

CITY OF SANTA BARBARA
SPECIAL ORDINANCE COMMITTEE
MEETING

MEETING AGENDA

DATE: April 21, 2026
TIME: 11:30 a.m.
PLACE: Council Chambers

Oscar Gutierrez, Chair
Mike Jordan
Kristen Sneddon

Office of the City
Administrator

Office of the City
Attorney

Kelly McAdoo
City Administrator, City Administrator's Office

John Doimas
City Attorney

Nicole Grisanti
Manager, City Administrator's Office

IN-PERSON PUBLIC COMMENT: Any person wishing to address the Ordinance Committee should first complete and deliver a "Request to Speak" form prior to the time that public comment is taken up by the Committee Member. Each speaker will be given a total of 3 minutes to address the Committee. The Ordinance Committee, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond their jurisdiction.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to ngrisanti@santabarbaraca.gov prior to the beginning of the Ordinance Committee Meeting. All public comments submitted via email will be provided to the Ordinance Committee and will become part of the public record.

HOW TO REMOTELY OBSERVE AND/OR SPEAK LIVE AT A MEETING:

- **WEB:** <https://santabarbaraca-gov.zoom.us/j/83099911799?pwd=N0fwX914FLbpUNNMPr2foEbiub5ovC.1>
Passcode: 199458
- **TELEPHONE:** Phone one-tap:
+16699006833,,83099911799# US (San Jose)
+16694449171,,83099911799#

US

LANGUAGE TRANSLATION AND INTERPRETATION: The City of Santa Barbara offers live Spanish translation and interpretation for City Council Meetings via the Wordly platform. Follow the directions below to access the service.

- Go to: <https://attend.wordly.ai/join/QQBv-6746>
 - Ensure the Session ID QQBV-6746 is displayed.
 - Select "Spanish" and click on the "Attend" button.
 - You can now read the captions on your device and/or listen to the translation of the City Council meeting.
 - Click the speaker button to hear a text-to-speech version of the translated dialogue.
- If you have any questions or concerns, please contact City TV at 805-564-5311.

REPORTS: Copies of the reports relating to agenda items are available for review at <http://www.SantaBarbaraCA.gov/CAP>. In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a "CAR") online at the City's website (<http://www.SantaBarbaraCA.gov/CAP>). Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are posted to the City's website as soon as reasonably feasible.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at 564-5305 or by email at ngrisanti@santabarbaraca.gov if possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. For those who need accessibility accommodation in using the "raise hand" function and/or registering to participate in the Zoom session, please contact the Clerk's office by 5:00 p.m. the day before the meeting for assistance. Additionally, a speaker may email ngrisanti@santabarbaraca.gov by 5:00 p.m. the day before a meeting, stating which item they wish to speak on. Specialized Services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

ITEM FOR CONSIDERATION

CONTINUATION from April 14, 2026, Ordinance Committee Meeting (Item #1)

1. SUBJECT: Short-Term Rental Ordinance (CITY2026-00001)

RECOMMENDATION: That the Ordinance Committee:

- A) Review and forward to City Council ordinance amendments to Titles 30 and 28 related to Short-Term Rentals and Homeshares;
- B) Recommend amending the Local Coastal Program to Amend Title 28 (Coastal Zoning Ordinance) related to Short-Term Rentals and Homeshares (SBMC Chapter 28.92);
- C) Determine that the Short-Term Rental Ordinances are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- D) Determine that the Short-Term Rental Ordinances are consistent with the General Plan and Local Coastal Plan.

2. SUBJECT: Proposed Amendment to the Ordinance Restricting Parking of Oversized Vehicles

RECOMMENDATION: That the Ordinance Committee review the proposed amendments and recommend that the City Council consider an ordinance amending Santa Barbara Municipal Code Section 10.44.220 to modify enforcement procedures for oversized vehicle parking violations. The recommendation also directs staff to continue coordination with the New Beginnings Safe Parking Program to provide outreach and alternative parking resources for individuals living in oversized vehicles.



CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: April 21, 2026
TO: Ordinance Committee
FROM: Community Development Department
SUBJECT: Short-Term Rental Ordinances (CITY2026-00001)

RECOMMENDATION: That Ordinance Committee:

- A. Review and forward to City Council ordinance amendments to Titles 30 and 28 related to Short-Term Rentals and Homeshares;
- B. Recommend amending the Local Coastal Program to amend Title 28 (Coastal Zoning Ordinance) related to Short-Term Rentals and Homeshares (SBMC Chapter 28.92);
- C. Determine that the Short-Term Rental Ordinances are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- D. Determine that the Short-Term Rental Ordinances are consistent with the General Plan and Local Coastal Plan.

EXECUTIVE SUMMARY:

The Short-Term Rental (STR) Ordinances for Title 30 (Attachment 1) and Title 28 (Attachment 2) implement Housing Element Program HE-19 from the 2023–2031 Housing Element (Attachment 3 – General Plan and Local Coastal Plan Consistency Analysis). Their purpose is to regulate vacation rental units to protect long-term housing, preserve neighborhoods, and create a reliable permit path for these uses. Additionally, the ordinances should inform property owners, residents, and visitors about where STRs (unhosted vacation rentals) and homeshares (rental of a portion of a house for fewer than 30 days when the primary resident is present, also known as hosted vacation rentals) are allowed and how they can be licensed and operated.

The homeshare element would also enhance lower-cost overnight accommodation choices in the Coastal Zone, consistent with the Coastal Act and Coastal Land Use Plan policy 3.2-12. The ordinance is also a critical requirement to enforce against unpermitted

STRs in the Coastal Zone where enforcement has been limited under a court decision.¹ Once City Council acts on these regulations, the Title 28 amendments will be forwarded to the California Coastal Commission (CCC) as a Local Coastal Plan Amendment. Changes to inland Title 30 will take effect within 30 days of adoption by City Council.

DISCUSSION:

Background

The City has been considering proposed STR ordinances and enforcement issues since 2015 (See Attachment 4). Most recently, City Council provided general direction on proposed regulations at a hearing on August 8, 2025, and the Planning Commission received an update and provided feedback on December 18, 2025.

On March 5, 2026, the Planning Commission reviewed the draft ordinances. The Commissioners voted 4-2 in favor of forwarding the package to the Ordinance Committee, but with specific feedback that outlines their concerns and comments. The Planning Commission's feedback differed somewhat from Council's prior direction.

Ordinance Highlights

The proposed STR Ordinances would regulate the use of residential structures as short-term rentals or homeshares to ensure neighborhood compatibility and provide clear operational standards and accountability for owners, hosts, and managers. The ordinances have similar provisions in both inland and coastal areas but with a key difference in where they are allowed, as highlighted below:

- **Where Allowed (Zone or License Area):** In the Coastal Zone, STRs would be allowed within a geographic license area, which encompasses multiple zones, including some residential²; whereas Inland, STRs would only be allowed within commercial and mixed-use zones. Homeshares would be allowed in all zones that allow residential uses in the Coastal Zone but allowed only in commercial zones Inland. See Attachment 5 for a summary of where STRs and homeshares would be allowed, broken down by zone and use type. See Attachment 6 for a map of the proposed license areas.

¹ *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.

² The Coastal Land Use Plan (2019) prioritizes coastal access and visitor-serving accommodations. Past Coastal Commission guidance to local governments has emphasized the need to allow, but regulate, vacation rentals in a manner that balances the important public access and visitor-serving benefits of such rentals with reasonable regulations to limit adverse impacts on coastal communities, including the availability of housing.

- *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 allow residential or mixed use (O-R, O-M, C-R, C-G, M-C).
- *Title 28 (Coastal)*:
 - STRs would be prohibited in single-family (A, E, R-1) and two-family (R-2) zones, and limited to the STR license area that emphasizes coastal access points. See Attachment 6 for these proposed license areas, 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.
 - Homeshares would be allowed in all zones that allow residential uses. (A, E, R-1, R-2, R-3, R-4) and nonresidential zones that allow residential or mixed use (R-O, HRC-2/OC, C-1, C-P, C-2, C-M).
- **Ineligible Units**: The following types of units would be ineligible to become a STR or homeshare:
 - Accessory Dwelling Units (ADUs³), including the primary unit associated with the ADU. Homeshare would be allowed in the primary unit of a property developed with an ADU;
 - Units subject to recorded covenants (including affordable housing);
 - Employee housing;
 - Live-work units;
 - Rooms not intended for human habitation (e.g., garages, sheds); and
 - Units that have not received a final building inspection or certificate of occupancy.
- **Parking**: In accordance with residential standards, the draft ordinances would require parking for STRs (unhosted units) as follows: two on-site spaces for units with up to four bedrooms and three spaces for units with five or more bedrooms. Sites with nonconforming parking or design would need to add parking to comply. As currently drafted, tandem parking and backing out onto a public street would be prohibited for STRs unless approved with a parking waiver, but homeshares in single- and two-unit residential units would be allowed to back out without a waiver.

³ The ADU ordinances prohibit rentals of ADUs for fewer than 31 days. Changing this provision would require amending the ADU ordinance.

- **Miscellaneous:**

- *Tenant Protections.* A 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:* A pre-permitting inspection will be required to ensure the license matches the unit and property conditions, which will also assist with enforcement efforts if an operator advertises something different on platforms.

License applications would require submission of building plans, owner authorization (if a tenant is the applicant), proof of business tax certification, registration to pay transient occupancy tax, proof of insurance, a limitation of one license per person, and acknowledgment of operational standards and advertising compliance, among other items.

Planning Commission March 5, 2026, Comments

On March 5, 2026, the Planning Commission reviewed and forwarded the proposed ordinances to Ordinance Committee. The Commissioners provided detailed input (see Attachment 7 – Planning Commission Minutes) that differed somewhat from City Council’s direction given on August 5, 2025. Their comments are summarized below, along with staff’s response:

- **Parking:** The Planning Commission was concerned that the minimum number of parking spaces required for STRs and homeshares, and requiring a Public Works waiver for tandem parking and backing out, was too restrictive. The Planning Commission suggested staff consider changing the minimum number of parking spaces and allowing tandem parking and backing out in certain locations without a waiver.

