The administrative approval document issued by the City's Architectural Historian to approve a minor alteration to a historic resource.
6. **Character-Defining Feature or Element.** A visible physical part or aspect of a structure or site that contributes to its identification, understanding or interpretation as an example of architecture or architectural style, as an artifact attributable to a particular period of historical significance, or as a unique entity.
7. **Compatibility.** Respect for distinctive character, identity and history of a streetscape and neighborhood through historic materials, features, size, scale and proportion, and massing to protect the integrity of the environment.
8. **Contributing Resource.** A structure, site, or feature within the boundaries of a Historic District, or El Pueblo Viejo Landmark District, which reflects the significance of the district as a whole, either because of historic associations, historic architectural qualities, archeological features, or historic integrity, and is considered a historic resource.
9. **Cultural.** The concepts, habits, skills, arts, instruments, institutions, etc. of a given people in a given period.
10. **Cultural Landscape.** A geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or

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person or exhibiting other cultural or aesthetic values. Refer to the Secretary of Interior's Standards for Treatment of Cultural Landscapes for further definition of this term.

11. Cultural Resource. Districts, streetscapes, neighborhoods, sites, buildings, structures, view corridors, vistas and objects that have acquired significant associations with human activities and human events.

12. Demolition. Removal or destruction. Whenever the term demolition is used in this title it shall also be considered a substantial redevelopment. See also, Section 30.140.200, Substantial Redevelopment. With regard to a historic resource, the term "demolition" shall also include the removal of a significant component or a character defining element.

13. Demolition by Neglect. A situation in which a property owner(s) through neglect and lack of maintenance allows a historic resource or character defining feature of a historic resource to suffer severe deterioration, potentially beyond the point of repair.

14. Elevation. The flat scale orthographically projected architectural drawing of all exterior vertical elements of a building facade.

15. Features. Natural or man-made elements on a site, examples of which include trees, fountains, walls, and designed landscapes.

16. Historic District. A geographically definable area in the City possessing a significant concentration, linkage, or continuity of structures, sites or features united by past events or aesthetically by plan or physical development. Historic Districts consist of contributing and non-contributing properties, thematically linked by architectural style or designer, date of development, distinctive urban plan, or historic associations and may include buffer zones as authorized by the Historic Landmarks Commission. A historic district derives its importance from being a unified entity conveying a visual sense of the overall historic environment.

17. Historic Fabric or Material. Original and later-added historically significant construction materials, architectural finishes or elements in a particular pattern or configuration which form a qualified historical property, as determined by the Historic Landmarks Commission.

18. Historic Resource. A structure, site, cultural landscape or feature designated or eligible to be designated historically significant based on the criteria in Section 30.157.025. Historic resources may also include, but are not limited to:

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- a. City-designated Landmark or Structure of Merit;
- b. California Historical Landmark;
- c. National Historic Landmark;
- d. Listed on the State Register of Historical Resources;
- e. Listed on the National Register of Historic Places;
- f. Contributing historic resources in a City-designated Historic District Overlay Zone;
- g. State or National Register Historic District;
- h. A resource listed in the City's Historic Resources Inventory; or
- i. A Cultural Landscape as defined herein.

19. Historic Resource, Exception. A property where only a small feature such as a sandstone wall, hitching post or tree is significant, as long as the feature is protected in the project. The determination of what constitutes a small feature shall be made by the staff Architectural Historian.

20. Historical Integrity. Authenticity of a building or property's historical identity evidenced by the survival of physical characteristics that existed during the property's historical or pre-historical period of significance.

21. Historic Resources Inventory. A list consisting of those structures, sites, or features identified by the Historic Landmarks Commission or City's Architectural Historian as historically significant and eligible for formal designation as a Landmark, Structure of Merit, Historic District, or contributing historic resource to a Historic District (formerly referred to as "Potential Historic Resources List").

22. Historical Significance. The degree of importance for which a property has been evaluated and found to be historical as determined by the Historic Landmarks Commission, City Council, the California Office of Historic Preservation, or Keeper of the National Register of Historic Places based on meeting specified local, state and national criteria.

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23. Landmark. A structure, site, cultural landscape or feature having historic, architectural, archeological, cultural, or aesthetic significance and designated by City Council as a Landmark under the provisions in this chapter.
24. Landmark Tree. See Historic Tree in Section 15.24.010.
25. Major Alteration. Any physical modification or change to the exterior of a building, structure, site, object or designated interior that may have a significant effect on character-defining features of a historic resource. A major alteration shall also include construction of additions.
26. Minor Alteration. Any physical modification or change to insignificant exterior features of a historic resource, including additions, windows, doors, and exterior siding material that is non-original or otherwise lacking in historic integrity.
27. Neighborhood. For purposes of this chapter, a neighborhood is defined as an area possessing a sense of cohesiveness due to of physical features suggesting boundaries or concentrations of shared architectural, historic, or cultural characteristics.
28. Nomination. The documentation by a qualified historian or architectural historian setting forth certain facts to support the designation of a historic resource as a Landmark, Structure of Merit, or HD Overlay Zone.
29. Non-Contributing Resource. A structure, site or feature within the boundaries of a HD Overlay Zone that does not qualify as a historic resource, but which has been included within the Historic District boundaries because of its geographic location with the HD Overlay Zone.
30. Ordinary Maintenance. The maintenance, painting, landscape or repair of any exterior feature in or upon any historic resource that does not involve a change in design, material, or the external appearance thereof, except that the removal of trees or the change of paint color shall not be considered ordinary maintenance.
31. Period of Significance. The period of time when a qualified historic structure, site or feature was associated with important events, activities or persons, or attained the characteristics for its listing or registration.
32. Preservation. The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a qualified historic resource. Preservation work,

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including preliminary measures to protect and stabilize the structure, site or feature, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are specifically not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-related work to make properties functional is deemed to be appropriate preservation work.

33. Qualified Professional Staff in Historic Preservation. Staff meeting the Professional Standards in Historic Preservation outlined in the Secretary of the Interior's Guidelines and Qualifications in History, Architectural History, or Historic Architecture in education and experience required to perform the identification, evaluation, registration, and treatment of historic resources. Referred to in this chapter as Architectural Historian.

34. Reconstruction. The act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, property or object for the purpose of replicating its appearance from a specific period of time.

35. Rehabilitation. The act or process of making possible a compatible use for a qualified historic resource through repair, alterations and additions while preserving those portions or features which convey its qualified historical, cultural or architectural values.

36. Relocation. The act or process of moving any qualified historic resource or a portion of a qualified historic resource to a new site, or a different location on the same site.

37. Restoration. The act or process of accurately depicting the form, features and character of a qualified historic resource as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

38. Sandstone Construction. A sedimentary rock (usually consisting of quartz sand particles united by some bonding agent such as silica or calcium carbonate) hewed into building materials by a skilled mason or carver and for purposes of this chapter, incorporating traditional, stone masonry, including, but not limited to, curbs, walls, railings, bridges, gardens, buildings, steps or hitching posts using local sandstone material quarried in the Santa Barbara area.

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39. Secretary of the Interior's Standards. The current version of the "Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Restructuring Historic Buildings" published by the U.S. Department of the Interior.
40. Streetscape. The design quality of the street and its visual effect and pedestrian experience.
41. Structure of Merit. A historic resource designated by the Historic Landmarks Commission that deserves official recognition as having historic, architectural, archeological, cultural, or aesthetic value but does not rise to the level of Landmark status.

End of Historic Resources Related Definitions.

Host. A host is a natural person designated by the property owner to act as the responsible party for a short-term rental or homeshare. The host must occupy the property as their principal place of residence and is jointly and severally responsible with the property owner for compliance with Section 30.185.395, Short-Term Rentals. For homeshare, the host must reside at the property during all rental periods.

Household. One or more persons living together in a single residential unit, with common access to, and common use of, all living areas and all areas and facilities for the preparation and storage of food and who maintain no more than six separate rental agreements for the single residential unit.

Housing Development Project. See Objective Housing Development Project.

30.300.160 "P".

Parcel. A general term including all plots of land shown with separate identification on the latest equalized county assessment roll. Parcels may or may not be separate lots, depending upon whether or not such parcels are created as required by Title 27, Subdivisions, of the Santa Barbara Municipal Code. See also, Lot.

Park and Recreation Related Definitions. The following terms are related to Chapter 30.40, Park and Recreation (P-R) Zone.

1. Active Recreation. Activities such as organized sports and drop-in sports, usually team oriented, which utilize equipment and are played on a field or court. Active Recreation includes, but is not limited to, soccer, football, swimming, baseball, softball, basketball, tennis, ultimate frisbee, volleyball and wheelchair football.

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2. Ball Fields and Courts.
 - a. Informal. Informal Ball Fields are usually open grass areas with no field or court delineation, or only bases, players' benches and backstop. Fields are not scheduled for league or tournament play. No dugouts, bleachers or lighting are provided. May include basketball courts with pavement striping, but without lighting.
 - b. Formal. Formal Ball Fields are often lighted and may include dressed infield area, baselines, pitcher's mound for baseball, large backstops, dugouts, players' benches and bleachers. Soccer fields are delineated, include players' benches and goals and may include lighting. Formal indoor courts for volleyball, basketball and other organized sports are also included. Formal ball fields may also include related food concessions.
3. Community Garden. A Community Garden is a piece of urban land that is made available to residents of the community who may not have private yard area that is adequate to plant and maintain a private garden. This land is made available for the purpose of planting small personal gardens and usually consists of several small plots that are assigned to individuals or groups of people and which may be subject to an annual rental fee.
4. Concession. A Concession is a rental or lease of land or space in a building by the City to an operator of the following types of retail outlets: snack bar, restaurant, push cart and miscellaneous sundries and equipment rental that relate to the uses of the facility where the concession is located.
5. Community Meeting Rooms.
 - a. Small Community Meeting Room. A Small Community Meeting Room accommodates up to 75 people. Small Community Meeting Rooms may include food preparation areas and are used for meetings, seminars and small parties.
 - b. Large Community Meeting Room. A Large Community Meeting Room accommodates small or large groups of people. Large Community Meeting Rooms usually include food preparation facilities and may be used for large parties, banquets, dances and lectures.
6. Lighting.
 - a. Ball Field Lighting. Ball Field Lighting is used to illuminate formal ball fields and courts in order to allow evening use of such facilities.

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- b. General Lighting. General Lighting is used for security, safety or decorative purposes.
7. Minor Buildings. Buildings that are not used for recreation programming or meetings. Minor buildings include restrooms, storage buildings, equipment sheds and caretakers' residences.
8. Outdoor Game Area. A delineated area designed specifically, and meeting established criteria, for a game. Outdoor Game Areas include, but are not limited to, volleyball, lawn bowling, horseshoe pitching, tether ball, hopscotch and handball.
9. Passive Recreation. Activities that are engaged in by individuals or small groups, usually not dependent on a delineated area designed for specific activities. Passive Recreation includes, but is not limited to, hiking, bicycling, jogging, frisbee catch, bird watching, walking, picnicking and horseback riding.
10. Picnic Area.
- a. Individual Picnic Area. Picnic tables generally set a minimum of 10 feet apart and intended for use by small groups requiring the use of only one picnic table.
 - b. Large Group Picnic Area. A Large Group Picnic Area consists of picnic tables intentionally arranged to accommodate use by more than 30 people, which may be subject to reservation. Large Group Picnic Areas often include one or more barbecues and food preparation tables sized to accommodate a group meal.
 - c. Small Group Picnic Area. A Small Group Picnic Area consists of picnic tables intentionally arranged to accommodate use by a group of up to 30 people. Small Group Picnic Areas often include a single barbecue sized to accommodate a group meal.
11. Playground. An area that includes, but is not limited to, swings, slides, climbing structures, sand play, spring riders and other play structures.
12. Trail. A passageway for hikers, equestrians or bicyclists. Uses of individual trails shall be determined by the Parks and Recreation Director.

End of Parks and Recreation Related Definitions.

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Parking, Covered. An accessory building, accessible to vehicles, such as a garage or carport that completely covers the parking spaces. See also, Subsection 30.175.030.N, Covered Parking.

1. Carport. A structure, or portion of a structure, accessible to automobiles, with a solid weatherproof roof that is permanently open on at least two sides, used as parking or storage of one or more vehicles.
2. Garage. An enclosed building or portion of a building accessible to automobiles, used as parking or storage of one or more vehicles.
3. Garage, Private. A building or portion of a building, in which only vehicles used by the tenants of the building or buildings on the premises are stored or kept.
4. Garage, Public. A structure or portion thereof, offering parking to the public with or without a fee.

Parking, Off-site. The area located on a site available for parking or storage of one or more vehicles. See also, Subsection 30.295.040.Y, Parking, Public or Private.

Parking, Shared. Any parking spaces available to more than one user.

Parking, Stacked. Parking spaces arranged in a system that provides two to three spaces in the area of one space.

Parking, Street-Facing. Parking in which the entry of the structure or space is oriented to and facing a street and from which vehicles exit directly (or back out) onto the street. Non-Street-Facing Parking are spaces that include an on site turnaround movement and do not exit directly (or back out) onto the street.

Parking, Tandem. A parking space deep enough to allow more than one car to park, one behind another.

Parking, Uncovered. One or more parking spaces that are completely or partially open to the sky.

1. Parking Lot, Public. Surface lots with more than three uncovered parking spaces offering parking to the public with or without a fee.
2. Parking Lot, Private. Surface lots with more than three uncovered parking spaces in which only vehicles used by the tenants of the building or buildings on the premises are stored or kept.

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Parkway. An area between the curb and sidewalk in a fully improved right-of-way, typically landscaped.

Path of Travel. An identifiable accessible route within an existing site, building or facility, as defined by the Building Code.

Pathway. The means of providing internal or external pedestrian connectivity to a property or use. Also called a walkway, accessway, passageway, pedestrian connection, thru-way, walking surface, paseo, or internal circulation network.

Patio. A hardscaped (e.g., concrete, tile, brick, stone, wood, etc.) area, constructed with a finished surface no more than 12 inches above grade, which may or may not be attached to another structure and intended for indoor-outdoor living and recreation. A patio may be surrounded by walls or roofed, but not both.

Patio Cover. A one story, roofed structure, used only for recreational or outdoor living purposes, that may be attached or detached as an accessory structure to the main building.