Staff’s Response: The number of parking spaces required for STRs and homeshares could be reduced to match whatever parking is currently provided on-site, essentially treating it like a typical nonconforming situation. This would increase the number of existing units within the Zone or license area that would be eligible to obtain an STR license.

Current regulations prohibit tandem parking for single-unit residences unless approved with a waiver; staff recommends maintaining this standard for STRs and homeshares citywide to treat them the same as other residential uses in the city. If the parking requirement is reduced per staff’s recommendation above, allowing STR conversions without the number of parking spaces per ordinance standards, tandem

parking becomes a non-issue. Therefore, staff recommends relying on existing regulations if tandem parking is proposed for a STR or homeshare.

Although backing out onto a public street or sidewalk from a parking space is currently permitted for single-unit and two-unit residential (where four or fewer parking spaces are provided), the ordinances would prohibit backing out for STRs and homeshares unless approved with a waiver. This was proposed to mimic how hotels and other commercial uses are currently treated; however, since STRs and homeshares would be considered residential uses under the new regulations, the ordinances could be changed to allow backing out without approval of a waiver under the same conditions that backing out is allowed currently for single-unit and two-unit residences. To balance the provision of STRs with safety concerns related to backing out, staff recommends that backing out be allowed for all STRs and homeshares in the coastal zone, but prohibited inland. This recommendation is based on traffic volumes and vehicle mix, and recognizes the generally lower traffic volumes and lower percentage of commercial vehicles in the coastal license area. This change would increase the number of existing units within the Zone or license area that would be eligible to obtain an STR License. Staff is requesting further direction from Ordinance Committee on this topic.

- **Transient Occupancy Tax (TOT):** The Planning Commission wanted to understand how implementation of the Ordinances would affect TOT revenue to the City so the economic effects of the program could be understood.

Staff's Response: See Budget/Financial Impact discussion below.

- **Enforcement for Homeshares:** The Planning Commission expressed concern that homeshares everywhere in the coastal zone (Title 28) and in commercial zones under Title 30 would be difficult to enforce and ensure that the primary resident was actually present; therefore, they requested more information about enforcement program details to prevent homeshares from becoming unhosted STRs.

Staff's Response: As noted in the ordinances, applicants will need to provide proof that the unit is their primary residence, sign an affidavit acknowledging the requirement to operate the units per the original license application details (number of rooms, host on site for homeshare cases), and comply with all performance standards. This sets a high bar for license issuance and facilitates subsequent enforcement by showing when operations are inconsistent with the license details. The host would be responsible for providing accurate listings and operating according to their license. Details of the enforcement program moving forward are being developed by staff.

- **Platform Company Assurances:** The Planning Commission commented that the ordinances should include requirements to ensure that hosting platform companies and property managers are held accountable when enforcement matters arise at site.

Staff's Response: Senate Bill 346 (2025) expanded local agencies' regulation and enforcement powers for STRs. Accordingly, the proposed ordinances include stipulations for platform compliance consistent with Senate Bill 346. These include: listing only units with a valid City of Santa Barbara license; collecting and remitting TOT 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.

- **Program Reporting:** The Planning Commission requested reporting to help decision-makers assess how the STR program is operating, including data on impacts to TOT, enforcement efforts, and housing impacts. Based on public testimony that unpermitted, currently operating STRs would not return to long-term housing functions, the Planning Commission asked that the City evaluate this in the future.

Staff's Response: Since 2023, the City Attorney's Office has provided annual updates on the STR Enforcement Program. Once the ordinances are effective, staff could expand the annual update to include more information about number of licenses, TOT, and other topics as needed.

- **Reconsider the Zoning-Based Approach:** The draft ordinances intend to regulate the location of STRs by zone (inland) or license area (coastal). The Planning Commission recommended that the City reconsider this approach and instead develop a program for the Coastal Zone that includes a cap or lottery system that regulates the total number of STRs by density (i.e., a percentage of total housing units or population) and/or geographic area.

Staff's Response: Changing the program from a license-area allowance to a cap or lottery system is contrary to City Council's prior direction to prohibit STRs in the single- and two-unit zones of the City. Although caps (within the jurisdiction, by specific neighborhood, or by permittee/parcel) appear to be the most common models recently certified by the Coastal Commission, developing a cap or lottery system appropriate for Santa Barbara would be challenging given the number of unpermitted STRs in the City's waterfront areas. This would require further community outreach and a fair metric to spread them throughout the City/Coastal Zone and could be pursued if Ordinance Committee or Council so directs.

Staff's review of Coastal Commission actions on short-term rental ordinances since 2020 (17 cities/counties) that were approved or approved with modifications indicates the majority included some sort of cap system. The City of Malibu's ordinance (2022) was denied in part because they proposed banning unhosted STRs in single-unit residences; however, it was noted that Malibu had significantly limited lodging options compared to similar coastal towns, and Coastal Commission staff felt that the City's

amendment did not strike an appropriate balance between preserving housing stock and providing visitor-serving accommodations. On March 11, 2026, the Coastal Commission approved a program by the City of Ventura that incorporated Ventura's existing STR regulations into their Local Coastal Plan. The Ventura regulations call for 355 unhosted STRs citywide, divided into six licensing areas, three of which are in the coastal zone.

Developing a cap or lottery system appropriate for Santa Barbara could take several months of research and outreach to determine the appropriate metric and balance between what are essentially competing objectives. For example, Marin County, which had been regulating STRs by ordinance since 2018, spent two years on an inclusive community process to compromise on a proposal to cap STR permits in ten identified coastal zone communities. The program was certified by the Coastal Commission in 2024 and was the first time they proposed to manage the actual numbers allowed in the Coastal Zone.

Each Coastal Zone community that staff researched used unique metrics and caps, as there is no one size that fits all. Staff recommends proceeding with the regulations as previously directed by Council and is requesting further direction from Ordinance Committee, and potentially all of Council, before committing to the extensive research and outreach necessary to develop a cap or lottery-based system to allow STRs in the single- and two-unit zones in the Coastal Zone. The proposed regulations could be adopted so that the City has a regulatory framework for STRs in place and then staff could research additional options or regulatory frameworks after that.

- **Additional Data Needed:** The Planning Commission asked for information about how many STRs are officially currently permitted relative to those that may be operational, along with an analysis of where the operational units are located so that the disparity between existing conditions and a new program regulating them could be assessed better.

Staff's Response: Based on the conversion of a single residential unit to a STR (i.e., change in use permit), staff has determined there are approximately 24 permitted and five pending STRs citywide, with one of these outside the proposed license area in the coastal zone. Additionally, approximately 265 STRs are paying TOT in the Coastal Zone, and staff estimates there are approximately 200 more STRs operating in the coastal zone without paying TOT. Staff estimates that there are approximately 445 STRs operating inland without paying TOT outside the zones that would allow STRs, and 30 STRs operating inland without paying TOT within the proposed zones that would allow STRs.

BUDGET/FINANCIAL IMPACT:

The City has accepted TOT from STR operators since 2001. Collection of these taxes has increased year-over-year due to more operators registering to pay TOT as well as past-due tax collection through the City's increased enforcement activity authorized by City Council in 2022. The City also collects a small amount of business tax revenue and the Tourism Business Improvement District (TBID) assessment, which is remitted to Visit Santa Barbara.

Transient Occupancy Tax: Recent TOT revenue by fiscal year is summarized below and includes approximately 30 to 40 percent from enforcement activity:

- *FY 2024: \$2.8 million*
- *FY 2025: \$4.4 million*
- *FY 2026 (as of January): \$2.7 million*

As noted above, only 24 STRs have been legally permitted through the Community Development Department as change-in-use approvals, absent regulations for STRs. Currently, residences must be designated as a hotel to be converted to a STR, which means they can only be permitted in zones that allow hotels and must comply with applicable hotel standards.

As proposed, the draft ordinances include a geographic area where STR licenses could be issued if certain criteria are met. Comparing this license area to the total number of sites now paying TOT shows that many units would cease to operate if they are not in the license area (mostly single- and two-family zones), and others may not qualify for a license given the required operational standards in the ordinances. Therefore, the ordinances will result in a significant drop in TOT when unpermitted STRs cease to operate or are unsuccessful in securing a license under the new ordinance. The exact numbers associated with that drop are difficult to determine because future licensures will be granted on a case-by-case basis, but staff estimates that the number of eligible STRs will decline from about 265 (are currently paying TOT in the coastal zone) to fewer than the 65 sites currently paying TOT and located in the proposed license area. However, some of the estimated 200 STRs that are not currently paying TOT may also fall within the license area and may choose to get permitted through the new simpler license path, and additional units may choose the homeshare option. The exact decline will depend on case-by-case conditions in meeting the new ordinance standards. Therefore, staff conservatively estimates the resulting reduction in TOT revenues to range from approximately \$2 million to \$2.4 million.

Tourism Business Improvement District: The TBID assessment is calculated at a rate of 2% of the monthly gross room revenue. For FY2026, it is estimated that \$360,000 will be collected in TBID from STRs only. Staff conservatively estimate the TBID assessment

revenue for STRs only will decline by approximately \$280,000 as a result of the proposed ordinances.

Business Tax Certificate: As currently required, STR operators must obtain a business tax certificate. The minimum annual business tax per business is \$29. The majority of STR operators pay \$100 a year.

License Fee: It should also be noted that, if approved, staff will be implementing a new fee for STR Licenses to fully cover the costs of the new STR Program, as required by the City's Cost Recovery and Revenue Policy. More details will be provided when the ordinances move forward to City Council.

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. Future short-term rental projects that include components requiring a discretionary entitlement will continue to be subject to environmental review.

NEXT STEPS:

Staff recommend that Ordinance Committee forwards the draft ordinances to City Council for further discussion with feedback specifically related to potential amendments to the parking requirements, as discussed above, and Planning Commission comments regarding a geographic cap in the coastal zone rather than a zoning-based approach.

- ATTACHMENTS:**
1. Title 30 (Inland) Ordinance Amendments Related to Short-Term Rentals and Homeshares
 2. Title 28 (Coastal Zone) Ordinance Amendments Related to Short Term Rentals and Homeshares
 3. General Plan and Local Coastal Plan Consistency Analysis
 4. Short-Term Rental Public Hearings (2015-2026)
 5. Proposed Zoning for STR License Area and Homeshares Summary
 6. Proposed STR License Area
 7. Draft Planning Commission Minutes March 5, 2026

PREPARED BY: Laura Bridley, Project Planner

SUBMITTED BY: Allison DeBusk, Community Development Director

APPROVED BY: Kelly McAdoo, City Administrator

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: Blue text 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.

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

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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.

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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.

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: Blue text 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.

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.

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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.

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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.

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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.**

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

- 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;

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

- 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

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

electd 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

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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:

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

- 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.

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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.***

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26

SHOWING CHANGES FROM CURRENT CODE

Note: Blue text 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.

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.

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26
SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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	30.25.030	Development Standards
30.25.020	Land Use Regulations		

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.

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26

SHOWING CHANGES FROM CURRENT CODE

Note: Blue text 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.

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
Residential Uses					
Residential Housing Types					
Single-Unit Residential	A	A	A	A	
Two-Unit Residential	A	A	A	A	
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	

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26

SHOWING CHANGES FROM CURRENT CODE

Note: Blue text 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.

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
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	<u>A/CUP</u>	<u>A/CUP</u>	A	A	§30.185.150, Day Care Centers
Emergency Shelter	CUP	CUP	CUP	CUP	§30.185.170, Emergency Shelter
Hospitals and Clinics					
Hospital	–	CUP	CUP	CUP	
Clinic	CUP	A	CUP	A	
Birth Center	–	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	<u>A(21)</u>	<u>A(21)</u>	<u>A(21)</u>	<u>A(21)</u>	§30.185.070, Agriculture
Animal Care, Sales and Services					
Animal Daycare	–	–	A(4)	A(4)	
Animal Shelter and Boarding	–	–	A(5)	A(5)	
Grooming and Pet Stores	–	–	A(4)	A(4)	
Veterinary Services	–	–	A(4)	A(4)	
Artist Studio	–	–	A	A	

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26

SHOWING CHANGES FROM CURRENT CODE

Note: Blue text 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.

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
Automated Teller Machine	A	A	A	A	§30.185.080, Automated Teller Machines
Automobile/Vehicle Sales and Services					
Automobile/Vehicle Rentals	–	–	A	A	
Automobile/Vehicle Sales and Leasing	–	–	–	A(6)	
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

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26

SHOWING CHANGES FROM CURRENT CODE

Note: Blue text 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.

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
Nurseries and Garden Centers	–	–	A	A	
Offices					
<i>Business and Professional</i>	A	A(12)	A	A	
<i>Medical and Dental</i>	A	A	A	A	
Outdoor Sales and Display	–	–	A(13)	A	§30.185.300, Outdoor Sales and Display
Outdoor Seating	–	–	A(14)	A(14)	
Parking, Public or Private	A	A	A	A	
Personal Services	–	–	A	A	
Retail Sales					
<i>Food and Beverage Retail Sales</i>	–	–	A	A	
<i>General Retail</i>	–	A/PSP(15)	A	A	§30.185.260, Medical Equipment Supply Stores
<i>Neighborhood Market</i>	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					
<i>Personal Storage</i>	–	–	–	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

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26

SHOWING CHANGES FROM CURRENT CODE

Note: Blue text 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.

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
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.				
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. 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. 					

ORDINANCE COMMITTEE REVIEW DRAFT 04/14/26

SHOWING CHANGES FROM CURRENT CODE

Note: **Blue** text 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.

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
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.					

Note: Blue text 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.

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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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
Caretaker Unit	A	A(1)	§30.185.120, Caretaker Unit
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	<u>CUPPSP</u>	–	
Family Day Care Home	<u>A</u>	<u>–</u>	<u>§30.185.230, Large and Small Family Day Care Homes</u>
<i>Small</i>	<u>A</u>	–	<u>§30.185.230, Large Family Day Care Homes</u>
<i>Large</i>	<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>–</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>–</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	–	

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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>
<i>Clinic</i>	A	–	
<i>Birth Center</i>	A	–	
<i>Instructional Services</i>	A	–	
<i>Park and Recreation Facility</i>	CUP	–	§30.185.350, Recreation Facilities
<i>Public Facility</i>	A	A	
<i>Recreational Vehicle and Camping Parks, Overnight</i>	CUP(2)	–	§30.185.320, Overnight Recreational Vehicle and Camping Parks
<i>Recreational Vehicle Parks, Permanent</i>	CUP(2)	–	§30.185.280, Mobilehome and Permanent Recreational Vehicle Parks
<i>Schools</i>	A	–	
<i>Skilled Nursing Facility</i>	A	–	
<i>Social Service Facilities</i>	CUP(5)	CUP(5)	
Commercial Uses			
<i>Adult Entertainment Facilities</i>	A	A	§30.185.060, Adult Entertainment Facilities
<i>Agriculture</i>	A(15)	A(15)	§30.185.070, Agriculture
<i>Animal Care, Sales and Services</i>			
<i>Animal Daycare</i>	A(6)	A	
<i>Animal Shelter and Boarding</i>	A(7)	A	
<i>Grooming and Pet Stores</i>	A(6)	A	
<i>Veterinary Services</i>	A(6)	A	
<i>Artist Studio</i>	A	A	
<i>Automated Teller Machine</i>	A	A	§30.185.080, Automated Teller Machines
<i>Automobile/Vehicle Sales and Services</i>			
<i>Automobile/Vehicle Rentals</i>	A	A	
<i>Automobile/Vehicle Sales and Leasing</i>	A(8)	A(8)	
<i>Car Washing Facilities</i>	PSP	PSP	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
<i>Fueling Station</i>	PSP	A	§30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities
<i>Service and Repair, Minor</i>	A	A	
<i>Banks and Financial Institutions</i>	A	–	
<i>Business Services</i>	A	–	
<i>Cannabis Storefront-Retailer</i>	–	A(13)	Chapter 9.44 Commercial Cannabis Businesses

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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
Commercial Entertainment and Recreation			
<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	
Offices			
<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	–	
Retail Sales			
<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
Industrial Uses			
<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>			

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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
Limited/Small Scale	A(11)	A/PSP (12)	§30.185.380, Seafood Odor Control
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		

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

~~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:

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

- 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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

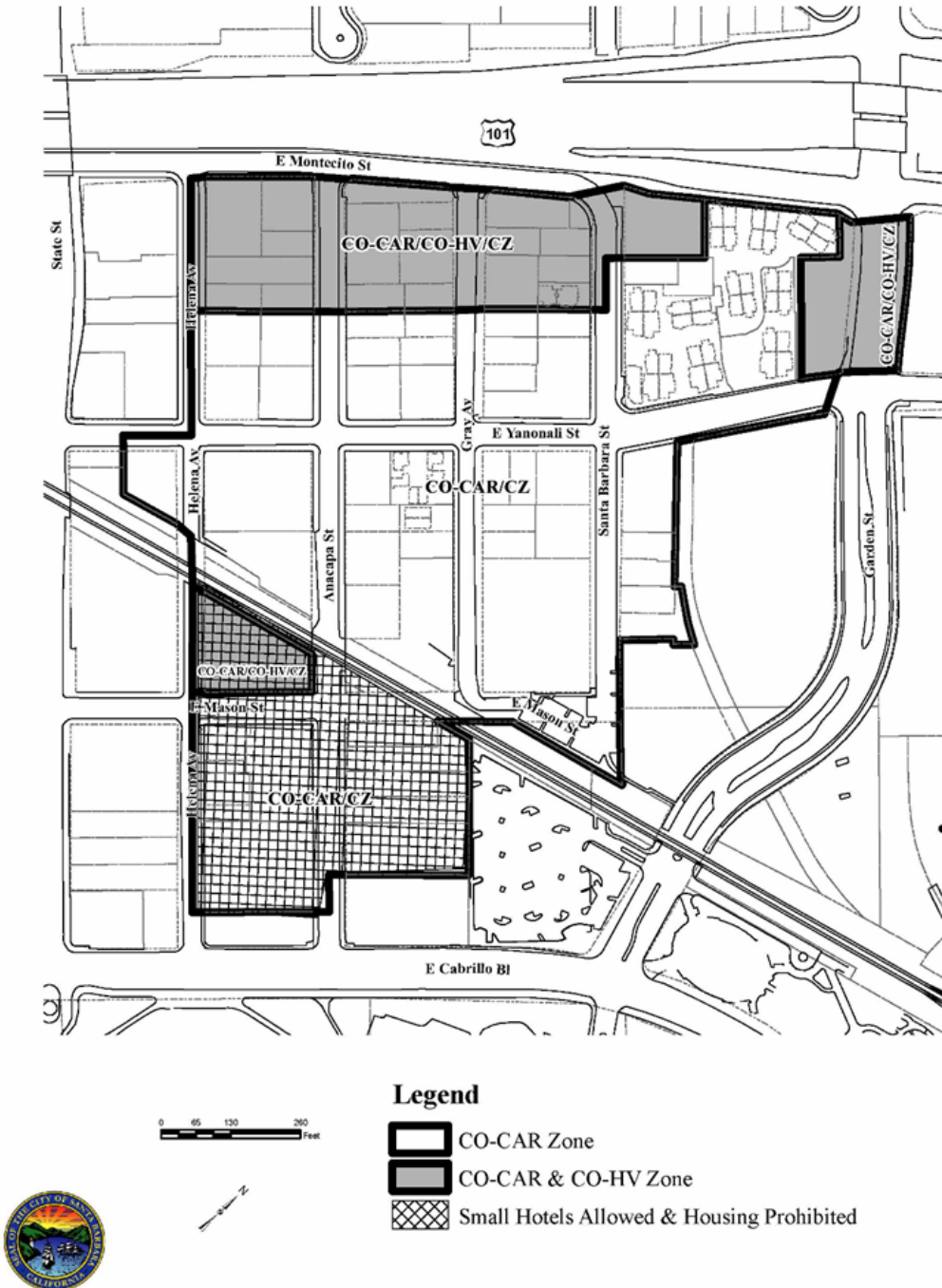
other similar floor area) ~~and the room may not include an individual kitchen area.~~
Individual kitchen areas are not allowed within guestrooms;

- 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



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;

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

~~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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

- 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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

~~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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

- 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,

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

- 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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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~~

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

~~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).