Permanent Supportive Housing. Housing as defined in Government Code Section 65650(a) serving the target population as defined in Government Code Section 65650(c) that meets all of the requirements of Government Code Section 65650 et seq. or successor provision.

Permit. Any Zoning Clearance, Conditional Use Permit, Performance Standard Permit, Temporary Use Permit, Building Permit, license, certificate, approval, or other entitlement for development or use of property as required by any public agency.

Permitted Use. Any use allowed in a zoning district without a requirement for approval of a Conditional Use Permit, Performance Standard Permit, or Temporary Use Permit, but subject to any standards or restrictions applicable to that zoning district. Also called Allowed Use.

Person. Any individual, organization, partnership, limited liability company, or other business association or corporation, including any utility, and any Federal, State or local government, special district, or an agency thereof.

Persons with Disabilities. Persons who have a medical, physical, or mental condition, disorder or disability as defined in Government Code Section 12926 or the Americans With Disabilities Act, that limits one or more major life activities.

Plot Plan. See Site Plan.

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Porch. A roofed, raised platform, sometimes partly enclosed with low walls, that extends along an outside wall of a building. A porch is usually at the primary entrance to a residential unit. Also called a Veranda.

Pre-existing. In existence prior to the effective date of this title, or prior to the date of application submittal, as applicable. See also, Existing.

Primary Residence. See Principal Place of Residence.

Principal Place of Residence. The sole dwelling unit in which a person resides for more than six months of the calendar year and maintains as their legal domicile. It is the place where the individual lives the majority of the time, remains when not temporarily absent due to special or limited circumstances, and to which they regularly return, such as after work, travel, or vacation. Only one principal place of residence may be claimed at any given time. If a person owns or maintains multiple residences, the burden of proof is on the individual to demonstrate that the dwelling unit qualifies as their principal place of residence. Evidence may include, but is not limited to, qualification for the homeowner's property tax exemption, voter registration, vehicle registration, utility bills, or other documentation indicating residency. In cases of common ownership, such as tenancy in common, at least one owner or a group of owners representing a minimum of fifty percent ownership interest must reside in the dwelling and maintain it as their principal place of residence. Any individual who qualifies for the homeowner's exemption under the California State Board of Equalization shall be deemed an owner-occupant for the purposes of this definition. Also called Primary Residence.

Private Property. Ownership of property by non-governmental legal entities.

Project. Any proposal for a new or changed use, or for new construction, demolition, substantial redevelopment, alteration, or additions to any structure, that is subject to the provisions of this title.

Property Manager. A property manager is a natural person designated by the property owner to oversee the day-to-day operation of a short-term rental or homeshare. The property manager is responsible for ensuring compliance with Section 30.185.395, Short-Term Rentals, including responding to complaints, maintaining the property in accordance with applicable codes, and serving as a point of contact for the City and the public. The property manager must be available to respond to issues on a 24-hour basis during any period the unit is rented as a short-term rental or homeshare.

Proposed. The requested use of land, buildings, or structures on an application. See also, New.

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Public Area. Areas generally open for public use include streets, sidewalks, paseos, pathways, rights-of-way, parks, public parking lots, publicly accessible open spaces, and any public and civic building.

Public Property. Any property owned, maintained, or leased by any public agency or governmental entity.

Public Resources Code. The Public Resources Code of the State of California.

Public Use. A use undertaken by any public agency or governmental entity.

Public Works Director. The Public Works Director of the City of Santa Barbara, or designee.

Publicly Visible. The condition when a building, structure, or land use is within the area between a front lot line and up to 35 feet behind any front lot line and is either: (1) observable by the public along any abutting public area; or (2) is observable by the public from a public area on the other side of an abutting street or right-of-way

30.300.180 “R”.

Rear. Opposite of front. In the event of two or more fronts, the rear shall be provided from the opposite to any of the fronts.

Recreational Vehicles.

1. Recreational Vehicle. A motor home, slide-in camper, travel trailer, or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy.
2. Recreational Vehicle Space. That portion of a recreational vehicle park set aside and designated for the occupancy of one recreational vehicle, including any contiguous area designed or used for automobile parking, carport, storage, awning, cabana or other use which is clearly incidental and accessory to the primary use of the space.
3. Camping Trailer. A vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite and designed for human habitation for recreational or emergency occupancy.

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4. Motor Home. A vehicular unit built on or permanently attached to a self-propelled motor vehicle chassis, chassis cab or van, which becomes an integral part of the completed vehicle, designed for human habitation for recreational or emergency occupancy.
5. Slide-In Camper. A portable unit, consisting of a roof, floor and sides, designed to be loaded onto and unloaded from the bed of a pickup truck, and designed for human habitation for recreational or emergency occupancy and shall include a truck camper.
6. Travel Trailer. A portable unit, mounted on wheels, of such a size and weight as not to require special highway movement permits when drawn by a motor vehicle and for human habitation for recreational or emergency occupancy.

Remodel. See Alteration.

Renovation. See Alteration.

Rent. The terms rent, rented, and rental mean allowing use of a residential unit or property, or any portion thereof, in exchange for consideration in any form.

Repair and Maintenance. The replacement of existing materials with similar materials in a similar manner. Repair and maintenance does not include: additions, alterations, or substantial redevelopment to any structure; changes in site development; a substitution of or a change to a nonconforming use; or an increase in area occupied by a nonconforming use.

Residential Lot Subdivision. The subdivision of land into individual parcels.

Residential Property. Any real property, zoned, designed or permitted to be used for any residential purpose, including any buildings or structures located on said improved real property. Also called Residential Development.

Residential Unit. Any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, for not more than one household. Also called Dwelling Unit. See Section 30.140.150, Residential Unit.

Residential. Lands, buildings, structures or portions thereof used, or designed for use, as a home or residence of one or more individuals.

Review Authority. The highest decision-making body identified for any land use permit responsible for making decisions on zoning and related permits and approvals, including, but not limited to, the

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Community Development Director, Public Works Director, design review bodies, Staff Hearing Officer, Planning Commission, and City Council.

Right-of-Way (ROW). A strip of land acquired by reservation, easement, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a street, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Roof. The top covering of a building, principally responsible for providing protection from the elements.

SEVERABILITY, CEQA, EFFECTIVE DATE

SECTION 10. Severability

If any provision of this Ordinance or the application thereof to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 11. California Environmental Quality Act

This action is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) [General Rule]. The proposed Inclusionary Housing ordinance does not directly approve or authorize any specific construction, nor does it grant entitlements or directly result in any physical changes to the environment.

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE SANTA BARBARA MUNICIPAL CODE TO ADD CHAPTER 28.91 AND AMEND SECTIONS 28.88.028 AND 28.90.045 PERTAINING TO REGULATIONS FOR SHORT-TERM RENTALS AND HOMESHARES

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 28.91 (Short-Term Rentals) of Title 28 of the Santa Barbara Municipal Code is added to read as follows:

Chapter 28.91 Short-Term Rentals

Sections:

<u>28.91.010 Purpose</u>	<u>28.91.100 Posting and Listings</u>
<u>28.91.020 Definitions</u>	<u>28.91.110 Business License; Business Taxes;</u>
<u>28.91.030 STR/Homeshare License</u>	<u>Transient Occupancy Tax</u>
<u>Required</u>	<u>28.91.120 Insurance</u>
<u>28.91.040 Applicability</u>	<u>28.91.130 Defense and Indemnification</u>
<u>28.91.050 Where Allowed</u>	<u>28.91.140 Record-Keeping</u>
<u>28.91.060 Tenant Protection for STR</u>	<u>28.91.150 Inspection and Monitoring</u>
<u>Licenses</u>	<u>28.91.160 Complaints and Violations</u>
<u>28.91.070 Ineligible Units and Structures</u>	<u>28.91.170 Enforcement and Penalties</u>
<u>28.91.080 STR/Homeshare License</u>	<u>28.91.180 Platform Compliance</u>
<u>Application and Issuance</u>	<u>Requirements</u>
<u>28.91.090 Operational and Performance</u>	<u>28.91.190 Nonconforming Short-Term</u>
<u>Standards</u>	<u>Rentals and Homeshares</u>

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28.91.010 Purpose.

The purpose of this Chapter is to regulate the use of residential structures as short-term rentals (STRs) and homeshares to protect the City’s long-term housing supply, ensure compatibility with surrounding neighborhoods, safeguard public health and safety, and provide clear operational standards for property owners, hosts, and managers. This Chapter also seeks to hold operators accountable for guest conduct, ensure compliance with business license and tax requirements, and implement the City’s land use and coastal policies while balancing neighborhood livability with visitor-serving uses.

28.91.020 Definitions.

The following definitions apply specifically to this Chapter:

A. **Homeshare.** A homeshare is a short-term rental that is the primary residence of either the property owner or a designated host. A homeshare involves the rental of a portion of the residential unit for a period of 30 consecutive days or less, while the owner or host is physically present and residing in the unit during the rental period.

B. **Host.** A host is a natural person designated by the property owner to reside at the property and act as the responsible party for a homeshare. The host must occupy the property as their principal place of residence and is jointly and severally responsible with the property owner for compliance with this Chapter. For homeshare, the host must reside at the property during all rental periods.

C. **Principal Place of Residence.** The sole dwelling unit in which a person resides for more than six months of the calendar year and maintains as their legal domicile. It is the place where the individual lives the majority of the time, remains when not temporarily absent due to special or limited circumstances, and to which they regularly return, such as after work, travel, or vacation. Only one principal place of residence may be claimed at any given time. If a person owns or maintains multiple residences, the burden of proof is on the individual to demonstrate that the dwelling unit qualifies as their principal place of residence. Evidence may include, but is not limited to, qualification for the homeowner’s property tax exemption, voter registration, vehicle registration, utility bills, or other documentation indicating residency. In cases of common ownership, such as tenancy in common, at least one owner or a group of owners representing a minimum of fifty percent ownership interest must reside in the dwelling and maintain it as their principal place of

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residence. Any individual who qualifies for the homeowner's exemption under the California State Board of Equalization shall be deemed an owner-occupant for the purposes of this definition. Also called Primary Residence.

D. **Property Manager.** A property manager is a natural person designated by the property owner to oversee the day-to-day operation of a short-term rental or homeshare. The property manager is responsible for ensuring compliance with this Chapter, including responding to complaints, maintaining the property in accordance with applicable codes, and serving as a point of contact for the City and the public. The property manager must be available to respond to issues on a 24-hour basis during any period the unit is rented as a short-term rental or homeshare.

E. **Rent.** The terms rent, rented, and rental mean allowing use of a residential unit or property, or any portion thereof, in exchange for consideration in any form.

F. **Short-Term Rental (STR).** A short-term rental is the rental, for a period of 30 consecutive days or less, of a whole residential unit or portion thereof. A short-term rental is considered a residential use of property and must comply with the standards set forth in this Chapter. The rental of commercial lodging uses, including hotels and similar uses as defined in this Title, is not considered a short-term rental.

28.91.030 STR/Homeshare License Required.

Except as authorized by this Chapter, a residential unit, any part of a residential unit, or a residential property must not be rented or advertised for rent for 30 consecutive days or less without a valid STR/Homeshare License issued by the Community Development Department. Any rental agreement that permits termination before the completion of a minimum 31-day occupancy period by the same tenant, or any arrangement intended to circumvent this Chapter, is prohibited.

28.91.040 Applicability.

A. This Chapter applies to all STRs, including homeshares, in the City of Santa Barbara, except as provided under Subsection 28.91.040.B.

B. **Exemptions.** This Chapter does not apply to:

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1. Commercial lodging uses including, but not limited to, hotels, motels, auto courts, bed and breakfast inns, hostels, inns, motor lodges, timeshare projects, or overnight recreational vehicle and camping parks.

2. Home exchanges, in which the owner of a residence allows the use of that residence in exchange for the use of another person's residence for a limited time with no rent exchanged.

28.91.050 Where Allowed.

Except as provided in this Chapter, all STRs and homeshares must comply with the zoning regulations applicable to residential units in the base zone and any applicable overlay, special district, or Specific Plan zone, where they are located.

A. Homeshares are allowed in all zones that allow residential uses.

B. STRs are allowed only within the "STR License Area" as shown in Figures 28.91.050.A through 28.91.050.E, located at the end of this Chapter. These figures illustrate the STR License Area, including the overview map and four detailed area maps.

28.91.060 Tenant Protection for STR Licenses.

This section applies exclusively to STRs; homeshares are not subject to this section. An STR License must not be issued unless the residential unit has not been occupied under a long term rental arrangement (more than 30 consecutive days) within the past 24 months, and no tenant was displaced, evicted, or bought out within the past 24 months to facilitate the STR. Evidence includes lease records, utility billing history, and sworn owner declarations.

28.91.070 Ineligible Units and Structures.

An STR or homeshare is not allowed in any of the following:

A. A unit that is not a legally established residential unit.

B. Rooms, spaces, or structures that are nonresidential or not legally established or permitted for residential use.

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C. A unit permitted as an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU), or the primary residential unit associated with an ADU or JADU, except that a homeshare is allowed in a primary residential unit occupied by the owner or host.

D. A unit subject to a recorded covenant or other restriction limiting its use, including but not limited to affordable housing, employee housing, live-work units, or manager/caretaker units.

E. A residential unit or structure without a final building inspection or valid certificate of occupancy.

F. Rooms or structures not designed or intended for human habitation, including but not limited to workshops, barns, garages, sheds, and storage rooms, unless all required City approvals and permits have been completed to convert the structure to livable residential use in compliance with applicable codes.

G. Recreational vehicles (RVs), non-motorized travel trailers, and other structures without permanent foundations, including yurts, tents, and treehouses.

28.91.080 STR /Homeshare License Application and Issuance.

A valid STR/Homeshare License issued by the Community Development Department pursuant to this Chapter is required for any person that seeks or receives any rent, payment, fee, commission or compensation in any form, to rent, offer for rent, advertise for rent, or facilitate the rental of an STR or homeshare.

A. **Who May Apply.** An STR/Homeshare License may be applied for by either:

1. The property owner of the residence where the STR or homeshare is located; or

2. A designated host, provided the host resides at the property as their primary residence at the time of application, and, for homeshare, resides at the property during all rental periods, and is authorized in writing by the property owner to act as the responsible party.