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

**AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025**

(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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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:

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

- 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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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,

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

- 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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code 11/19/2025

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; Transient Occupancy Tax</u>
<u>28.91.030 STR/Homeshare License 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 Licenses</u>	<u>28.91.150 Inspection and Monitoring</u>
<u>28.91.070 Ineligible Units and Structures</u>	<u>28.91.160 Complaints and Violations</u>
<u>28.91.080 STR/Homeshare License Application and Issuance</u>	<u>28.91.170 Enforcement and Penalties</u>
<u>28.91.090 Operational and Performance Standards</u>	<u>28.91.180 Platform Compliance Requirements</u>
	<u>28.91.190 Nonconforming Short-Term Rentals and Homeshares</u>

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

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:

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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;

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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,

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

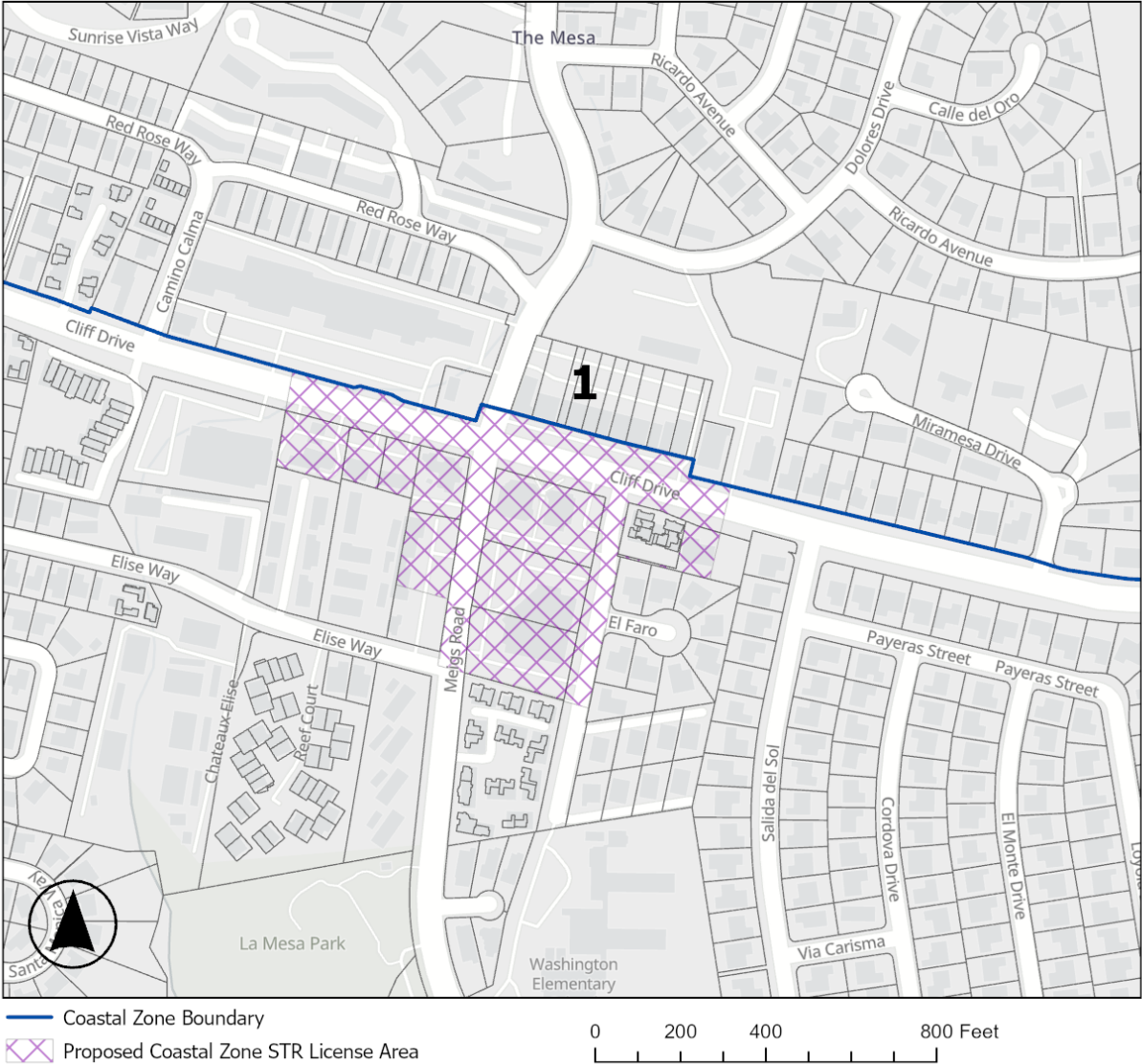
AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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



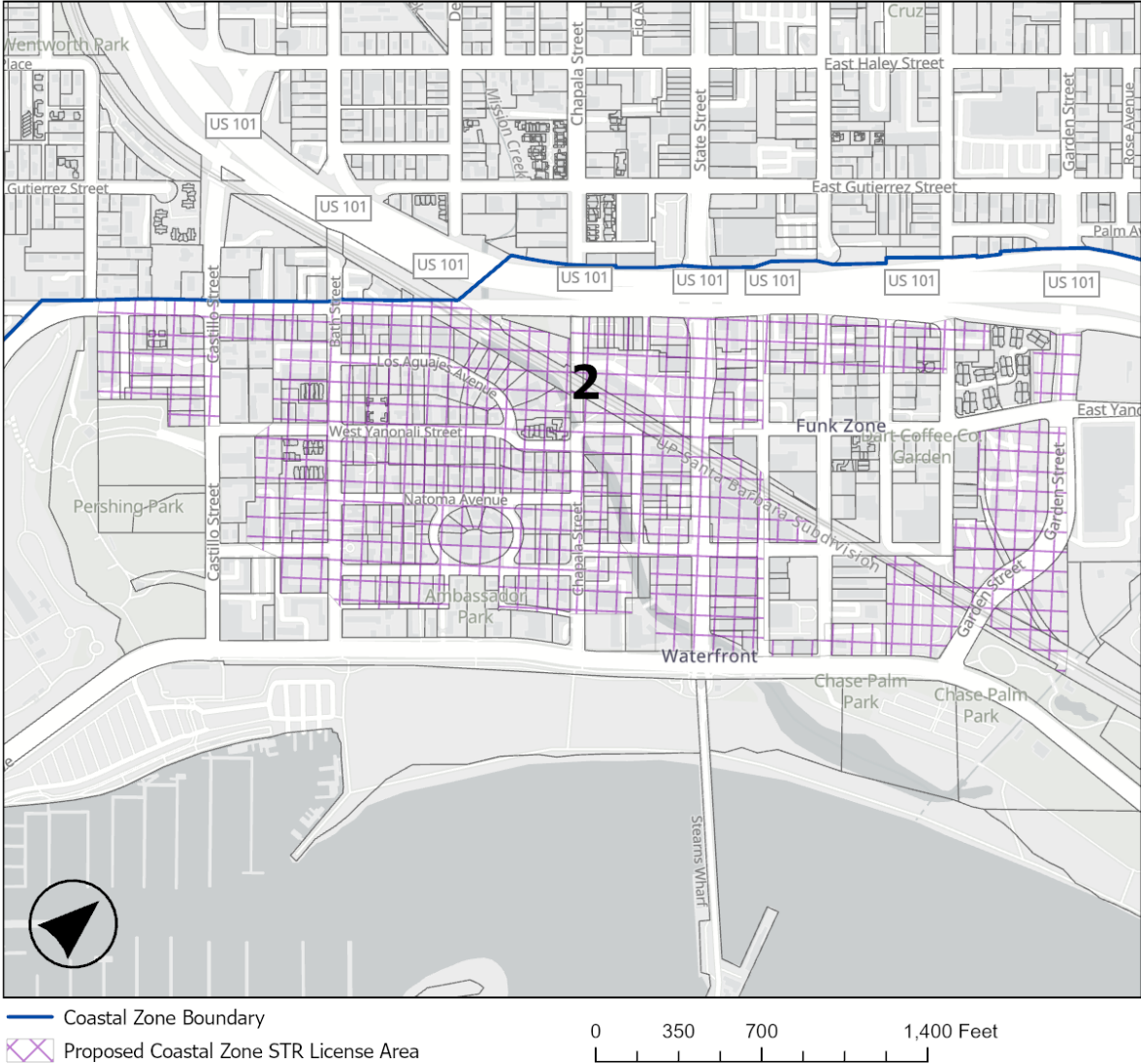
AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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