B. **STR /Homeshare License Limitations.**

1. Where ownership is divided among multiple parties, one owner must be designated as the responsible party for purposes of this Chapter.

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2. A homeshare must be located within the principal place of residence of the property owner or host, or within a residential accessory building that is legally established and permitted for residential occupancy on the same property and is not an ADU or JADU.

3. A person or entity, including any affiliated entity, must not hold more than one STR/Homeshare License within the City.

4. An STR/Homeshare license is limited to one license per residential unit. On a lot containing multiple residential units under common ownership, including but not limited to duplexes, cottage courts, or apartment complexes, only one residential unit on that lot is eligible for an STR/Homeshare license. This limitation does not apply to condominium units that are separately owned within a legally established condominium subdivision.

5. An STR/Homeshare License must not be issued to or held by:

a. A real estate investment trust as defined in Section 856 of the Internal Revenue Code;

b. A corporation;

c. A limited liability company in which any member is a corporation; or

d. A limited liability company in which any member is a member of another limited liability company that holds an STR/Homeshare License for any other property in the City.

6. If a change in ownership results in a prohibited owner under this section, the license shall immediately expire.

C. **STR/Homeshare License Application Requirements.** Applications and fees for an STR/Homeshare License must be submitted to the Community Development Director on forms provided by the City and must include, at a minimum:

1. **Site Plan.** Showing the property lines, all buildings on the site, the driveway, and the location and dimensions of on-site parking spaces.

2. **Photographs.** Current color photographs of the front entry of the residential unit, the interior common areas, and all bedrooms intended for rental. Photographs must clearly

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depict the condition and layout of the unit and may be used by the City to verify compliance with applicable standards.

3. **Affidavit.** A signed STR/Homeshare License Zoning Affidavit acknowledging awareness of operational standards and penalties for violations. All owners of record of the residential unit and the host, as applicable, are required to sign the STR/Homeshare License Zoning Affidavit and shall be jointly and severally liable for any violations of this Chapter.

4. **Primary Residence.** For homeshares, proof that the residential unit is the owner's or host's primary residence. Acceptable documentation must include at least three of the following, each listing the applicant's name and the property address, and each dated within the past 12 months unless otherwise specified: valid driver's license or state-issued ID, motor vehicle registration, voter registration, tax documents (e.g., homeowner's exemption on property tax bill), utility bill (e.g., water, gas, electricity) dated within the past 60 days, current lease or rental agreement for the property.

5. **Business Taxes and Licenses.** Proof of compliance with applicable business tax registration, business license, and Transient Occupancy Tax requirements.

6. **Insurance.** Proof of insurance as required under section 28.91.120, Insurance.

7. **HOA Approval.** Written consent from the homeowner's association (HOA) to operate an STR or homeshare, if applicable.

8. **Advertising Compliance.** Demonstrate that all advertisements and listings will display the City-issued STR/Homeshare License number.

9. **Applicant Disclosure and Verification.** The applicant must disclose all direct and indirect ownership interests, including members, managers, officers, parent entities, subsidiaries, and any assumed business names (DBAs). The applicant must attest, under penalty of perjury, that the information provided is complete and accurate and that the applicant is not a prohibited owner under Subsection B above. The City may require submission of organizational documents sufficient to confirm beneficial ownership. The applicant must update ownership information within 30 days of any change. Failure to disclose, or providing false or incomplete information, constitutes grounds for denial, suspension, or revocation of the STR/Homeshare License and may result in administrative penalties.

D. License Issuance

1. *Review of Applications.* STR/Homeshare License applications must be processed by the Community Development Director in accordance with the City's zoning clearance procedures and the requirements of this Chapter. The Director must determine that the proposed use complies with all applicable provisions of this Title before issuing a zoning clearance.

2. *Director Decisions.* A public hearing will not be conducted regarding license applications under this Chapter. Decisions of the Community Development Director on STR/Homeshare License applications are final and not subject to appeal. This provision applies only to the license and does not affect any rights or procedures related to any other land use approvals required prior to license issuance.

3. *Licenses Not Transferrable.* An STR/Homeshare License is personal to the applicant, non-transferable, and expires upon any change of property ownership, or any change in controlling interest in any entity holding title. Operation after conveyance requires a new license and proof of compliance. Changes to indirect ownership interests that do not affect controlling interest (e.g., addition or removal of non-controlling members, corrections to member names or addresses) do not, by themselves, void the license, but must be disclosed pursuant to Subsection 28.91.080.C.9 within 30 days.

E. **License Notification.** Within ten days of issuance or renewal of an STR/Homeshare License, the Community Development Director will provide written notification to all owners and occupants of properties within 300 feet of the licensed property. The notice must identify the property as an STR or homeshare and provide the name, phone number, and email address of the property manager or host. This notification is for informational purposes only and does not constitute a public hearing or provide grounds for appeal.

F. **License Term.** STR/Homeshare Licenses are issued or renewed for a maximum term of one year and expire immediately upon:

1. Recordation of a deed or other instrument transferring title to the property; or
2. Any change in controlling interest in an entity holding title to the property.

G. **License Suspensions and Revocations.**

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1. STR/Homeshare Licenses may be suspended or revoked by the Community Development Director if there is evidence of a violation of this Chapter, any applicable law, or a material misrepresentation related to the operation of the STR or homeshare. Upon suspension, the Director must provide written notice to the licensee of a public hearing before the Planning Commission to determine whether the license should be revoked. The notice must include a statement of the facts supporting the suspension.

2. The Planning Commission will conduct the hearing and may consider any evidence presented by the Director, the licensee, or other interested parties regarding the alleged violation or misrepresentation. Following the hearing, the Planning Commission must issue a written decision. If the Commission finds that a violation or misrepresentation occurred, it may revoke the license and must provide a written statement of findings to the licensee and any participating parties. If no violation or misrepresentation is found, the suspension must be lifted and the license reinstated.

H. License Renewals.

1. If a complete renewal application is submitted at least 30 days before the license expiration date, the license remains valid until the renewal is approved or denied.

2. If a renewal application is submitted fewer than 30 days before the license expiration date, the license remains valid until the renewal is approved or denied, but the applicant must pay a late fee established by City Council resolution.

3. If the license has expired, the STR or homeshare operation must cease immediately, and a new license application is required.

4. The City must not renew an STR/Homeshare License if there have been more than three verified violations during the previous 12-month license term or more than five verified violations within any two-year period. A violation means a complaint that results in a code enforcement case and a verified finding of noncompliance, as determined by the Community Development Director. Verified findings may include documentation from City staff investigations, administrative hearings, or official reports from law enforcement agencies. The City may deny renewal for any STR or homeshare that has engaged in conduct posing a significant risk to public health, safety, or welfare.

I. **Waiting Period After Revocation or Non-Renewal.** If an STR/Homeshare License is revoked pursuant to Subsection 28.91.080.G or is not renewed under Subsection 28.91.080.H.4, the property owner or host, including any affiliated entity, is prohibited from applying for a new STR/Homeshare License for the same property for 24 months from the date of revocation or non-renewal.

28.91.090 Operational and Performance Standards.

The following operational and performance standards apply to all STRs and homeshares. All owners, hosts, managers, renters, occupants, and visitors of STRs and homeshares must comply with these standards. The property owner and STR or Homeshare licensee are responsible for ensuring compliance and are liable for violations.

A. **Occupancy Limits.** The total number of persons on the property at any time must not exceed the limits stated in this subsection, or the occupancy limitations of the International Property Maintenance Code (IPMC), whichever is more restrictive. Exceeding these limits is a violation of this Chapter.

1. **Short-Term Rentals.** The total number of people on the property at any time, including daytime guests, must not exceed two guests per sleeping room, plus up to six additional daytime guests, and in no case more than 16 people. Overnight occupancy is limited to ten rental guests in no more than five sleeping rooms.

2. **Homeshares.** The total number of people on the property at any time, including daytime guests, must not exceed four rental guests plus the household of the owner or host, and up to six additional daytime guests. Overnight occupancy is limited to four rental guests in no more than two sleeping rooms, plus the household of the owner or host.

3. **Quiet Hours.** Persons who are not staying overnight must not be on the property during quiet hours as defined in Subsection E.

4. **One Group.** Only one rental agreement must be in effect at any given time. STRs and homeshares must not be rented to more than one group concurrently.

B. **Minimum Stay.** Each STR or homeshare must be rented for a minimum of one night. For purposes of this section, one night means a rental period that begins on one calendar day and ends on the next, including at least one overnight stay. Hourly or same-day rentals are prohibited.

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C. **Maximum Vehicles Allowed.** The City determines the number of vehicles allowed at the time of license issuance based on the number of available on-site parking spaces. The property owner, property manager, or host must ensure that the number of vehicles at the STR or homeshare does not exceed the number authorized on the license.

D. **Parking Requirements.** An application for an STR/Homeshare License will be denied if the minimum number of required parking spaces are not permitted on the property at the time the application is submitted. The owner may propose additional spaces to meet the minimum requirement; however, if any new construction or paving is proposed, the owner must obtain all required City approvals and permits to construct parking that complies with the City Access and Parking Design Standards and complete said work prior to submitting a license application.

1. **Location of Required Parking.** Required spaces must be in a garage, carport, or permitted uncovered parking space. Parking in a driveway is also allowed and may be in front or interior setbacks if all uncovered spaces are within an existing paved driveway and no new paving occurs in the setbacks.

2. **Minimum Number of Spaces.** The following parking minimums apply to each STR or homeshare unit, and the spaces must accommodate both rental guests and any hosts, owners, or occupants of the residential unit:

a. For a unit with up to 4 sleeping rooms: A total of 2 on-site parking spaces are required.

b. For a unit with 5 or more sleeping rooms: A total of 3 on-site parking spaces are required.

3. **No Exceptions.** Parking exceptions or reductions in Chapter 28.90, Automobile Parking Requirements, and the near-transit parking exemption under Government Code §65863.2 (AB 2097) do not apply to STRs and homeshares because, for purposes of parking requirements only, they are considered transient lodging uses under that statute.

4. **Unobstructed Spaces.** All designated parking spaces and driveways must remain unobstructed and available during the rental period. Failure to maintain required parking constitutes a violation.

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5. **Tandem Parking and Backing.** Tandem parking and backing out from a designated parking space onto a public street or sidewalk are regulated by Section 28.90.045, Parking Design Standards. Backing out from a designated parking space onto a public street or sidewalk may be allowed for homeshares only as provided in Section 28.90.045; however, for STRs, backing out onto a public street or sidewalk is prohibited unless approved with a waiver by the Public Works Director pursuant to Section 28.90.045.

E. Noise.

1. A use or activity must not generate noise exceeding the standards established in Chapter 9.16, Noise, of the Santa Barbara Municipal Code.

2. Quiet hours must be observed from 10:00 p.m. to 7:00 a.m. During this time, occupants and overnight guests must refrain from activities that create noise audible beyond the property line and that may disturb the peace or comfort of neighboring residents. This includes, but is not limited to, loud conversations, music, televisions, animal sounds, and the use of mechanical or recreational equipment. Repeated violations of quiet hours constitute grounds for license suspension or revocation.

3. Outdoor amplified music or sound is prohibited.

F. Events and Activities. Unless authorized by a Conditional Use Permit, an STR or homeshare must not be rented or used for any event or activity, including commercial photography or filming, parties, weddings, or commercial gatherings, that exceeds the occupancy limits established in this section, violates the noise standards in this section, or violates any other applicable law.

G. Performance Standards. All STR and homeshare activities must comply with the performance standards applicable to residential use under this Title and any other relevant provisions of the Santa Barbara Municipal Code, including but not limited to standards for noise, lighting, trash storage and disposal, screening, and neighborhood compatibility.

H. Property Management Requirements.

1. **Homeshares.** While rented, a homeshare must have the owner or host physically present within the same residential unit between 10:00 p.m. and 7:00 a.m., and available by phone at all other times, to ensure compliance with this Chapter.

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2. **Short-Term Rentals.** While rented, an STR must have one or more designated property managers, one of whom must always be available by phone, to ensure compliance with this Chapter. The owner may serve as one of the property managers.

3. **Property Manager Information.** Each STR/Homeshare License application must include the name, address, and telephone number of the property managers, along with their signatures. Any change in property manager must be submitted in writing, signed by the owner and proposed property manager, and approved in writing by the Community Development Director prior to taking effect.

4. **Local Contact Response Time.** The designated property manager or host must be able to respond on-site within 30 minutes of a complaint or request from the City

28.91.100 Posting and Listings.

A. **Outside Posting.** While rented as an STR or homeshare, the property manager's or host's contact information and the City's enforcement contact information must be posted on a weather-resistant sign no larger than 8.5 inches x 11 inches, affixed to an exterior wall visible from the main entrance or, if applicable, posted adjacent to the main entry gate. Commercial advertising of the rental must not be posted on the property.

B. **Interior Posting.** The operational and performance standards of Section 28.91.090, and the property manager's or host's contact information, must be posted in a conspicuous location inside the residence within six feet of the main entrance. The posting must include a notice pursuant to Civil Code Section 52.6 regarding human trafficking.

C. **Rental Agreements, Advertisements, and Listings.** Every advertisement or listing for an STR or homeshare must include a valid STR/Homeshare License number. Advertising an unlicensed STR or homeshare constitutes a violation of this Chapter. Each rental agreement, advertisement, and online listing must prominently display:

1. The allowed occupancy and guest limits for day and night;
2. Notice of quiet hours (10:00 p.m. to 7:00 a.m.);
3. Notice that no outdoor amplified music or sound is allowed during quiet hours;

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4. Notice that the property may not be used for events exceeding occupancy limits or violating quiet hours, noise standards, or other laws;
5. The number of available on-site parking spaces, with a notice discouraging on-street parking;
6. The City-issued STR/Homeshare License number;
7. The current City-issued Business License Tax Certificate identification number;
8. For homeshares, a statement that the unit is the primary residence of the owner or host, and that the owner or host will be present; and
9. At least one photograph of the front entry of the residence must be included in an online listing.

28.91.110 Business License; Business Taxes; Transient Occupancy Tax.

The owner or host must obtain and maintain a valid City Business Tax Certificate and Transient Occupancy Tax Registration Certificate, and must timely pay all applicable business taxes and transient occupancy taxes. Operation of an STR or homeshare without current registration or timely payment of applicable taxes constitutes a violation of this Chapter.

28.91.120 Insurance.

The owner or host of an STR or homeshare must maintain liability insurance with the minimum requirements established by the Community Development Director and must name the City, its officers, employees and agents as names or additional insureds for operations conducted pursuant to this Chapter. Proof of such insurance coverage must be provided with each license application and renewal under this Chapter and must be made available to the Community Development Director upon request.

28.91.130 Defense and Indemnification.

As a condition of the issuance and continued validity of any STR/Homeshare License, the owner and any operator of the STR or homeshare must defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, agents, and representatives from and against all claims, demands, causes of action,

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damages, losses, liabilities, costs, and expenses, including without limitation reasonable attorneys' fees and litigation costs, upon written tender of defense by the City, arising out of or in any way related to: (a) the issuance of the permit or registration; (b) the operation, occupancy, use, or maintenance of the STR or homeshare; or (c) any act or omission of the owner, operator, guests, invitees, or any other person in connection with the STR or homeshare except to the extent caused by the sole negligence or willful misconduct of the City. This indemnification obligation shall survive the expiration, revocation, suspension, or termination of the permit or registration and any cessation of the STR or homeshare use.

28.91.140 Record-Keeping.

The owner or host of an STR or homeshare must keep and preserve all records necessary to demonstrate compliance with this Chapter, including, but not limited to, rental agreements, advertisements, and online listings. Records must be maintained for the duration of the license and for at least two years thereafter and must be made available in electronic format within five business days upon request.

28.91.150 Inspection and Monitoring

A. **Pre-Permitting Inspection.** Prior to the initial issuance and each renewal of an STR license, the Building Official will conduct an inspection to determine the number of bedrooms within the unit and ensure the residential unit and site comply with the requirements of this Chapter and all applicable building and zoning codes and regulations regarding parking, access, fire, and other relevant health and safety standards. If any violations are identified, the STR/Homeshare license will not be issued or renewed until all violations are corrected to the satisfaction of the Building Official.

B. **Inspections.** City staff may conduct inspections during the license term, upon reasonable notice, to verify compliance with this Chapter and all applicable codes and regulations.

28.91.160 Complaints and Violations

A. **Complaints.**

1. Complaints regarding the condition, operation, or conduct of renters, occupants, or visitors of an STR or homeshare must be directed to the property manager, host, or owner

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for investigation and resolution. The property manager, host, or owner must be available by phone at all times the residence is rented.

2. Upon receipt of a complaint alleging unreasonable noise, disturbance, or violation of any operational standard of this Chapter, the property manager, host, or owner shall take all necessary actions to promptly resolve the issue, including a documented attempt to contact the renter within 60 minutes, or within 30 minutes during quiet hours (10:00 p.m. to 7:00 a.m.). Acceptable documentation includes a phone log, text message, email, or other verifiable communication. Timely response and documented attempts to resolve a complaint do not constitute a violation of this Chapter.

3. Within 24 hours of receiving a complaint, the property manager, host, or owner shall complete the online reporting form provided by the Community Development Director to: (i) describe the complaint and the time received; (ii) describe actions taken to resolve the issue, including times; and (iii) describe the resolution or current status.

4. Failure to promptly resolve a valid complaint or to timely and fully report a complaint as required shall each constitute a separate violation of this Chapter.

B. **Violations.** Any violation of this Chapter constitutes a separate violation. Each day a violation continues or occurs constitutes a separate offense.

28.91.170 Enforcement and Penalties

A. **Enforcement.** Any violation of the provisions in this Chapter must be enforced in compliance with Section 30.205.160, Enforcement and Penalty, and through any legal remedies available to correct and abate a nuisance as set forth in Santa Barbara Municipal Code Chapters 1.25 (Administrative Code Enforcement Procedures), 1.28 (Penalty), and 1.30 (Appeals from Administrative Decisions and Time Limits for Judicial Review of Administrative Decisions).

B. **Civil Administrative Penalties.** Notwithstanding any other law, and consistent with Government Code Section 36900(d)(1), violations of this Chapter are subject to civil administrative penalties as follows:

1. A fine not exceeding one thousand five hundred dollars (\$1,500) for a first violation.

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2. A fine not exceeding three thousand dollars (\$3,000) for a second violation of the same ordinance within one year.

3. A fine not exceeding five thousand dollars (\$5,000) for each additional violation of the same ordinance within one year of the first violation.

4. Each day a violation occurs constitutes a separate and distinct offense.

28.91.180 Platform Compliance Requirements.

This section is adopted pursuant to California Government Code Sections 51050–51059 (SB 346), which authorize local regulation of short-term rental hosting platforms. Hosting platform means any person or entity that provides an online marketplace or application through which STRs are advertised or booked.

A. **Listing Restrictions.** Hosting platforms must not list or facilitate the booking of any STR or homeshare within the City unless the property has a valid STR/Homeshare License.

B. **Tax Collection and Remittance.** Hosting platforms must collect and remit all applicable Transient Occupancy Taxes (TOT) and Tourism Business Improvement District (TBID) assessments on behalf of the operator, consistent with this section and City tax ordinances.

C. **Data Sharing.** Hosting platforms must provide the City, upon request, with monthly reports identifying all listings within City limits, including property address, operator name, and booking activity. Reports must be provided in an electronic format specified by the City and comply with applicable state and federal privacy laws.

D. **Notice Requirement.** Hosting platforms must display a notice to prospective hosts and guests stating that STRs are subject to City regulations and are prohibited in certain zones.

E. **Penalties.** A hosting platform that violates this section is subject to administrative fines of up to \$1,000 per illegal listing per day, in addition to any other remedies available under law.

F. **Compliance Timeline.** Hosting platforms must comply with the requirements of this section within 30 days of its effective date. Failure to provide required data within the specified timeframe constitutes a separate violation subject to fines of up to \$1,000 per day.

28.91.190 Nonconforming and Unpermitted Short-Term Rentals and Homeshares.

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A. **Legally Permitted STRs and Homeshares.** An STR or homeshare that was legally permitted and issued a zoning clearance, building permit, coastal permit or exemption, prior to the effective date of this Chapter may continue to operate, provided the operator obtains and maintains a valid STR/Homeshare License and complies with the requirements of this section. This includes any single residential unit that was previously permitted to operate as a hotel or similar use under the City's zoning regulations but now meets the definition of an STR or homeshare under this Chapter. Such use may continue until the license is revoked or not renewed, whichever occurs first.

Within 180 days of the effective date of this Chapter the operator of a legally permitted STR or homeshare must:

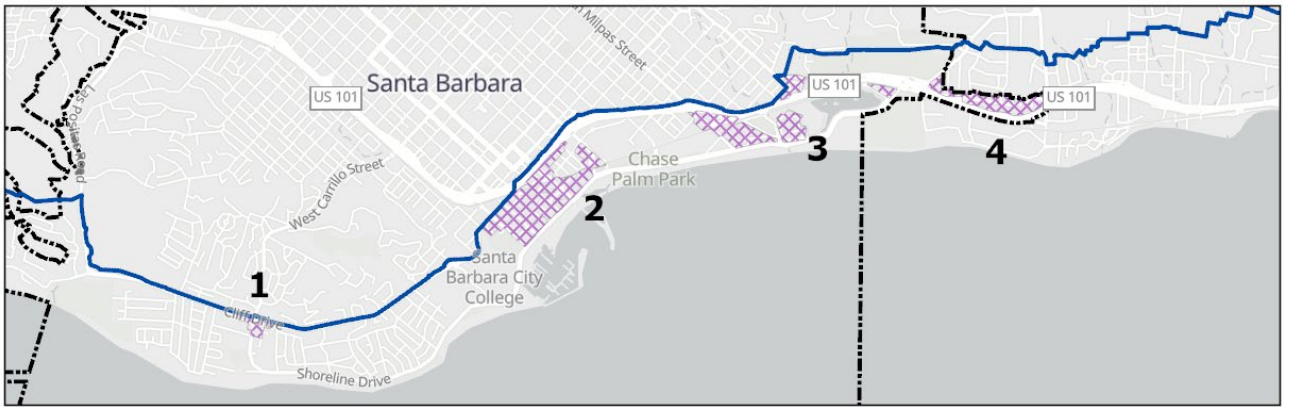
1. Submit a complete STR/Homeshare License application.
2. Hold a valid business tax certificate and must have remitted all City taxes and penalties due, including the Transient Occupancy Tax (TOT) and Tourism Business Improvement District (TBID) Assessment as of the effective date.
3. Comply with all operational and performance standards of this Chapter, except for any nonconforming eligibility or parking requirements.

B. **Pre-Existing Unpermitted STRs and Homeshares.** An STR or homeshare that was operating without required City approvals prior to the effective date of this Chapter may continue to operate only during a limited grace period, as identified below:

1. The STR or homeshare may continue to operate for a maximum of 180 days from the effective date of this Chapter, unless a valid STR/Homeshare License is issued prior to the end of that period.
2. After the 180-day grace period, operation without a valid STR/Homeshare License constitutes a violation subject to immediate enforcement and penalties under Section 28.91.170.
3. Nothing in this Chapter shall be interpreted as legalizing or granting vested rights to any STR or homeshare that operated in violation of City regulations before the effective date of this Chapter.

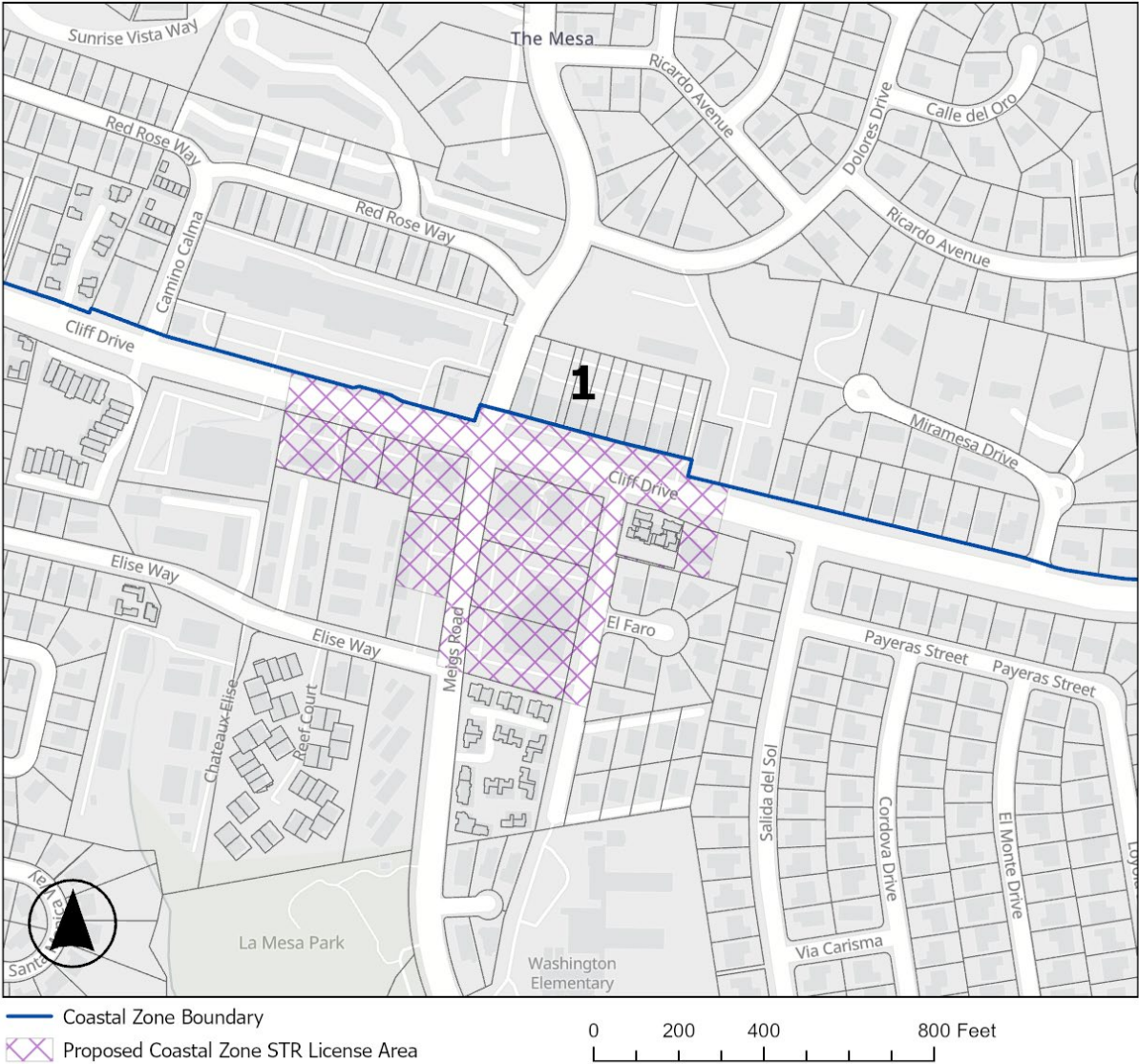
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Figure 28.91.050.A: Coastal Zone STR License Area – Overview Map