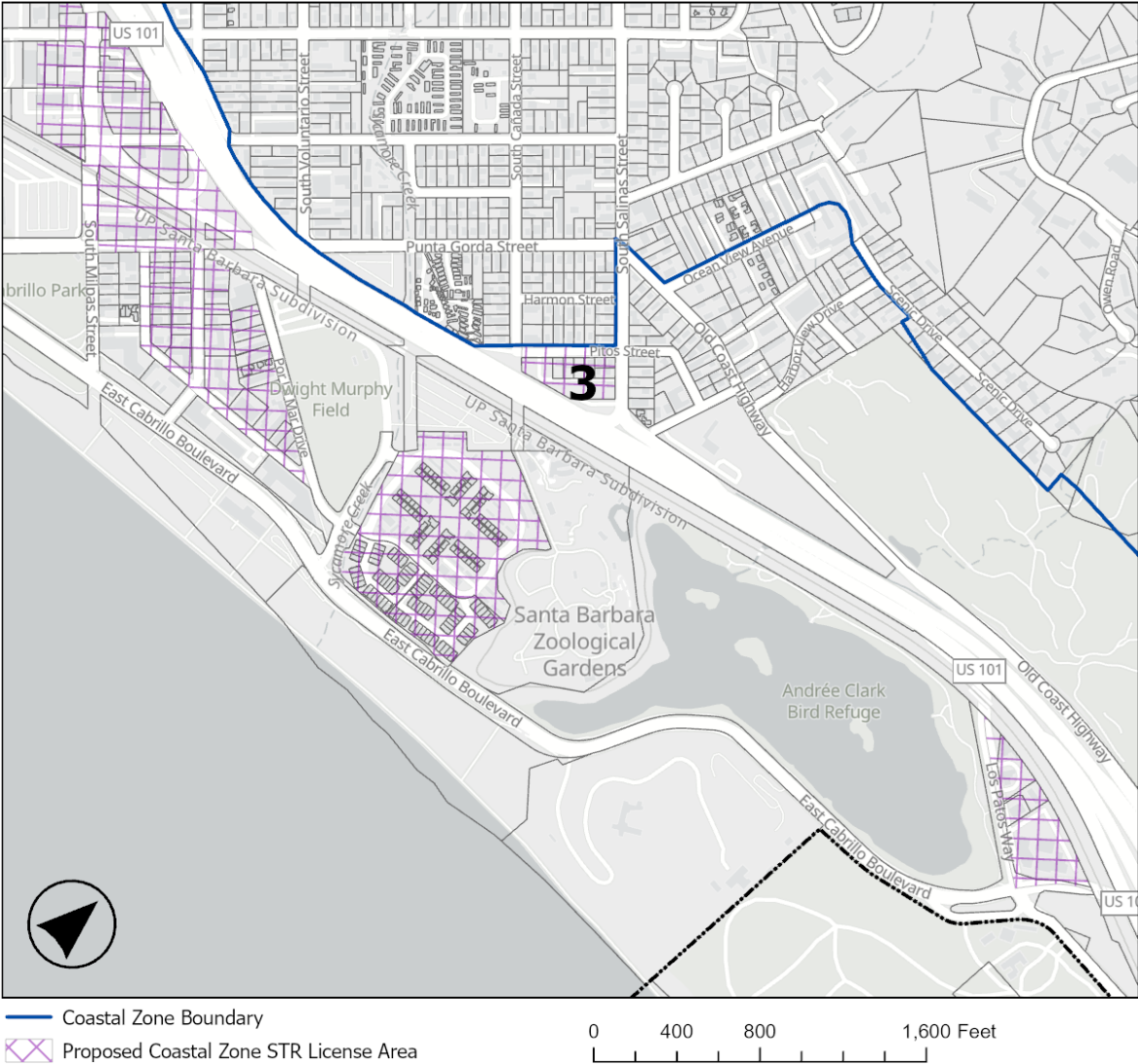
AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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



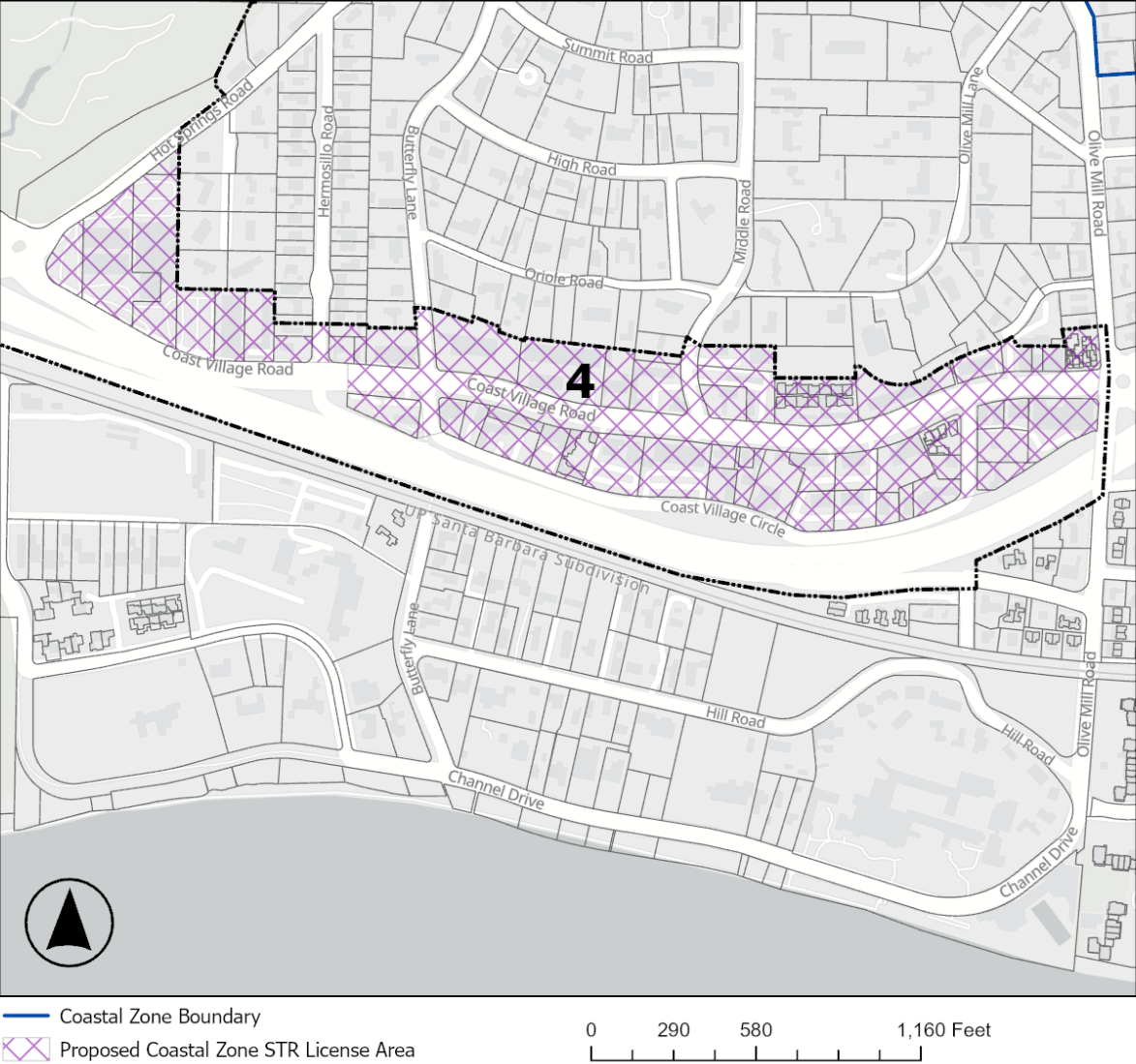
AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

Figure 28.91.050.D: Coastal Zone STR License Area – Area 3



AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

Figure 28.91.050.E: Coastal Zone STR License Area – Area 4



AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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.

AMENDMENTS TO TITLE 28
Planning Commission
Draft Showing Changes
From Current Code

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

Attachment 3: 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</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>character with provision of visitor-serving overnight accommodation options.</p>	
<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>

Consistency Analysis	General Plan/Coastal Land Use Plan Policies
<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> <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.

Attachment 5: 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

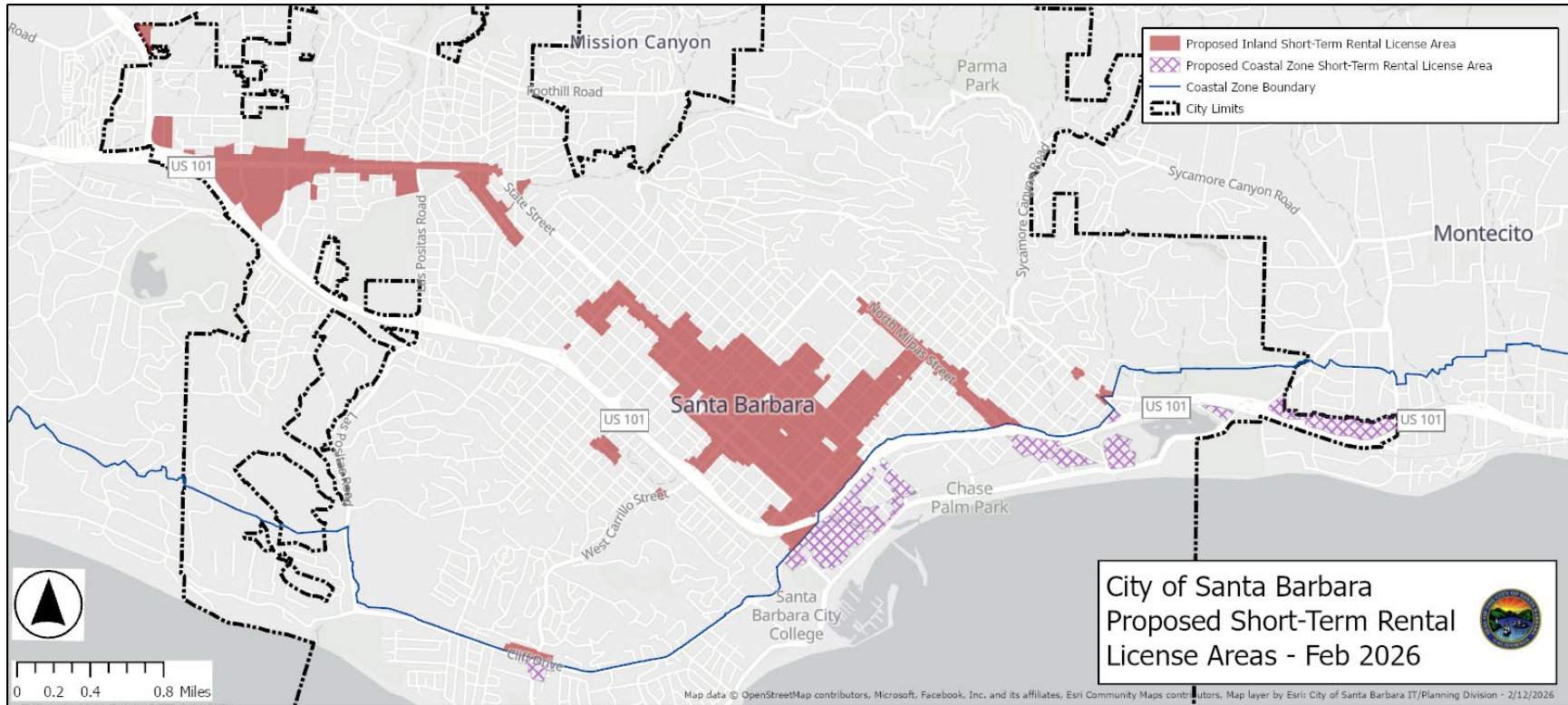
Use Classification	R-O	HRC-2/O-C	C-1/C-P	C-2	C-M	M-1	Additional Regulations
Hotels and Similar Uses	CUP(11)	A/ CUP(12)	A	A	A	A	§28.94.030 §28.71.030
Homeshare	A	A	A	A	A	–	Ch.28.91, Short-Term Rentals
Short-Term Rental	A	A	A	A	A	–	Ch.28.91, Short-Term Rentals

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

ATTACHMENT 6

Proposed Short-Term Rental License Areas





City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 5, 2026

1:00 P.M.

City Hall, Council Chambers

735 Anacapa Street

SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lucille Boss, *Chair*

Donald DeLuccio, *Vice Chair*

Brian Barnwell

John M. Baucke

Benjamin Peterson

Devon Wardlow

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 Boss called the meeting to order at 1:03 p.m.

I. ROLL CALL

Chair Lucille Boss, Vice Chair Donald DeLuccio, Commissioners John M. Baucke, Benjamin Peterson, Devon Wardlow, and Lesley Wiscomb

Absent: Commissioner Brian Barnwell

STAFF PRESENT

John Doimas, City Attorney

Tava Ostrenger, Chief Assistant City Attorney

Allison DeBusk, Community Development Director

Ellen Kokinda, City Planner

Rosie Dyste, Principal Planner

Arielle Zamora, Deputy City Attorney

Megan Arciniega, Senior Planner

Brenda Beltz, Planning Analyst

Laura Bridley, Project Planner

Pilar Plummer, 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 and resolutions:

1. March 5, 2026 Planning Commission Minutes
2. Planning Commission Resolution No. 001-26
101 N Milpas St.
3. Planning Commission Resolution No. 002-26
419 W Pueblo St.

MOTION: DeLuccio / Wardlow

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Barnwell)

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

Public comment opened at 1:05 p.m., and as no one wished to speak, it closed.

Written correspondence from Onalisa Hoodes was acknowledged.

III. NEW ITEMS

A. ACTUAL TIME: 1:06 P.M.

1422 SAN ANDRES STREET

Assessor’s Parcel Number: 039-041-016

Zoning Designation: C-R (Commercial Restricted)

Application Number: PLN2025-00046

Applicant: Lonnie Roy / ON Design Architects

Owner: Edward St. George / SBID LLC

The 6,998-square-foot site is currently developed with a 1,569-square-foot commercial building, previously occupied by Ray’s Liquor. The proposed project involves transfer of an ABC license (Type 21), which allows a business to sell alcohol for off-site consumption under the Alcoholic Beverage Control Act from Ray’s Liquor to the new market. No exterior changes are proposed.

The actions under the jurisdiction of the Planning Commission at this hearing are:

- A. A Conditional Use Permit to allow for off-site sale of alcoholic beverages with a Type 21 license under the Alcoholic Beverage Control Act (SBMC §30.185.075 & SBMC §30.215); and
- B. Affirm the CEQA Determination that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301.

Pilar Plummer, Associate Planner, gave the Staff presentation.

Keith Nolan, representative for the Applicant, gave the Applicant presentation.

Public comment opened at 1:16 p.m., and as no one wished to speak, it closed.

MOTION: DeLuccio / Wardlow

Assigned Resolution No. 003-26

Approve the project, making the findings for the Conditional Use Permit and CEQA exemption as outlined in the Staff Report dated February 25, 2026, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. On page 1, section B, revise subsection 1 to state: **“Approved Development.** The development of the Real Property approved by the Planning Commission on March 5, 2026, is for a Conditional Use Permit to allow for the sale of alcohol with a Type 21 license for off-site consumption at San Andres Market located at 1422 San Andres Street. The market does not include the sale of spirits at this time, and if sale of spirits is considered in the future, it should return for review by the Planning Commission or through staff evaluation of a Substantial Conformance Determination. No exterior changes are proposed, as shown on plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara, and as noted in the applicant letter.”
2. On page 2, section C, revise subsection 5 **“Containers”** to include the size limitations on spirits consistent with the ordinance.
3. On page 3, section 7, line 2, add the word “locked” in between “adequate” and “trash”.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Barnwell)

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 1:24 TO 1:33 P.M. ***

B. ACTUAL TIME: 1:33 P.M.

MUNICIPAL CODE AND LOCAL COASTAL PROGRAM AMENDMENTS FOR SHORT-TERM RENTAL ORDINANCES

Application Number: CITY2026-00001

Applicant: City of Santa Barbara, Planning Division

The Short-Term Rental (STR) Ordinance amendments to Title 30 and Title 28 implement 2023-2031 Housing Element Program HE-19, 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. Regulations for licensing and operating STRs and Homeshares in the Coastal Zone may also provide an option for lower cost overnight accommodations, allowing the public to access and recreate at the coast, while providing clear regulations to enforce against unpermitted STRs in the Coastal Zone where enforcement has been limited under a court decision.

The Planning Commission will 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.

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

Public comment opened at 1:57 p.m., and the following individuals spoke:

1. Theo Kracke
2. Wendy Altman (donated time to Theo Kracke)
3. Hilary Wells
4. K.C. Williamson
5. Krista Pleiser
6. Tiffany Haller
7. Kurt Haller (donated time to Tiffany Haller)
8. Anna Sterne
9. Paul Sterne
10. Jarrett Gorin
11. Peter Consos (donated time to Jarrett Gorin)
12. Hans Hormann
13. Eve Leeds

14. Jennifer Kinsella
15. Rodney Utt
16. Bobbi McGinnis
17. Craig Leeds
18. Patricia Stark
19. Phuong Bui on behalf of California Short Term Rental Association
20. Louise Astbury
21. Oscar Gonzales
22. Kelly Ary
23. Sheri Colberg-Ochs
24. Jacques Habra

Written correspondence from Brandy Zender, Kelly Ary, Patricia Stark, Steve Johnson, Stacey Han, Brian Norling, Mary Watkins, David Sullins, Alex & Sarah, Rajiv Sabharwal, Mark & Jaime Mangiola, Oscar Gonzalez, Sheri Colberg-Ochs, William Wolf, Ivona Rosenstein, Georgia Strickland, Nate & Debra Luther, Lori Rafferty, Ilyce Dawes, Eve Leeds, Dianne Hooper, Walter Lewis, Mikki Jee, Elizabeth Bradley, Antonio Bistrain, Craig Leeds, Wendy Altman, Jennifer Berger on behalf of Santa Barbara Association of Realtors, Tiffany Haller, Leslie William, Cassie, C. Schwartz, Mark, Charlotte Warner, Theo Kracke, Dustin Hoiseth on behalf of the Santa Barbara South Coast Chamber of Commerce, Anna Sterne, Evy Flynn, Paul Sterne, Bill Mackie, Ginger Rubsam, Local Resident, Mark David, Ted Caplow, California Short Term Rental Association and Santa Barbara Short Term Rental Alliance, Andrew Raaf, Aidan Williams, Sonia & Kevin Connors, John Bianchi, Nathan Luther, Joey Duddridge, Deirdre Black, Jennifer Kinsella, Louise Astbury, two submissions from Matthew Abbe, and Bradley Vickers was acknowledged.

Public comment closed at 2:51 p.m.

*** THE COMMISSION RECESSED FROM 2:51 TO 2:58 P.M. ***

MOTION: Boss / Wiscomb

Continue the Municipal Code and Local Coastal Program Amendments for Short-Term Rental Ordinances to Ordinance Committee as outlined in the Staff Report dated February 25, 2026, with the following comments:

1. Consider waivers specifically for parking.
2. Include a Transient Occupancy Tax (TOT) analysis so its impacts can be fully understood.
3. Include enforcement details to specifically address concerns about homeshares or short-term rentals (STR's) going underground in coastal and inland zones.
4. Include assurances from platform companies regarding enforcement.
5. Include firm plans for regular reporting specifically regarding TOT, enforcement compliance, and housing impacts.
6. Reconsider the use of zoning for inland and coastal STR restrictions and analyze cap based, density based, and lottery based systems as alternatives.
7. Research how many STR's are currently permitted vs. those that are currently operational, including where they are, and analyze the disparity.

The motion carried by the following vote:

Ayes: 4 Noes: 2 (Baucke and Peterson) Abstain: 0 Absent: 1 (Barnwell)

Commissioner Baucke voted against the motion because the project should return for review by the Planning Commission before going to the Ordinance Committee.

Commissioner Peterson voted against the motion as he concurred with Commissioner Baucke, citing process not policy.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:57 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Baucke reported on the February 24, 2026 meeting of Finance Committee.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Boss adjourned the meeting at 4:58 p.m.

Submitted by,

Jasper Carman, Commission Secretary



CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: April 21, 2026

TO: Ordinance Committee

FROM: City Attorney's Office

SUBJECT: Proposed Amendment to the Ordinance Restricting Parking of Oversized Vehicles

RECOMMENDATION:

That the Ordinance Committee review the proposed amendments and recommend that the City Council consider an ordinance amending Santa Barbara Municipal Code Section 10.44.220 to modify enforcement procedures for oversized vehicle parking violations. The recommendation also directs staff to continue coordination with the New Beginnings Safe Parking Program to provide outreach and alternative parking resources for individuals living in oversized vehicles.

EXECUTIVE SUMMARY:

Background

The proposed ordinance amendment updates enforcement procedures for oversized vehicle parking violations within the City of Santa Barbara. The amendment removes the current requirements that enforcement officers repeatedly provide notices and that allows oversized vehicles to move 1,000 feet to avoid citation.

Experience over the past several years demonstrates that the existing notice and relocation provision has been widely used to evade enforcement. Vehicles routinely relocate short distances, often remaining within the same neighborhood or returning shortly thereafter, resulting in ongoing public safety hazards and sanitation impacts.