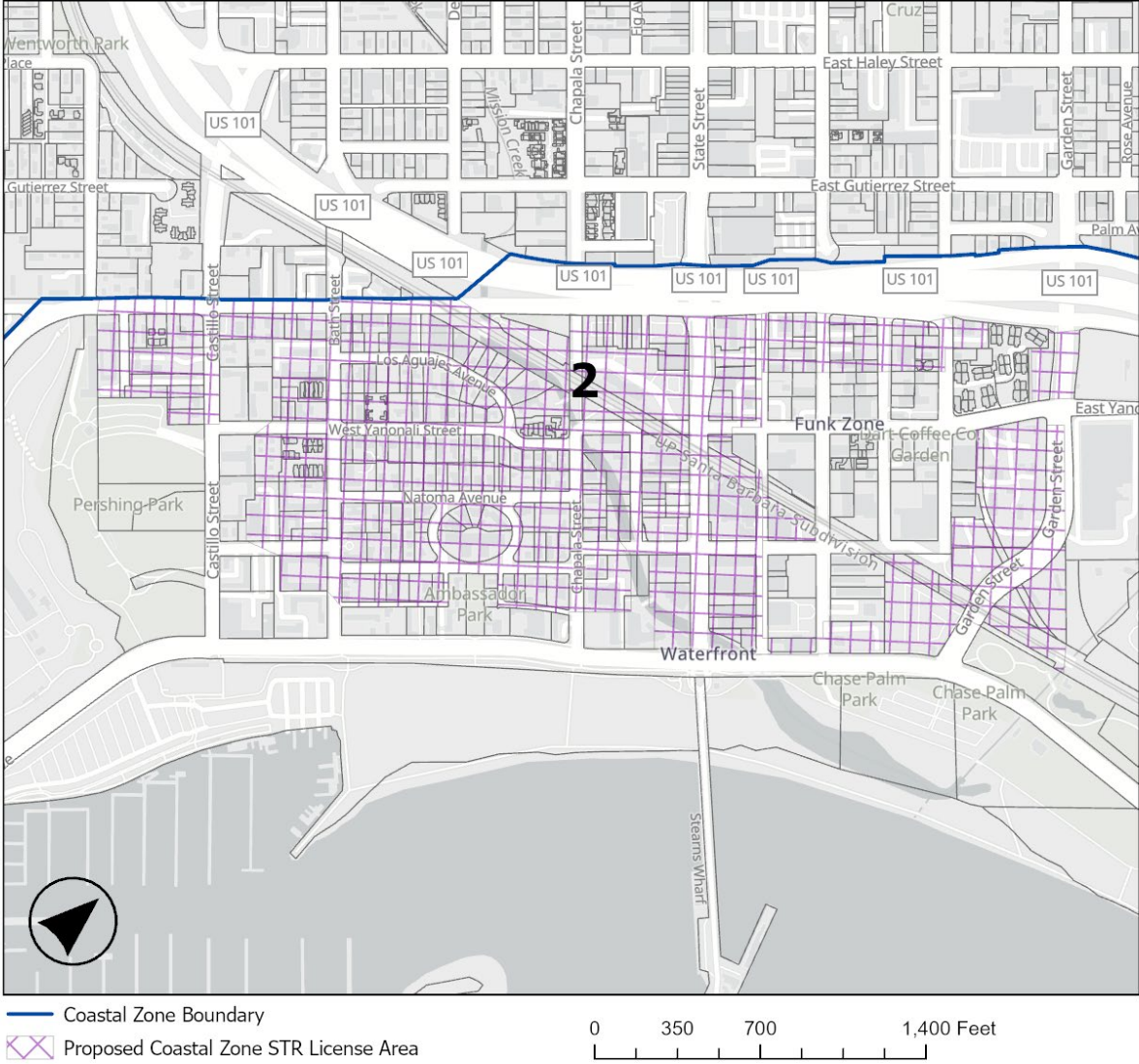
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Figure 28.91.050.B: Coastal Zone STR License Area – Area 1



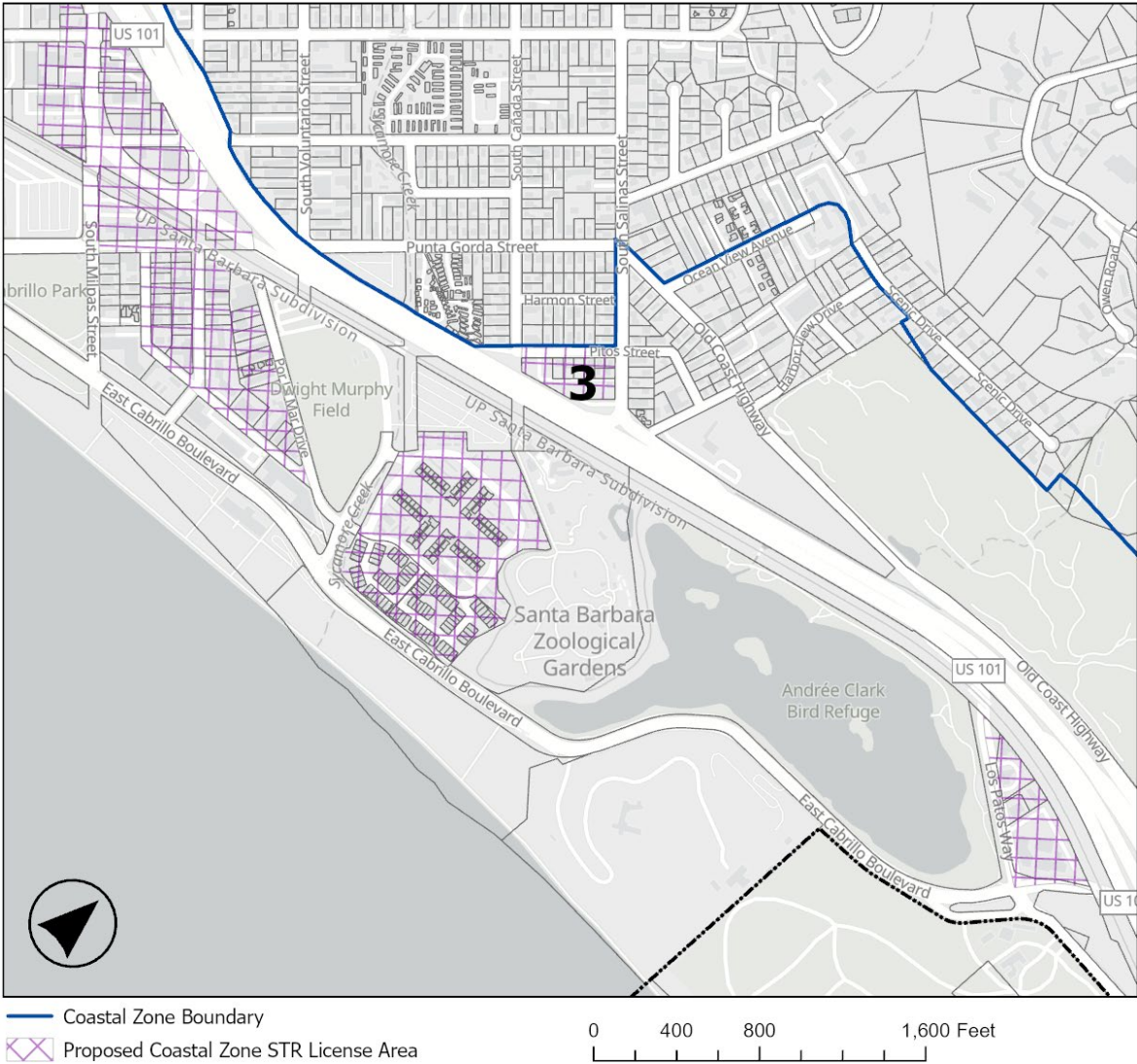
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Figure 28.91.050.C: Coastal Zone STR License Area – Area 2



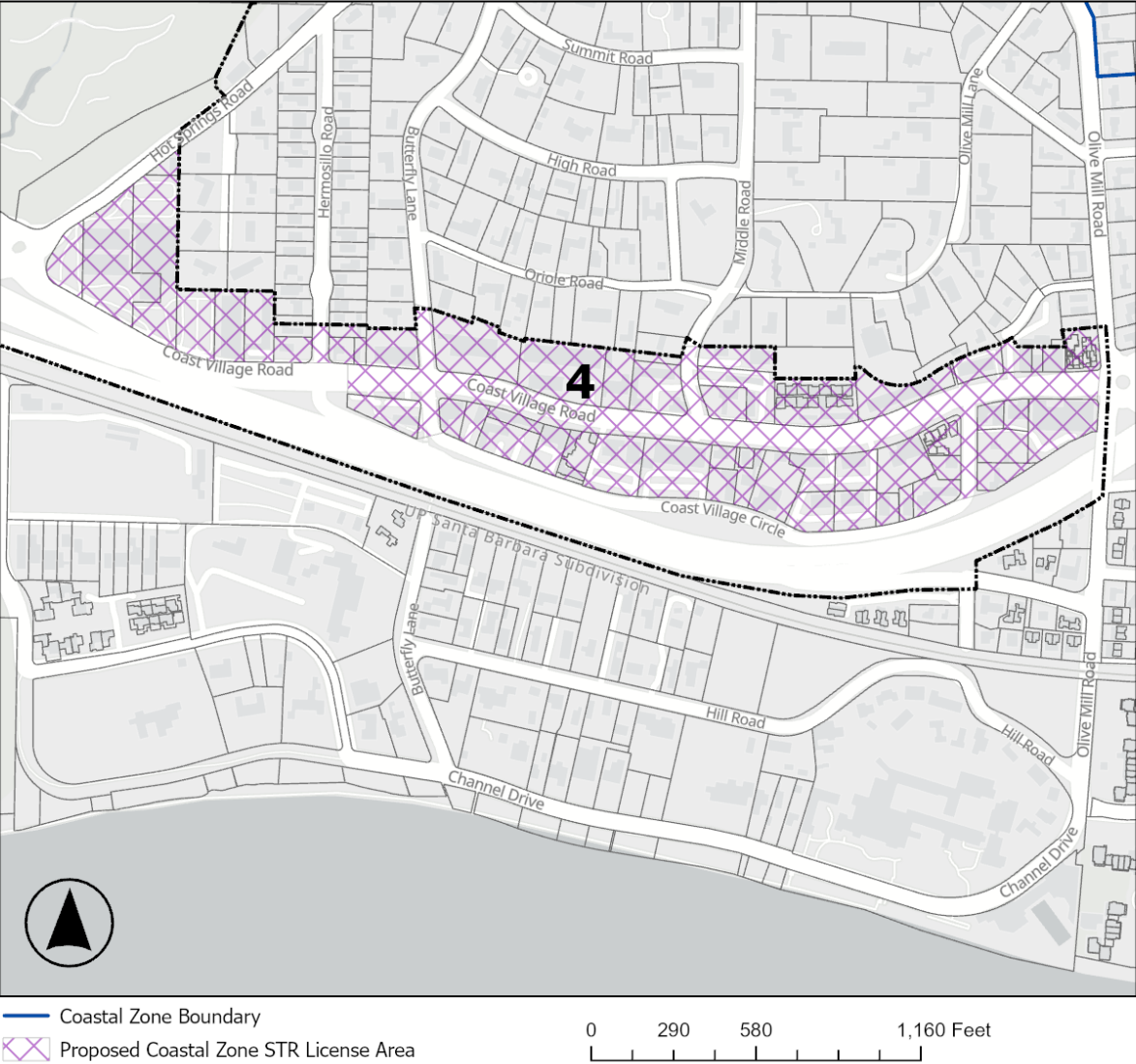
AMENDMENTS TO TITLE 28
Planning Commission
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Figure 28.91.050.D: Coastal Zone STR License Area – Area 3



AMENDMENTS TO TITLE 28
Planning Commission
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Figure 28.91.050.E: Coastal Zone STR License Area – Area 4



SECTION 2. Section 28.88.028 of Chapter 28.88 (Conversion of Dwelling Units to Condominiums, Hotels or Similar Uses) of Title 28 of the Santa Barbara Municipal Code is amended to read as follows:

28.88.028. Permit Required, Exceptions.

- A. **Permit required.** No person, firm, corporation, partnership or other entity shall convert existing dwelling units to a condominium, hotel or similar use without first having said conversion approved by the Planning Commission or the City Council on appeal and having been issued a conversion permit by the Chief Building Official. For conversions of dwelling units to condominium units, the body that shall serve as the Advisory Agency for the required subdivision, as specified in Section 27.03.010 of this code, shall review the application for the conversion pursuant to this chapter.
- B. Exceptions to requirements for conversion permits. The following shall be exempt from the provisions of this chapter:
1. A project creating a condominium, ~~hotel or similar use~~ and using no more than one existing dwelling unit as part of said project shall not be considered a conversion. To qualify for this exception, the number of dwelling units on the project site shall not have been previously reduced by use of this exception clause. For the purposes of this exclusion, the number of existing dwelling unit(s) shall be determined on the date of application for the permit. If the project calls for destruction of the structure housing the dwelling unit(s), those units shall not be counted as existing unit(s).
 2. A stock cooperative or community apartment which has received final approval from the California Department of Real Estate or has otherwise been legally created prior to the adoption date of the ordinance establishing this chapter.

No exception under this subsection shall affect the applicability of the Zoning Ordinance, the California Building Code as adopted and amended by the City, or other applicable ordinances or regulations.

SECTION 3. Section 28.90.045 of Chapter 28.90 (Automobile Parking Requirements) of Title 28 of the Santa Barbara Municipal Code is amended to read as follows:

28.90.045. Parking Design Standards.

A. **Requirements.** All parking facilities must be designed and constructed pursuant to the following:

1. Backing out onto a public street or sidewalk from a parking space shall be permitted only for a one-family or two-family dwelling, where not more than four spaces are provided.
2. All turnaround movements shall be accomplished in one maneuver. One maneuver is considered to be one back up and one forward movement.
3. The required dimensions and criteria for parking plans and vehicle ramps shall be as shown in the current City Standard for Parking Design as prepared by the Transportation Engineer and on file with the Public Works Department.
4. It shall be the duty of the Transportation Engineer to review and approve all parking plans.

B. **Variation.** Any variation from the above requirements must be approved pursuant to a waiver by the Public Works Director or his or her designee.

C. **Vehicle ramps.**

1. A vehicle ramp is defined to be a sloping connection between a street level and a parking level or two parking levels.
2. For multiple-family dwellings or nonresidential uses, all parking plans involving ramps shall be accompanied by a profile showing the ramp, ramp transitions and overhead and adjacent wall clearances.
3. The length of a ramp is defined as that portion of the ramp from the beginning of the transition at one end of the ramp to the end of the transition at the opposite end thereof.

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4. For ramps longer than 65 feet, the ramp grade shall not exceed 12% with the first and last eight feet of the ramp not exceeding six percent.
5. For ramps 65 feet or less, the ramp grade shall not exceed 16% with the first and last 10 feet of the ramp not exceeding eight percent.
6. The slopes of all parking areas shall not exceed five percent, excluding ramps.
7. The maximum grade for the driveway (vehicle ramp) serving a one-family dwelling shall not exceed 16%, except when the distance from the street pavement to the rearmost portion of any structure on the subject parcel is 150 feet or less in which case the maximum grade shall not exceed 20%.