The proposed amendment establishes a single warning system. After a warning is issued, subsequent violations may be cited immediately, and movement of the vehicle within the City for the purpose of avoiding enforcement will not constitute compliance.

This amendment is intended to address the growing concentration of oversized vehicles on City streets, recurring obstruction of public rights-of-way, sanitation impacts, and interference with lawful public use of streets and sidewalks.

DISCUSSION:

Background

The City's Oversized Vehicle Ordinance, codified in Santa Barbara Municipal Code Section 10.44.220, was adopted in 2017 to address safety and operational impacts caused by oversized vehicles parked on public streets.

The Ordinance restricts parking of vehicles defined as "oversized," meaning vehicles that exceed:

- 25 feet in length, or
- 80 inches in width, or
- 82 inches in height,

exclusive of projecting lights or devices permitted under the California Vehicle Code.

The purpose of the Ordinance is grounded in public safety. Oversized vehicles obstruct visual access to streets, traffic control signs and signals, other vehicles, pedestrians, bicycles, and sidewalks. These visual obstructions create significant safety risks for motorists, cyclists, and pedestrians.

The impacts of oversized vehicles are particularly significant in Santa Barbara due to the historic configuration of the City's street network. Much of the street grid was established in the 18th and 19th centuries, well before the existence of modern recreational vehicles and other oversized vehicles. Many streets are narrow and were not designed to accommodate vehicles of this size.

Several years after adoption of the Ordinance, the City modified its enforcement approach as part of litigation settlement terms. The settlement required the City to provide multiple notices and allow a vehicle to relocate 1,000 feet before enforcement action could occur. While intended to provide flexibility and reduce hardship, the relocation provision has significantly limited the City's ability to effectively enforce the ordinance.

In practice, vehicles frequently move short distances within the same neighborhood or return shortly after relocation. This has allowed some vehicles to remain in violation for extended periods while avoiding citation.

Proposed Ordinance Amendment

The proposed amendment establishes a single warning requirement, whereby only one warning shall be provided prior to the issuance of a citation for a violation of the oversized vehicle ordinance. Upon issuance of the warning, the individual will be provided with

information regarding the New Beginnings Safe Parking Program, which offers designated parking spaces and support services for individuals living in their vehicles while working toward permanent housing. Movement of an oversized vehicle after the issuance of a warning or citation shall not constitute compliance where the vehicle remains within the City or returns to the same or nearby location for the purpose of avoiding enforcement. The amendment further clarifies that a person shall not continuously relocate an oversized vehicle in order to evade citation under the ordinance. Additionally, no further grace period shall be required after the initial warning, and any subsequent violations may be cited immediately.

Public Health and Safety Impacts

Enforcement and outreach data collected between August 13, 2025 and January 28, 2026 demonstrates the recurring nature of oversized vehicle parking violations and the limitations of the current enforcement framework.

Key findings include:

- 75 oversized vehicle reports or enforcement contacts during the six-month period.
- 70 reports (93%) originated from public complaints, indicating substantial community concern.
- 40 unique vehicles were documented during this period.
- Several vehicles appeared repeatedly, including two vehicles recorded seven separate times, demonstrating repeated relocation rather than compliance.

The data reflects a pattern of vehicles moving short distances to avoid enforcement while continuing to occupy public streets for extended periods. Staff will continue to provide updates on the most recent statistics within these categories through PowerPoint presentations, and will include updated information as well if the item proceeds to City Council for consideration.

The increasing concentration of oversized vehicles within the City has resulted in several documented impacts to public safety and the use of public rights-of-way. Oversized vehicles frequently obstruct traffic sight lines, intersections, driveways, sidewalks, and emergency access routes. These obstructions reduce roadway visibility and create hazards for motorists, cyclists, and pedestrians. In addition, oversized vehicles used for habitation are often associated with activities that generate refuse and waste. Staff observations and public complaints have reported conditions including the accumulation of trash and debris, discharge of graywater, human or animal waste, and the dumping of wastewater or refuse onto public property. These conditions create sanitation hazards, environmental impacts, and public nuisance conditions affecting surrounding neighborhoods, businesses, and public infrastructure.

At the same time, the City recognizes that some individuals living in oversized vehicles may be experiencing homelessness. To address this reality, the City provides funding to New Beginnings Counseling Center, which operates the New Beginnings Safe Parking Program.

The program provides designated parking locations for individuals living in their vehicles while they work toward stable housing and includes monitored parking locations, case management services, housing navigation assistance, and access to social services. Under the proposed amendment, individuals receiving a warning will be provided with information regarding the Safe Parking Program so that they may access these resources and services.

Legal Considerations

The City has been subject to several legal challenges regarding the Oversized Vehicle Ordinance. Plaintiffs in prior litigation have argued that the ordinance is unconstitutional as applied to individuals experiencing homelessness. The City Attorney's Office disagrees with that position. The ordinance does not target a suspect class and does not curtail a fundamental constitutional right. Rather, it applies equally to all drivers of oversized vehicles and is rationally related to legitimate public safety concerns involving roadway visibility, emergency access, and sanitation.

Questions may arise regarding whether a prior settlement agreement restricts the City's ability to amend enforcement procedures. Under California law, however, a municipality cannot irrevocably waive or contract away its police power. California courts have consistently held that governments may not surrender their authority to regulate for public health and safety. This principle is reflected in decisions such as *Avco Community Developers, Inc. v. South Coast Regional Commission*, *Discovery Builders, Inc. v. City of Oakland*, *County Mobilehome Positive Action Committee v. County of San Diego*, and *Cotta v. City and County of San Francisco*. These decisions confirm that the police power is continuous and inalienable, and municipalities retain authority to adopt or modify regulations necessary to protect public health, safety, and welfare.

Recent United States Supreme Court precedent further confirms the authority of municipalities to regulate public nuisances and manage public spaces. In *City of Grants Pass v. Johnson*, the Court held that municipalities may enforce public camping and related ordinances through civil and criminal penalties without violating the Constitution. The Court recognized the practical governance challenges facing cities and affirmed that local governments must retain the ability to regulate public spaces and address public safety concerns.

Conclusion

The proposed amendment addresses enforcement challenges that have emerged since the adoption of the Oversized Vehicle Ordinance and subsequent settlement-related modifications to its enforcement procedures. By replacing the current relocation system with a single-warning framework, the City will improve its ability to address ongoing public safety hazards, roadway obstructions, sanitation impacts, and recurring nuisance conditions associated with oversized vehicles parked on public streets. At the same time, the City will continue supporting compassionate alternatives through the New Beginnings Safe Parking

Program. For these reasons, staff recommends that the Ordinance Committee recommend that City Council introduce the proposed ordinance amendment.

FISCAL IMPACT:

No significant fiscal impacts are anticipated. The amendment primarily clarifies enforcement procedures and is expected to improve efficiency by reducing repeated warning and relocation cycles.

ENVIRONMENTAL REVIEW:

The proposed ordinance amendment is exempt from environmental review under the California Environmental Quality Act (CEQA) because it involves administrative enforcement procedures and does not authorize new development or physical changes to the environment.

ATTACHMENT: Draft Oversized Vehicle Ordinance

**PREPARED AND
SUBMITTED BY:** John Doimas, City Attorney

APPROVED BY: Kelly McAdoo, City Administrator

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SANTA BARBARA AMENDING SECTION 10.44.220 OF
THE SANTA BARBARA MUNICIPAL CODE TO MODIFY
ENFORCEMENT PROCEDURES FOR OVERSIZED
VEHICLE PARKING VIOLATIONS

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

SECTION 1. Section 10.44.220 of Chapter 10.44 of Title 10 of the Santa Barbara
Municipal Code is amended to read as follows:

10.44.220. Restriction of Oversized Vehicle Parking.

A. Definitions. The following words and phrases shall have the meaning set
forth in this subsection:

Bus. A bus as defined in California Vehicle Code Section 233; a school
bus as defined in California Vehicle Code Section 545; a transit bus as
defined in California Vehicle Code Section 642; a bus regulated by the
Department of Motor Vehicles pursuant to California Vehicle Code Section
34500(b); a tour bus regulated by the Department of Motor Vehicles
pursuant to California Vehicle Code Section 34500.1; or a bus of a charter-
party carrier with a valid permit issued pursuant to California Public Utilities
Code Section 5375.

Oversized Vehicle. Any vehicle, as that word is defined in California Vehicle
Code Section 670, or a combination of connected vehicles (including, but
not limited to, trailers as defined in California Vehicle Code Section 630),

ATTACHMENT
STAFF DRAFT SHOWING CHANGES FROM
CURRENT CODE 04/21/2026

which exceeds 25 feet in length, or 80 inches in width, or 82 inches in height, exclusive of such projecting lights or devices as are expressly allowed pursuant to the California Vehicle Code as it now exists or hereafter may be amended. Oversized vehicle shall not mean or include a pickup truck which is less than 25 feet in length and 82 inches in height.

B. Restriction on oversized vehicle parking. No person shall park or leave standing any oversized vehicle on any streets or portions of streets in areas where the Public Works Director has caused signs or markings giving adequate notice of the restriction to be placed, except as provided in subsection C below.

1. Warning Required. ~~A two-hour warning must be provided before a citation is issued for a violation of this chapter. After a warning is issued, the oversized vehicle must move at least 1,000 lineal feet within that two-hour warning period to abate the violation. Information will be provided to the individual regarding the New Beginnings Safe Parking Program. Only one warning shall be provided for a violation of this chapter prior to issuance of a citation. Upon issuance of the warning, information shall be provided to the individual regarding the New Beginnings Safe Parking Program. Movement of the oversized vehicle following issuance of a warning or citation shall not constitute compliance where the vehicle remains within the City or returns to the same or nearby location for the purpose of avoiding enforcement. A~~

ATTACHMENT
STAFF DRAFT SHOWING CHANGES FROM
CURRENT CODE 04/21/2026

person shall not continuously relocate an oversized vehicle to evade citation under this section. No additional grace period shall be required after the initial warning, and subsequent violations may be cited immediately.

~~2. First Overall Warning. After the first ever issued warning for a violation of this chapter, three days will be given before any subsequent warnings or citations to provide time for the vehicle owner to be admitted into the New Beginnings Safe Parking Program.~~

C. Exceptions. Subsection B above shall not apply to:

1. Any oversized commercial vehicle actively engaged in the loading or unloading of materials, supplies or goods, in the delivery of goods, wares, merchandise, or other materials at an adjacent business or residence for no longer than 30 minutes;
2. Any inoperable oversized vehicle upon which a person is actively engaged in making emergency repairs, as authorized by Section 10.44.040, for no longer than four hours;
3. Any vehicle belonging to or under contract with federal, state, or local government authorities, or a public utility, and any emergency vehicles as defined by California Vehicle Code Section 165;

ATTACHMENT
STAFF DRAFT SHOWING CHANGES FROM
CURRENT CODE 04/21/2026

4. Any bus for no longer than two hours, and any bus in an area specifically posted to allow bus parking for a prescribed time;
 5. Any oversized vehicle properly displaying both a valid distinguishing disabled placard or license plate issued pursuant to the California Vehicle Code and a valid oversized vehicle disability parking permit issued pursuant to subsection D of this section;
 6. Any oversized vehicle that has been issued and is displaying a temporary oversized vehicle parking permit issued pursuant to subsection E of this section; or
 7. Any oversized commercial vehicle that has been issued and is displaying a contractors oversized vehicle parking permit issued pursuant to subsection F of this section.
- D. Oversized vehicle disability parking permits. Any person that possesses a distinguishing disabled placard or license plate properly issued pursuant to the California Vehicle Code may park in any blue zone within the City, unless that parking location has been designated by the City's Traffic Engineer that parking an oversize vehicle at a particular blue zone creates or exacerbates a dangerous traffic safety condition. A sign must be erected at any blue zone notifying this prohibition. A person may obtain an oversized vehicle disability parking permit for a specific oversized vehicle to be parked at a specific location or locations

ATTACHMENT
STAFF DRAFT SHOWING CHANGES FROM
CURRENT CODE 04/21/2026

separate from any blue zone if he or she demonstrates in writing to the satisfaction of the Public Works Director or his or her designee, on an application form prepared by the Public Works Director and upon payment of a fee prescribed by resolution of the City Council, that they meet each of the following conditions:

1. The person owns or lawfully possesses an oversized vehicle;
2. The person is a permanent city resident as determined under the law of California;
3. The person possesses a distinguishing disabled placard or license plate properly issued pursuant to the California Vehicle Code;
4. The proposed parking location is necessary to provide access to a specific fixed residential address sited with a lawful dwelling unit at which the person resides or to a specific facility or facilities at which the person is employed or receives services;
5. The proposed parking location does not create or exacerbate a dangerous traffic safety condition;
6. The person demonstrates that by reason of the disability which warranted issuance of their California distinguishing placard or license plate, the oversized vehicle is specially equipped and necessary to accommodate the disability of the person seeking the

ATTACHMENT
STAFF DRAFT SHOWING CHANGES FROM
CURRENT CODE 04/21/2026

permit so that a reasonable modification to the City's on-street parking regulations is warranted under state and federal law.

Oversized vehicle disability parking permits shall be valid for so long as the person remains disabled, but for no longer than one year. Permits may be renewed provided that the permit holder demonstrates in writing that he or she continues to meet the conditions of this subsection. Oversized vehicle parking with an oversized vehicle disability parking permit shall be subject to all applicable parking restrictions in the California Vehicle Code and the Santa Barbara Municipal Code, including, without limitation, Chapter 7.28 [Street Sweeping], Section 10.44.060 [72-Hour Parking Limit], Section 10.44.200 [Unlawful Parking of Trailers, Mobilehomes, Recreational Vehicles, Trucks and Buses] and Chapter 10.46 [Permit Parking].

- E. Temporary oversized vehicle parking permits. A person may obtain a temporary oversized vehicle parking permit for a specific oversized vehicle if he or she demonstrates in writing to the satisfaction of the Public Works Director or his or her designee, on an application form prepared by the Public Works Director and upon payment of a fee prescribed by resolution of the City Council, that they meet each of the following conditions:
1. The person owns or lawfully possesses an oversized vehicle;
 2. The person is a permanent City resident as determined under the law of California that wishes to temporarily park their oversized vehicle

ATTACHMENT
STAFF DRAFT SHOWING CHANGES FROM
CURRENT CODE 04/21/2026

adjacent to their residence; or a commercial business that wishes to do business in the City; or to seek services or medical appointments for a temporary period at a specific fixed residential, commercial, or medical or service facility address with the consent of the resident or occupant of that address; or a non-resident temporarily visiting a specific fixed residential address with the consent of the resident of that address; or consent of the owner or operator of a service or medical facility provider;

3. The proposed parking location is reasonably situated to provide temporary access to a specific fixed residential, commercial, or service or medical facility address; and
4. The proposed parking location does not create or exacerbate a dangerous traffic safety condition.

A temporary oversized vehicle parking permit shall be valid for no longer than five consecutive calendar days. Permits may be renewed for up to an additional five days provided that the permit holder demonstrates in writing that he or she continues to meet the conditions of this subsection. In no event shall temporary oversized vehicle parking permits be issued to a resident, commercial business, medical or service facility provider or non-resident for a total period in excess of 10 days within any consecutive 90 calendar day period. Oversized vehicle parking with a temporary oversized vehicle parking permit shall be subject to all applicable parking restrictions

in the California Vehicle Code and the Santa Barbara Municipal Code, including, without limitation, Chapter 7.28 [Street Sweeping], Section 10.44.060 [72-Hour Parking Limit], Section 10.44.200 [Unlawful Parking of Trailers, Mobilehomes, Recreational Vehicles, Trucks and Buses] and Chapter 10.46 [Permit Parking].

F. Contractors oversized vehicle parking permits.

1. A person may obtain a contractors oversized vehicle parking permit for a specific oversized commercial vehicle if he or she demonstrates in writing to the satisfaction of the Public Works Director or his or her designee, on an application form prepared by the Public Works Director and upon payment of a fee prescribed by resolution of the City Council, that they meet and agree to each the following conditions:
 - a. The person owns or lawfully possesses an oversized commercial vehicle which is registered with the Department of Motor Vehicles as a commercial vehicle and displays identifiable California commercial license plates;
 - b. The person possesses a valid business license certificate issued pursuant to Chapter 5.04 of the Santa Barbara Municipal Code and has paid all other applicable City taxes;
 - c. The oversized commercial vehicle is necessary for use in the business for which the city business license certificate has been

issued;

- d. The oversized commercial vehicle will at no time be parked unattended in any location that creates or exacerbates a dangerous traffic safety condition; and
 - e. The oversized commercial vehicle will not be parked on the street unattended between the hours of 8:00 p.m. and 7:00 a.m. of the following day, except as provided below when the vehicle is necessary at the parking location, and actually in active use, for work needed to control and repair an emergency situation that poses an immediate threat to public health and safety.
2. Contractors oversized vehicle parking permits shall be valid for a period of not to exceed a single fiscal year, commencing July 1st of each year. Permits issued after July 1st of any year shall expire on June 30th of the following year and any fees shall be prorated to the nearest month. Permits may be renewed annually effective July 1st of each year, provided that the permit holder demonstrates in writing that he or she continues to meet and agree to the conditions of this subsection.
3. Contractors oversized commercial vehicles may be parked between the hours of 8:00 p.m. and 7:00 a.m. of the following day only when the vehicle

is necessary at the parking location, and actually in active use, for work needed to control and repair an emergency situation that poses an immediate threat to public health and safety. If the emergency location is not immediately apparent from the adjacent public right-of-way, the contractor oversized commercial vehicle shall bear a clearly visible notice in the driver's side window which identifies the emergency location by address and unit number, if applicable, and includes contact information which would allow City safety or enforcement personnel to contact the vehicle operator immediately.

- G.** Nuisance declared. The City Council finds, determines and hereby declares that parking oversized vehicles in violation of this section constitutes an immediate threat to the public health, safety and general welfare, thereby creating a public nuisance. Unlike much of Southern California which was developed following World War II, Santa Barbara's street grid was established in the 18th and 19th centuries at a time before modern oversized vehicles could have been contemplated. Parked oversized vehicles interfere with and obstruct visual access to streets, traffic control signs and signals, other vehicles, pedestrians, bicycles and sidewalks, thereby substantially increasing the risk of collisions between vehicles, as well as collisions between vehicles, bicycles and pedestrians, at intersections, near driveways, and on all streets in the city, including curved roadway sections, narrow streets, busy streets, commercial districts, and neighborhood streets. Parked oversized vehicles create an immediate threat to the public health,

safety and general welfare by obstructing visual access to scenic resources, including historic landmarks and natural resources, such as the coastal mountains, beaches, and Pacific Ocean. Parked or stopped oversized vehicles are frequently left with engines, refrigeration systems or generators running, thereby contributing to the deterioration of local air quality and quiet neighborhoods. The City further finds that the proliferation and concentration of oversized vehicles within the City has resulted in recurring obstructions of public rights-of-way, reduced emergency access, blocked driveways and sidewalks, and interference with lawful use of public spaces. Oversized vehicles are frequently used for habitation and associated activities that generate refuse, wastewater, and other waste discharge onto public property, creating sanitation hazards and environmental impacts. The accumulation of trash, debris, human or animal waste, graywater discharge, and other refuse associated with oversized vehicle parking further contributes to public nuisance conditions affecting nearby residents, businesses, and public infrastructure.

- H. Integration with other permit parking. Oversized vehicles shall not be considered "eligible vehicles" under Section 10.46.060.A for parking permits issued pursuant to Chapter 10.46. Oversized vehicles with Chapter 10.46 permits that were issued before December 16, 2016 shall be valid until they expire and shall not be renewable thereafter.
- I. Rules and regulations. The Public Works Director is authorized to

ATTACHMENT
STAFF DRAFT SHOWING CHANGES FROM
CURRENT CODE 04/21/2026

promulgate and publish rules and regulations to interpret and implement this section.