D. Tandem Parking.

Tandem parking is prohibited unless approved with a waiver by the Public Works Director and in accordance with the following.

1. **Residential Uses.** Tandem automobile parking for any residential use, including single-unit, two-unit, multi-unit, accessory dwelling units, and residential uses in mixed-use developments, must comply with all of the following:

- a. No more than two automobiles may be parked one behind the other;
- b. Both automobile parking spaces in the tandem arrangement must be assigned to the same residential unit;
- c. Tandem parking must not create a safety hazard or traffic impacts;
- d. All vehicle movements required to access or depart a tandem space must occur entirely off the public street or alley, except where specifically authorized by the Public Works Director; and
- e. Vertical or stackable tandem parking systems using mechanical lifts are subject to approval by the Public Works Director. Such systems must be fully enclosed within a permanent structure and must be governed by a recorded maintenance agreement.

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2. *Nonresidential Uses.* Tandem automobile parking for nonresidential uses shall meet the following:

a. *Allowed Uses.* Limited to hospitals and clinics, medical and dental offices, and hotels and similar uses or other uses as determined by the Public Works Director.

b. *Minimum Number of Spaces.* Parking lots used for tandem automobile parking shall contain a minimum of 20 automobile parking spaces;

c. *Design and Operation.* Shall be designed and operated as valet parking; and

d. *Recorded Agreement Required.* A recorded agreement shall be executed establishing the valet parking will be maintained and reserved for the uses served for as long as such uses are in operation.

~~Notwithstanding any other provision in this title, parking for mixed-use developments may be provided in a tandem configuration (one parking space behind the other) if each set of tandem parking spaces is assigned to a single residential unit, and the tandem parking spaces are provided either on the subject lot or on an immediately adjacent lot. Vehicle movements necessary to move cars parked in a tandem arrangement shall not take place on any public street or alley. Guest parking spaces shall not be provided in a tandem configuration.~~

E. **Bicycle parking.** All bicycle parking facilities must be designed and constructed pursuant to the following:

1. All facilities intended for permanent use shall provide a method for securing or locking the bicycle. A rack or space shall be provided for locking both the frame and the wheels.

2. All bicycle areas shall be accessible and lighted, on an all-weather surface.

3. A typical bicycle space shall be a minimum of two and one-half feet in width and six feet in length or less, if a permanent device is provided to stand the bicycle on end. A backout or maneuvering space of approximately five feet shall be provided

Exhibit C:
General Plan and Local Coastal Plan Consistency Analysis for
Short Term Rental Ordinance

Staff has determined that the Short-Term Rental Ordinances are consistent with General Plan and Coastal Land Use Plan policies and programs that encourage retention of long-term housing balanced with provision of visitor-serving facilities.

Consistency Analysis	General Plan/Coastal Land Use Plan Policies
<p>The Short-Term Rental ordinances are consistent with General Plan policies supporting occupancy of existing housing for residents by limiting areas and types of units where unhosted short-term rentals are allowed, particularly inland. The STR ordinances will no longer classify STRs as hotels and will explicitly prohibit conversion of a single residential unit to a hotel, consistent with Housing Element Program HE-21.</p>	<p>Housing Element, Policy 4.3 Housing for Residents Housing Element Programs HE-19: Short-Term Rental Framework and Ordinance and HE-21: Residential Units Conversion Ordinance</p>
<p>Only one STR would be allowed in each multi-unit development, retaining a majority of long-term occupancy units in areas close to transit and commercial services.</p>	<p>Land Use Element LG4 and LG6 Focus growth for residential units in areas with highest densities</p>
<p>Through the prohibition of STRs in single- and two-unit zones citywide, the ordinances will protect the neighborhood character of these areas.</p>	<p>Land Use Element LG 14 Protect character of single family zoned neighborhoods</p>
<p>The Title 28 Ordinance will allow homeshares in most of the Coastal Zone (except areas that do not allow residential or hotel uses). Homeshares typically offer a lower cost accommodation option in more areas of the Coastal Zone as compared to traditional hotels that are focused in the waterfront area of Santa Barbara. Because a homeshare requires the property owner to remain on site while the rooms are being rented, the ordinance balances the protection of long-term occupancy for residents and protection of neighborhood character with provision of visitor-serving overnight accommodation options.</p>	<p>Coastal Land Use Plan Policy 3.2-12 (per Coastal Act 30213) Lower cost visitor and recreational facilities shall be protected, encouraged and where feasible, provided.</p>

Consistency Analysis	General Plan/Coastal Land Use Plan Policies
<p>Located adjacent to the broadest coastal access portion of the City, the license area for STRs allows these visitor-serving uses close to Leadbetter Beach, West Beach, the Santa Barbara Harbor, Stearns Wharf, and East Beach. STRs will provide an overnight accommodation option in these areas that currently allow hotels. The license area is also served by extensive pedestrian and bike path facilities, as well as multiple transit routes and the Santa Barbara Waterfront Shuttle that connects this specific area to downtown Santa Barbara.</p> <p>Homeshares would also be allowed in the remaining portion of the Coastal Zone, including areas on the Mesa close to multiple coastal access points (Arroyo Burro Beach, Douglas Family Preserve, Mesa Lane, Shoreline Park, 1000 Steps), in addition to the public beach and coastal access areas described above.</p>	<p>Coastal Act 30252</p> <p>Development should maintain and enhance public access to the coast</p>
<p>Allowance for STRs in commercial zone districts would encourage re-purposing of some historic residences when converted to visitor serving uses</p>	<p>Historic Resources Element HR5 Protect Neighborhood Historic Resources</p>
<p>The ordinance amendments require the same amount of parking for a short-term rental as would be required for a residential unit and parking must be provided on site.</p> <p>For larger units (5+ bedrooms), one additional parking space is required to minimize impacts to on-street parking.</p> <p>Development that is nonconforming to current parking requirements must bring parking up to code in order to have an STR or homeshare.</p>	<p>Circulation Element CE2.1.5 Manage the supply of parking on a City-wide basis and suggest methods to better utilize existing parking or to provide additional parking.</p> <p>Circulation Element 2.1.7 Address transportation issues and the provision of parking in the portion of the Coastal Zone that is within Santa Barbara city limits.</p> <p>CLUP Policies 3.1-29, 3.1-30 and 3.1-31 to avoid adverse impacts to public access.</p>
<p>The ordinance amendments recognize small businesses and tourism through provision of homeshare opportunities as well as focused areas for short-term rentals often hosted by individuals and small businesses.</p>	<p><u>Economy and Fiscal Health Element (2011)</u></p> <p>Ensure a strong and diverse economy to support essential services and community enhancements, as well as diverse job opportunities.</p>

Consistency Analysis	General Plan/Coastal Land Use Plan Policies
	<p>Tourism. Continue to support tourism and related support services for visitors to Santa Barbara.</p> <p>EF21. Small Businesses. Continue to recognize the economic importance of small businesses and promote programs to encourage their continued economic vitality and flexibility in future expansion</p>

GENERAL PLAN

Housing Element (2023-2031)

Goal 4: *Promote Housing Stability. Implement tenant protection measures, promote full-time occupancy of existing housing, and discourage conversion of housing to other uses.*

Policy 4.3: Housing for Residents. Promote occupancy of existing housing for residents through ordinances, zoning changes, and vacancy tax programs that limit practices such as short-term rentals, conversions to hotels, and prolonged vacancies.

In support of that goal and policy is Housing Element Program HE-19: Short-Term Rental Framework and Ordinance, which requires City staff to create a short-term rental permit program.

HE-19: SHORT-TERM RENTAL FRAMEWORK AND ORDINANCE

Recent trends of increasing numbers of illegal short-term rentals (30 days or less) in the City has led to concerns that these uses are displacing existing long-term housing. In a September 2022 report to City Council on a potential future short-term rental permitting program, it was estimated that there are 1,560 listings of vacation rentals on web based rental platforms, a 27 percent increase from the previous year. Of those, only 19 have been permitted.

Legal short-term rentals are currently allowed only in zones where hotel uses are allowed, in compliance with certain requirements and procedures. Short-term rentals are considered a nonresidential use and applicants go through a Change of Use permit process. Projects of two or more units require a conversion permit to a hotel.

The City operates an enforcement program on a complaint-driven basis and launched a one-year pilot program in August 2023 with the objective of gathering accurate data and increasing enforcement of unpermitted, illegal short-term rentals. Enforcement is a staff-intensive and time-consuming process which takes on average four to nine months to resolve by code compliance staff. Enforcement in the Coastal Zone is complicated by a recent court case that only allows the City to enforce on nuisance-based complaints, until a new short-term rental program is certified by the California Coastal Commission.

Based on direction from City Council, the City will continue to develop a framework for a future short term rental permit program. The program will determine which residential units would be eligible for short-term rental, including evaluating how to preserve existing long-term rental housing by considering a requirement that the unit is occupied by the owner as their primary residence (all rental units would be ineligible), the unit is not deed-restricted affordable housing, and the unit is not a type of housing that prohibits short-term rental (e.g., accessory dwelling units). Once adopted, enforcement of illegal short-term rentals would be improved by contracting with a web monitoring firm that would identify illegal listings, requiring that hosting platforms delist illegal rentals, and establishing higher fines and penalties to discourage noncompliance. Once the framework is approved, the City shall prepare Zoning Ordinance amendments for adoption to implement the program.

HE-21: RESIDENTIAL UNITS CONVERSION ORDINANCE

The City's Conversion of Residential Units to Condominiums, Hotels, or Similar Uses Ordinance establishes criteria for conversions and reduces the impact of such conversions on residents who may be required to relocate. Since 2019, units approved, permitted, or constructed under the AUD program are not allowed to convert to a hotel or other similar uses. For non-AUD projects, if any units in a conversion project have been "affordable rental units" (as defined by the City's Affordable Housing Policies & Procedures) for at least 24 of the previous 48 months preceding the application, the

conversion may only be approved if the same number and type of units in the project after conversion are subject to a recorded affordability covenant. The City will monitor trends and evaluate the Conversion of Residential Units to Condominiums, Hotels, or Similar Uses Ordinance to determine if amendments are needed to strengthen this provision and ensure no net loss of affordable units. The City shall prepare Zoning Ordinance amendments for adoption per the results of the evaluation.

Economy and Fiscal Health Element (2011)

GOALS

- **Strong, Diverse Economy.** Ensure a strong economy with a diversity of business sizes and types that provide a stable long-term revenue base necessary to support essential services and community enhancements, as well as diverse job opportunities.
- **Tourism.** Continue to support tourism and related support services for visitors to Santa Barbara.

Local Economic Policies

EF21. **Small Businesses.** Continue to recognize the economic importance of small business in the community and promote programs to encourage their continued economic vitality and flexibility in future expansion.

Land Use Element (2011)

LG4. **Principles for Development.** Establish the following Principles for Development to focus growth, encourage a mix of land uses, strengthen mobility options and promote healthy active living.

- **Focus Growth.** Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through smaller units and increased density, transit resources, parking demand standards, targeted infrastructure improvements, and increased public areas and open space. Incorporate ideas as a result of an employee survey.
- **Mix of Land Uses.** Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.
- **Mobility and Active Living.** Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of bicycles; and reduce the need for residential parking.

LG6. **Location of Residential Growth.** Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street.

LG14. **Low Density Single Family Zoned Residential Areas.** Maintain and protect the character and quality of life of single family zoned neighborhoods as a low density residential community.

Historic Resources Element (2012)

GOALS

- ***Protection and Enhancement of Historical Resources:*** Continue to identify, designate, protect, preserve and enhance the City's historical, architectural, and archaeological resources. Ensure Santa Barbara's "sense of place" by preserving and protecting evidence of its historic past, which includes

but is not limited to historic buildings, structures, and cultural landscapes such as sites, features, streetscapes, neighborhoods, and landscapes.

- *Neighborhood Historic Preservation:* Protect the significant contribution made by Santa Barbara’s neighborhood historic resources to the City’s charm and sense of historical context.

HR5. **Protect Neighborhood Historic Resources.** Identify neighborhoods in the city that have substantially maintained historical character, and pursue measures to preserve that character. Protect such neighborhoods, especially those in close proximity to the downtown and commercial cores, from development that might transform their historic character.

Circulation Element

CE2.1.5

Manage the supply of parking on a City-wide basis and suggest methods to better utilize existing parking or to provide additional parking.

CE2.1.7

Address transportation issues and the provision of parking in the portion of the Coastal Zone that is within Santa Barbara city limits.

COASTAL LAND USE PLAN & COASTAL ACT POLICIES

Santa Barbara’s Local Coastal Program Land Use Plan (2019)

Land Use and Development

CLUP 2.1-6 Reserve Capacities for Higher-Priority Land Uses. If conditions in the City change in the future and existing or planned public works facilities can accommodate only a limited amount of new development, public works services to coastal-dependent land use, essential public services, and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by residential, general commercial, light industrial, and other lower-priority uses within the Coastal Zone. New development of lower-priority uses shall not be permitted if their use of the public works capacity would preclude the development of coastal-dependent, essential public services, and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses.

CLUP 2.1-7 Priority of Coastal-Dependent Developments. As outlined in Coastal Act Section 30255, coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in the Coastal LUP, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

CLUP 2.1-15 Maintenance and Enhancement of Public Access. As outlined in Coastal Act Section 30252, the location and amount of new development or substantial redevelopment should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with

public transportation, (5) assuring the potential for public transit for high intensity uses, and (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Manage Parking & Circulation

CLUP 3.1-29 Off-Street Parking for New Development and Substantial Redevelopment.

- A. Parking standards in the Zoning Ordinance are designed to ensure sufficient off-street parking is provided for new development and substantial redevelopment so as to avoid significant adverse impacts to public access to the shoreline and coastal recreation areas. Off-street parking for new development and substantial redevelopment, therefore, shall be consistent with the Zoning Ordinance.
- B. Zoning modifications to allow reduced off-street parking in the West Beach, Lower State, and East Beach Component Areas shall only be approved if a project specific evaluation of parking demand shows that the reduced parking will provide for the anticipated parking demand generated by the development. In determining parking demand, the following may be considered: proximity to transit facilities; mix of uses in the immediate area; offsite parking agreements; and provisions of a transportation demand management plan where it is demonstrated that the plan's measures will sufficiently reduce the demand for parking.

CLUP 3.1-30 Preserve Existing Key Public Access Parking. Preserve public parking in existing Key Public Access Parking Areas (see Policy 3.1-35 Locations of Key Public Access Parking Areas) where safe, appropriate, and feasible. Permanent restrictions or reductions of public parking in Key Public Access Parking Areas (including seasonal restrictions) shall only be allowed if the restriction or reduction does not result in a significant adverse impact to public access to the shoreline and coastal recreation areas. Mitigation required to avoid a significant adverse impact to public access shall include the provision of 1:1 replacement parking or a comparable mitigation measure such as providing facilities for active transportation. The evaluation of impact(s) of a restriction or reduction of public parking may include public access mitigation measures proposed as part of the project (e.g. bus stop enhancements, bicycle parking, etc.). Mitigation shall be implemented prior to or concurrent with implementation of the restriction or reduction of public parking.

CLUP 3.1-31 Public Use of Key Public Access Parking Areas. Public parking lots in the Key Public Access Parking Areas (see Policy 3.1-35 Locations of Key Public Access Parking Areas) shall only be for public use, except as allowed by the City for temporary special events consistent with Policy 3.1-25 Minimize Impacts of Temporary Events, for Harbor coastal-dependent and Harbor coastal-related uses, for existing lease space (tenant and use can change) on City owned property in the Waterfront Beaches/Harbor Component Area and County owned property at Arroyo Burro County Beach Park, and under existing agreements with Santa Barbara City College. Use of Key Public Access Parking Areas to accommodate parking for an expansion of or substantial redevelopment of lease space on City owned property in the Waterfront Beaches/Harbor Component Area and County owned property at Arroyo Burro County Beach Park may be allowed if the new lease area will not result in a net increase parking demand in Key Public Access Parking Areas that results in a significant adverse impact to public access to the shoreline and coastal recreation areas.

CLUP 3.1-35 Locations of Key Public Access Parking Areas. The following are Key Public Access Parking Areas (public parking lots and on-street parking), as shown on Figure 3.1-2 Key Public Access Parking Areas, that provide public access to the shoreline, coastal recreation areas, Stearns Wharf, the Harbor, and existing lease space on City owned property in the Waterfront Beaches/Harbor Component Area and County owned property at Arroyo Burro County Beach Park:

- A. On-street parking in the pull-out along Cliff Drive from the westerly City boundary to 350 feet east towards Sea Ledge Lane (for access to Cliff Drive Overlook);
- B. Arroyo Burro County Beach Park public parking lot (for access to Arroyo Burro Beach and Douglas Family Preserve);
- C. On-street parking along Alan Road from Cliff Drive to Wade Court (for access to Arroyo Burro Beach and Douglas Family Preserve);
- D. On-street parking along Borton Drive from its terminus at Douglas Family Preserve to Linda Road, Linda Road from Borton Drive to Mesa School Lane, Mesa School lane from its terminus at Douglas Family Preserve to Linda Road, Medcliff Road from Balboa Drive to Selrose Lane, Selrose Lane from Balboa Drive to La Jolla Drive, and La Jolla Drive (for access to Douglas Family Preserve);
- E. On-street parking along Mesa Lane from Edgewater Way to Selrose Lane and Medcliff Road from Mesa Lane to Via Sevilla (for access to Mesa Lane Stairs);
- F. La Mesa Park public parking lot (for access to La Mesa Park);
- G. On-street parking along Santa Cruz Boulevard from its terminus at Thousand Steps to Pacific Avenue (for access to Thousand Steps);
- H. Shoreline Park public parking lots (for access to Shoreline Park);
- I. On-street parking along Shoreline Drive from La Marina Drive to 300 feet west towards Las Ondas and La Marina Drive from Shoreline Drive to Del Oro (for access to Shoreline Park and Leadbetter Beach);
- J. La Playa and Leadbetter public parking lots (for access to Leadbetter Beach);
- K. Harbor public parking lots (Main, Boat Launch Ramp, Commercial/90 Minute, and West) and on-street parking along West Cabrillo Boulevard (for access to the Harbor and West Beach);
- L. Palm Park and Garden Street public parking lots (for access to East Beach and Stearns Wharf);
- M. Stearns Wharf public parking lots (for access to Stearns Wharf);
- N. On-street parking along Calle Puerto Vallarta from East Cabrillo Boulevard to South Milpas Street, South Milpas Street from Calle Puerto Vallarta to East Cabrillo Boulevard, and East Cabrillo Boulevard (for access to East Beach);
- O. Casa Las Palmas, Fess Parker Hotel public parking lot adjacent to South Milpas Street and Calle Puerto Vallarta, Cabrillo West, and Cabrillo East public parking lots (for access to East Beach); and
- P. Andrée Clark Bird Refuge public parking lot (for access to the Andrée Clark Bird Refuge).

Visitor Serving and Recreational Facilities

CLUP 3.2-12 Lower Cost Visitor and Recreational Facilities. As outlined in Coastal Act Section 30213, lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

The City shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Coastal Act

30213 Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

30252 The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

30604(c) Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200).

Exhibit D – Short Term Rental Hearings and Actions

Date	Hearing/Action	Direction
6/23/2015	City Council	Considered Work Program; Council directed staff to continue enforcement of current zoning regulations, allow STRs where hotel uses are allowed, explore home sharing options; discuss phase-in of enforcement, "amnesty" to retain some STRs.
8/11/2015	City Council	Council directed staff to allocate funds for enforcement against complaints and vacation rentals in Single Family, R-2, R-3, R-4 and Commercial Zones who did not have a Business Tax Certificate and/or were not paying Transient Occupancy Tax (TOT); Authorized City Attorney to issue subpoenas for certain records related to STRs.
10/15/2015	Planning Commission	Discussion of possible short-term home sharing rental ordinance; majority of PC members in favor of pursuing a home share ordinance (host present) with planning permit and performance regulations.
12/8/2015	City Council	Discussion of possible short-term home sharing rental ordinance; Council directed staff to research the process of conversion of vacation rentals in R-4 Zones and applicable commercial zones.
1/10/2017	Coastal Commission	CCC response letter to City re: request for Short Term Vacation Rental (STR) consideration in LCP via grant program.
2018	Superior Court	Writ of mandate - Kracke V. City of Santa Barbara; determined that City could not enforce against STRs in Coastal Zone until City obtains alternative compliance with Coastal Act. This allows short term rentals to remain in the Coastal Zone until new regulations adopted and approved by City and Coastal Commission.
8/30/2019	Coastal Commission staff	Memo to CCC with evaluation of STR's for LCP 16-04 grant.
3/3/2020	City Council	Adopts Interim Urgency Ordinance to amend Zoning Ordinance (§30.295.040.P) to include text defining STR's as similar use to hotels.
4/16/2020	Planning Commission	Review and consider definition of Hotels and Similar Uses to include STR's for clarification; recommended forwarding the draft ordinance to City Council for adoption with revisions, and a

Date	Hearing/Action	Direction
		majority supported recommending to City Council to draft an ordinance for STRs.
6/2/2020	City Council	Adopts ordinance to declare existing law by amending the zoning ordinance pertaining to definition of hotels and similar uses to include STRs.
4/16/2020	Planning Commission	Per City Attorney, approve Zoning Ordinance text amendment for definition of Hotels and Similar Uses.
9/27/2022	City Council	Considered drafting of a short-term rental permitting ordinance; directed staff to forward that framework with CC's comments to the Planning Commission and move forward from there. Staff report notes 1,560 units listed online = 27% increase from prior year.
4/25/2023	City Council	Council approved a 1-year STR Pilot Enforcement Program - in City Attorney's Office.
4/16/2024	City Council	Update to Council on STR Pilot Enforcement Pilot Program and recommendation to extend the program for another fiscal year and beyond through budget process; Council approved and also voted to schedule an item to discuss short-term rental regulations.
6/11/2024	City Council	Council discussion on existing STR laws and regulations and direction to begin STR Ordinance Amendment. Followed up with a 11/18/2024 memo to Council from Allison De Busk with a summary and next steps.
8/5/2025	City Council	Receive report update on the STR Pilot Enforcement Program, summary background on STR permitting, and direct staff to draft a STR Ordinance including home shares; majority directed staff to allow hosted home shares in all zones that allow residential or hotel use, remove hotel use and STRs from multi-unit residential zones, clarify the permit path, and allow STRs in the proposed Coastal Zone permit area.
12/18/2025	Planning Commission	Received report on development of STR Ordinance and provided direction regarding zones to allow STRs and homeshares, permit process options, license allocation, grace periods and parking.

Exhibit E: Proposed Zoning – STR & Homeshare Summary

(Note: all STRs and Homeshares must be located in a residential structure)

Title 30 Inland Zones

Residential Zones

Use Classification	RS	R-2	R-M	R-MH	Additional Regulations
Hotels and Similar Uses	–	–	CUP(11)	A (Allowed)	§30.185.220, Hotels and Similar Uses
Homeshare	–	–	–	–	§30.185.395, Short-Term Rentals
Short-Term Rental	–	–	–	–	§30.185.395, Short-Term Rentals

Nonresidential Zones

Use Classification	O-R	O-M	C-R	C-G	M-C	M-I	Additional Regulations
Hotels and Similar Uses	CUP(11)	–	A	A	A	–	§30.185.220, Hotels and Similar Uses
Homeshare	A	A	A	A	A	–	§30.185.395, Short-Term Rentals
Short-Term Rental	A	A	A	A	A	–	§30.185.395, Short-Term Rentals

Title 28 Coastal Zones

Note: In the Coastal Zone, the zoning designations do not perfectly match the boundaries shown on the STR License Area Map.

Residential Zones

Use Classification	A, E, R-1	R-2	R-3	R-4	Additional Regulations
Hotels and Similar Uses	–	–	CUP(11)	A	§28.94.030, Uses Permitted in Specific Zones
Homeshare	A	A	A	A	Ch. 28.91, Short-Term Rentals
Short-Term Rental	–	–	A	A	Ch.28.91, Short-Term Rentals

Nonresidential Zones

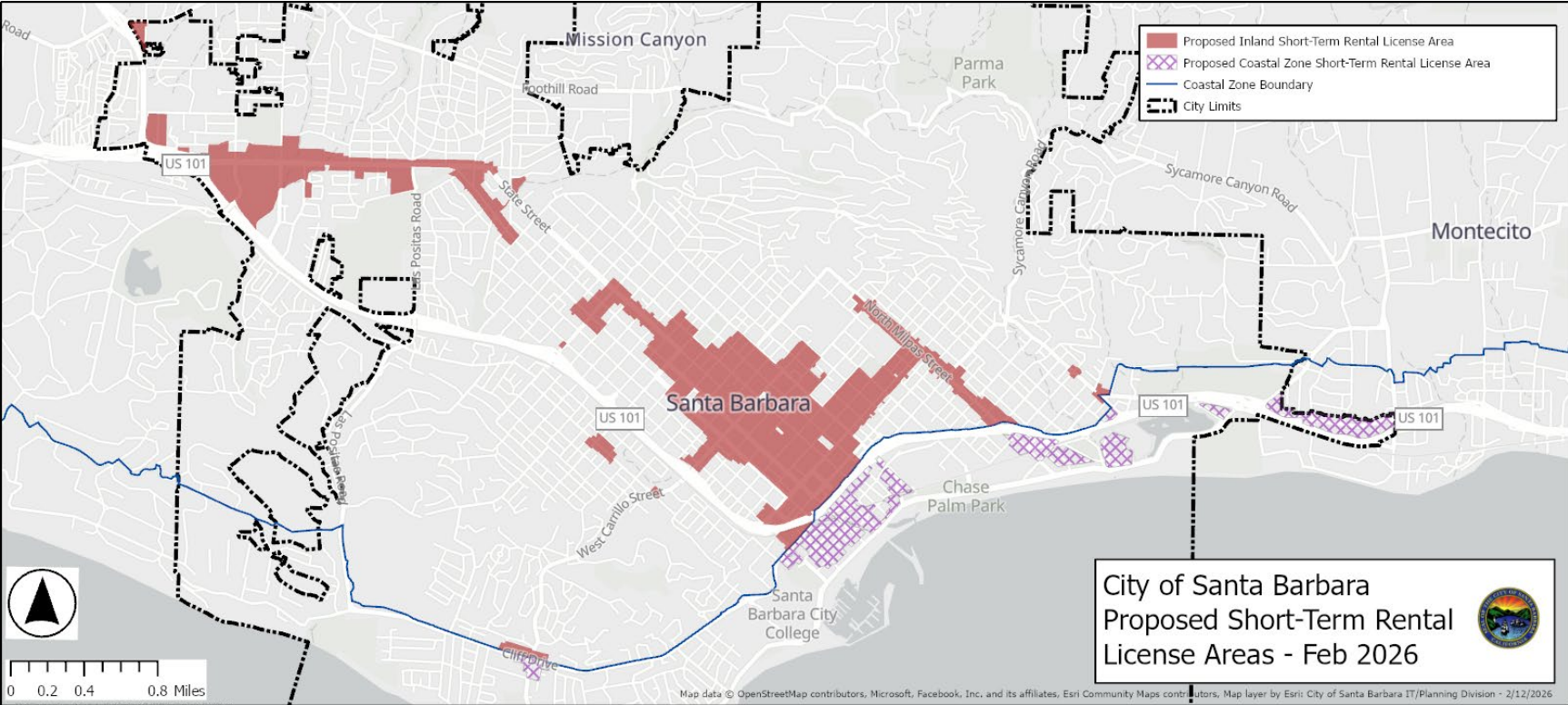
Use Classification	R-O	HRC-2/O-C	C-1/C-P	C-2	C-M	M-1	Additional Regulations
Hotels and Similar Uses	CUP(11)	A/ CUP(12)	A	A	A	A	§28.94.030 §28.71.030
Homeshare	A	A	A	A	A	–	Ch.28.91, Short-Term Rentals
Short-Term Rental	A	A	A	A	A	–	Ch.28.91, Short-Term Rentals

11. Limited to Historic Resources (Structures of Merit or Landmarks)

12. In the OC zone, limited to “Small Hotels” with no more than 6 guest rooms

Exhibit F

Proposed Short-Term Rental License Areas





City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 18, 2025

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Devon Wardlow, *Chair*
Lucille Boss, *Vice Chair*
Brian Barnwell
John M. Baucke
Donald DeLuccio
Benjamin Peterson
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Chief Assistant City Attorney
Megan Arciniega, Senior Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

Chair Wardlow called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Devon Wardlow, Vice Chair Lucille Boss, Commissioners John M. Baucke and Donald DeLuccio

Absent: Commissioners Brian Barnwell, Benjamin Peterson, and Lesley Wiscomb

STAFF PRESENT

John Doimas, City Attorney
Tava Ostrenger, Chief Assistant City Attorney
Allison DeBusk, Community Development Director
Tess Harris, State Street Master Planner
Erin Markey, Creeks Restoration and Water Manager
Rosie Dyste, Principal Planner
Brenda Beltz, Planning Analyst
Julia Pujo, Environmental Analyst
Megan Arciniega, Senior Planner
Laura Bridley, Project Planner
Carly Earnest, Associate Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Jasper Carman, Commission Secretary

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

B. Announcements and appeals:

No announcements.

C. Review, consideration, and action on the following draft Planning Commission minutes:

1. December 4, 2025 Planning Commission Minutes

MOTION: Boss / DeLuccio

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Barnwell, Peterson, and Wiscomb)

D. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

E. State Street Master Plan Update

Megan Arciniega, Senior Planner and Tess Harris, State Street Master Planner informed the Commission that the State Street Master Plan draft will be completed in Spring 2026, and a joint hearing with the Planning Commission and the Historic Landmarks Commission for comments will take place before proceeding to the City Council for final adoption.

III. APPEAL ITEMS

A. ACTUAL TIME: 1:05 P.M.

3139 SEA CLIFF – STAFF HEARING OFFICER APPEAL

Assessor’s Parcel Number: 047-091-014

Zoning Designation: A-1 / S-D-3 (One Family Residence / Coastal Overlay)

Application Number: PLN2024-00398 Filing Date: 10/15/2024

Applicant: Linda Blackburn / RRM Design Group

Owner: Jason Sunukjian / 3139 Sea Cliff, LLC

The 3.02-acre lot is developed with an 1,845-square-foot single-unit residence and 480-square-foot attached garage on the southwest corner of the lot. The project proposes soil remediation by excavation and off-site disposal of contaminated soil. Excavation depths range from 12 to 36 inches and would result in excavation and exportation of 2,225 cubic yards of contaminated soil to an appropriate permitted landfill. Excavations would be backfilled with uncontaminated soil from the site with 1,350 cubic yards of cut and 1,350 cubic yards of fill, balanced on site. The project includes a construction staging area and stabilized construction entrance at the southeast corner of the project site. Vegetation clearing and grubbing to accommodate the soil remediation includes removal of

seventeen (17) front setback and thirty-eight (38) interior trees. Retained trees would be protected with tree protection measures and removed trees would be replaced per the arborist's recommendations in the report dated February 13, 2025 with approximately fifty-five (55) new trees. All areas disturbed would be hydroseeded with a native erosion control mix following completion of grading activities. No changes to the existing residence are proposed.

The project would implement the Remedial Action Plan approved by Santa Barbara County Environmental Health Services Division dated April 30, 2019. The remediation would be completed under permit by the Santa Barbara County Air Pollution Control District and the conditions of the Permit to Operate dated December 13, 2024.

The actions required for the project made by the Staff Hearing Officer included:

- A. Approval of a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- B. A CEQA Determination that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15330 [Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances].

The action under the jurisdiction of the Planning Commission at this hearing is:

- A. Consideration of an appeal filed by Gil Barry, on October 20, 2025, of the Staff Hearing Officer's approval of a Coastal Development Permit and CEQA determination for soil remediation at 3139 Sea Cliff.

Carly Earnest, Associate Planner; Thomas Rejzek County of Santa Barbara Environmental Health Services; and David Harris, Air Pollution Control District Santa Barbara County, gave the staff presentation. Tess Harris, State Street Master Planner; Erin Markey, Creeks Restoration and Water Manager; and Julia Pujó, Environmental Analyst, were available to answer questions.

Tess Harris, State Street Master Planner and presiding Staff Hearing Officer, provided comments from the Staff Hearing Officer hearing on October 15, 2025.

Gil Barry gave the Appellant presentation.

Beth Collins, Brownstein Hyatt Farber Schreck, gave the applicant presentation and was joined by Sarah Bronstad, Brownstein Hyatt Farber Schreck; Linda Blackburn, RRM Design Group; and Steve Campbell, Campbell Geo, Inc.

Public comment opened at 2:02 p.m., and the following individuals spoke:

1. Carol Shaw
2. Eve Leeds
3. Natasha Todorovic
4. Craig Leeds
5. Lori Rafferty
6. Greg Welch
7. Tim Kearin

- 8. Bowen Lee
- 9. Steve Luick
- 10. Quinn Bregard
- 11. Jacques

Written correspondence from Gil Barry, Eve Leeds, Craig Leeds, Mark Pomerantz, Maureen Roffoni, Lisa Fell, Dianne Hooper, Michael Russell, Tom Foley, Josie Hoffmann, Carol Shaw, and Mark and Cathy Zoradi was acknowledged.

Public comment closed at 2:25 p.m.

MOTION: Boss / DeLuccio

Assigned Resolution No. 014-25

Deny the appeal and approve the Coastal Development Permit and CEQA Exemption as outlined in the Staff Hearing Officer Resolution No. 040-25, dated October 15, 2025, subject to the Conditions of Approval as outlined in the Resolution, with the following revision to the Conditions of Approval:

- 1. On page 6 of the draft Staff Hearing Officer Resolution No. 040-25, section 2, add a new subsection a stating “Site Runoff. Prior to Building Permit issuance for grading, the City will review erosion sediment control plans to ensure runoff from the contaminated portion of the site does not leave the site. Additionally, all erosion control and storm water best management practices must be adhered to as required by the Building and Safety Division and State Water Board as applicable.”

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Barnwell, Peterson, and Wiscomb)

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:36 TO 3:53 P.M. ***

B. ACTUAL TIME: 3:54 P.M.

3139 SEA CLIFF – SINGLE FAMILY DESIGN BOARD APPEAL

Assessor’s Parcel Number: 047-091-014

Zoning Designation: A-1 / S-D-3 (One Family Residence / Coastal Overlay)

Application Number: PLN2024-00398 Filing Date: 10/15/2024

Applicant: Linda Blackburn / RRM Design Group

Owner: Jason Sunukjian / 3139 Sea Cliff, LLC

The 3.02-acre lot is developed with an 1,845-square-foot single-unit residence and 480-square-foot attached garage on the southwest corner of the lot. The project proposes soil remediation by excavation and off-site disposal of contaminated soil. Excavation depths range from 12 to 36 inches and would result in excavation and exportation of 2,225 cubic yards of contaminated soil to an appropriate permitted landfill. Excavations would be backfilled with uncontaminated soil from the site with 1,350 cubic yards of cut and 1,350 cubic yards of fill, balanced on site. The project includes a construction staging area and

stabilized construction entrance at the southeast corner of the project site. Vegetation clearing and grubbing to accommodate the soil remediation includes removal of seventeen (17) front setback and thirty-eight (38) interior trees. Retained trees would be protected with tree protection measures and removed trees would be replaced per the arborist's recommendations in the report dated February 13, 2025 with approximately fifty-five (55) new trees. All areas disturbed would be hydroseeded with a native erosion control mix following completion of grading activities. No changes to the existing residence are proposed.

The project would implement the Remedial Action Plan (RAP) approved by Santa Barbara County Environmental Health Services Division (EHS) dated April 30, 2019. The remediation would be completed under permit by the Santa Barbara County Air Pollution Control District (APCD) and the conditions of the Permit to Operate (PTO) dated December 13, 2024.

The action under the jurisdiction of the Planning Commission at this hearing is:

- A. Consideration of an appeal filed by Linda Blackburn, RRM Design Group, on October 30, 2025, of the Single Family Design Board's denial of Project Design Approval and Final Approval for 3139 Sea Cliff.

Carly Earnest, Associate Planner, gave the Staff presentation.

Ted Hamilton-Rolle, Design Review Supervisor, spoke on behalf of Dawn Sherry, Vice Chair of the Single Family Design Board, regarding the Board's decision to deny the project.

Beth Collins, Brownstein Hyatt Farber Schreck, gave the Appellant presentation.

Public comment opened at 4:09 p.m., and the following individuals spoke:

1. Gil Barry (pooled with Timothy Rodgers)
2. Eve Leeds (pooled with Carol Shaw)
3. Natasha Todorovic
4. Craig Leeds

All written correspondence regarding the appeals at this address were consolidated under the public comment section for Item III.A.

Public comment closed at 4:23 p.m.

MOTION: DeLuccio / Baucke

Assigned Resolution No. 015-25

Uphold the appeal and grant Project Design Approval and Final Approval, making the Neighborhood Preservation Findings and Grading Findings as outlined in the Staff Report dated December 11, 2025, noting that the applicant agrees to include the APCD contact hotline to the onsite construction contact sign required in the Conditions of Approval as part of the Staff Hearing Officer Resolution No. 040-25, section 9.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Barnwell, Peterson, and Wiscomb)

*** THE COMMISSION RECESSED FROM 4:42 TO 4:49 P.M. ***

IV. DISCUSSION ITEM

ACTUAL TIME: 4:49 P.M.

SHORT TERM RENTAL ORDINANCE

Application Number: PLN2025-00485

Applicant: City of Santa Barbara, Planning Division

That the Planning Commission receive a presentation about direction from City Council on a short-term rental ordinance and consider policy questions raised during development of the ordinance and provide feedback to staff.

Laura Bridley, Project Planner, gave the Staff presentation. John Doimas, City Attorney; Allison DeBusk, Community Development Director; Rosie Dyste, Principal Planner; and Brenda Beltz, Planning Analyst were available to answer questions.

Public comment opened at 5:10 p.m., and the following individuals spoke:

1. Jeff Ruppert
2. Tiffany Haller
3. Louise Astbury (pooled time with Kava Ruppert)
4. Samantha Ireland
5. Cliff O'Sullivan
6. Patricia Stark
7. Eve Leeds
8. Craig Leeds
9. Jennifer
10. Georgia Strickland
11. Andrea Romero
12. Alexander Hall
13. Sheri Colberg-Ochs
14. Charlie Carnow
15. Aidan Williams
16. Mary Turley

Written correspondence from Cary Hill, Paulo Brandao, Amy Crawford, Jan Swanberg, Ed Forman, Summer Knight, Michael Rucker, Panchali Khanna, Dylan Jones, Kelley Brown, Aidan Williams, Anonymous, Erin Gorrell, John Bianchi, Laurie Robinson, Wade Appelman, Jason & Kathleen Scheideman, Lousie Astbury, Jennie Strait, Elizabeth Bradley, Jack Eisenhauer, Dustin Hoiseth on behalf of the Santa Barbara South Coast Chamber of Commerce, Craig Leeds, and Hayley Ditzler was acknowledged.

Public comment closed at 5:46 p.m.

Commission Comments:

1. Parking. The Commission came to a majority consensus on the moderate option as proposed, which states that the ordinance would “retain the currently proposed parking ratio, which is intended to strike a balance between neighborhood compatibility and allowing limited short-term rental (STR) and homeshare activity.” Commissioner Baucke stated preference for a more restrictive version.
2. STR Permit Process in Title 30 Inland. The Commission came to a majority consensus on the moderate option as proposed, which states that the ordinance would “retain the currently proposed permitting structure, which prohibits STRs in all residential zones, allows homeshares in all residential zones, and permits STRs in designated commercial zones with a Conditional Use Permit (CUP), when located in a historic structure. This option is intended to balance housing preservation with limited STR opportunities and support adaptive reuse of historic buildings.” The Commission came to a majority consensus to consider a less burdensome permit alternative to a CUP and to modify the homeshare allowance to only be permitted in the zones that STRs are allowed. Vice Chair Boss stated preference for homeshares to not be permitted in any zones. Commissioner Baucke and Boss suggested consideration of neighborhood caps and also did not favor homeshares in residential zones outside the proposed license area.
3. STR Permit Process in Title 28 Coastal Zone. The Commission came to a majority consensus on the moderate option as proposed, which states that the ordinance would “retain the proposed permitting structure, which prohibits STRs in One-Family and Two-Family zones, allows homeshares in all residential zones, and permits STRs in designated areas with a CUP, without requiring a historic structure. This option aims to balance housing protection, visitor-serving needs, and regulatory oversight.” The Commission came to a majority consensus to consider a less burdensome permit alternative to a CUP and to modify the homeshare allowance to only be permitted in the zones that STRs are allowed. Vice Chair Boss stated preference for homeshares to not be permitted in any zones.
4. Number of Licenses Per Owner. The Commission came to a majority consensus on the more restrictive option as proposed, which states that the ordinance would “limit STR licenses to one per individual or entity, regardless of the number of properties owned. This option strengthens enforcement, reduces the risk of commercial STR operations, and ensures hosts are more likely to be personally accountable. However, it may limit participation in areas intended for visitor-serving uses, such as the Coastal Zone.” The Commission recommended researching the City Palm Springs ordinance as an example.
5. Grace Period. The Commission came to a majority consensus on the moderate option as proposed, which states that the ordinance would “allow unpermitted STRs to continue operating for up to six months following the ordinance’s effective date. During this time, operators must apply for and obtain a valid STR License and meet all applicable requirements. This option provides a reasonable path to compliance while phasing out unpermitted activity and supporting enforcement.” The Commission requested consideration of an exception that those who have a Transient Occupancy Tax License would be allowed a longer grace period as part of the ordinance and of an education campaign to property owners on this issue.

- 6. Platform Liability. The Commission requested incorporation of platform liability into the ordinance.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 7:01 P.M.

- A. Committee and Liaison Reports:
 - 1. Staff Hearing Officer Liaison Report
No report.
 - 2. Other Committee and Liaison Reports
No reports.
- B. Discussion on Subcommittees and Workshops
No discussion held.

VI. ADJOURNMENT

Chair Wardlow adjourned the meeting at 7:02 p.m.

Submitted by,



Jasper Carman, Commission Secretary