

Williams Appeal of County Planning Commission Denial of Williams Accessory Dwelling Units

Case Nos. 21APL-00000-00024, -25, and -26

Appeal by George and Karen Williams

Santa Barbara Board of Supervisors

November 2, 2021



County of Santa Barbara

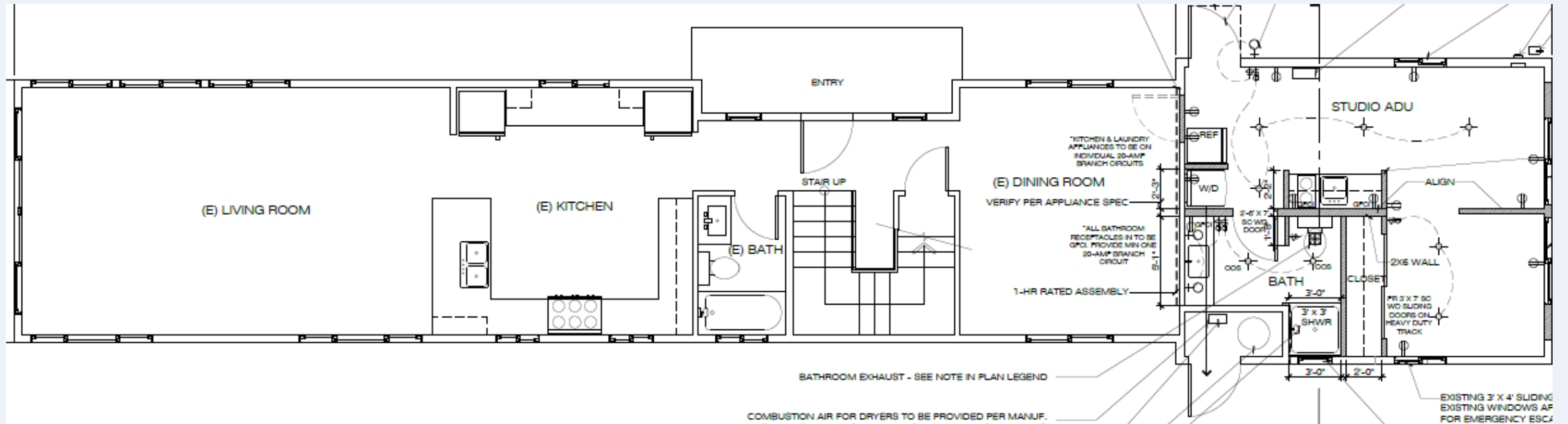
Planning and Development

Travis Lee

Vicinity Map



Project Description



- Conversion of 3 existing garages into ADUs of 370 gross square feet
- Elimination of the following for each existing dwelling
 - 2 of the 4 required parking spaces without replacement (6 of 12 total)
 - 3 covered bicycle parking spaces without replacement (9 of 9 total)

SR-M Zone Ordinance Consistency

Inconsistent with Article II SR-M Zone District

- Section 35-76.11.1.a (Parking) and Section 35-76.12 (Bicycle Storage Spaces)
 - 4 parking spaces and 2 bicycle storage spaces required for existing dwelling (3 bedroom)
 - **Inconsistent - 2 parking spaces, and 0 covered bicycle spaces with ADU conversion**
- Section 35-105. Maintenance of Parking Spaces
 - Elimination, reduction or conversion of required parking spaces not permitted
 - **Inconsistent - Elimination of 2 parking spaces each**

1st Appeal Issue Raised

- Assertion
 - The state government code regarding ADUs (sections 65852.2(a)(1)(D)(xi) and 65852.2(d)) supersedes the Coastal Act
 - Replacement parking not required
- Staff Response:
 - Relevant government code states it does not supersede the Coastal Act, confirmed by Coastal Commission Staff in April 2020 memo
 - Elimination of required parking without replacement is inconsistent with Coastal Zoning Ordinance

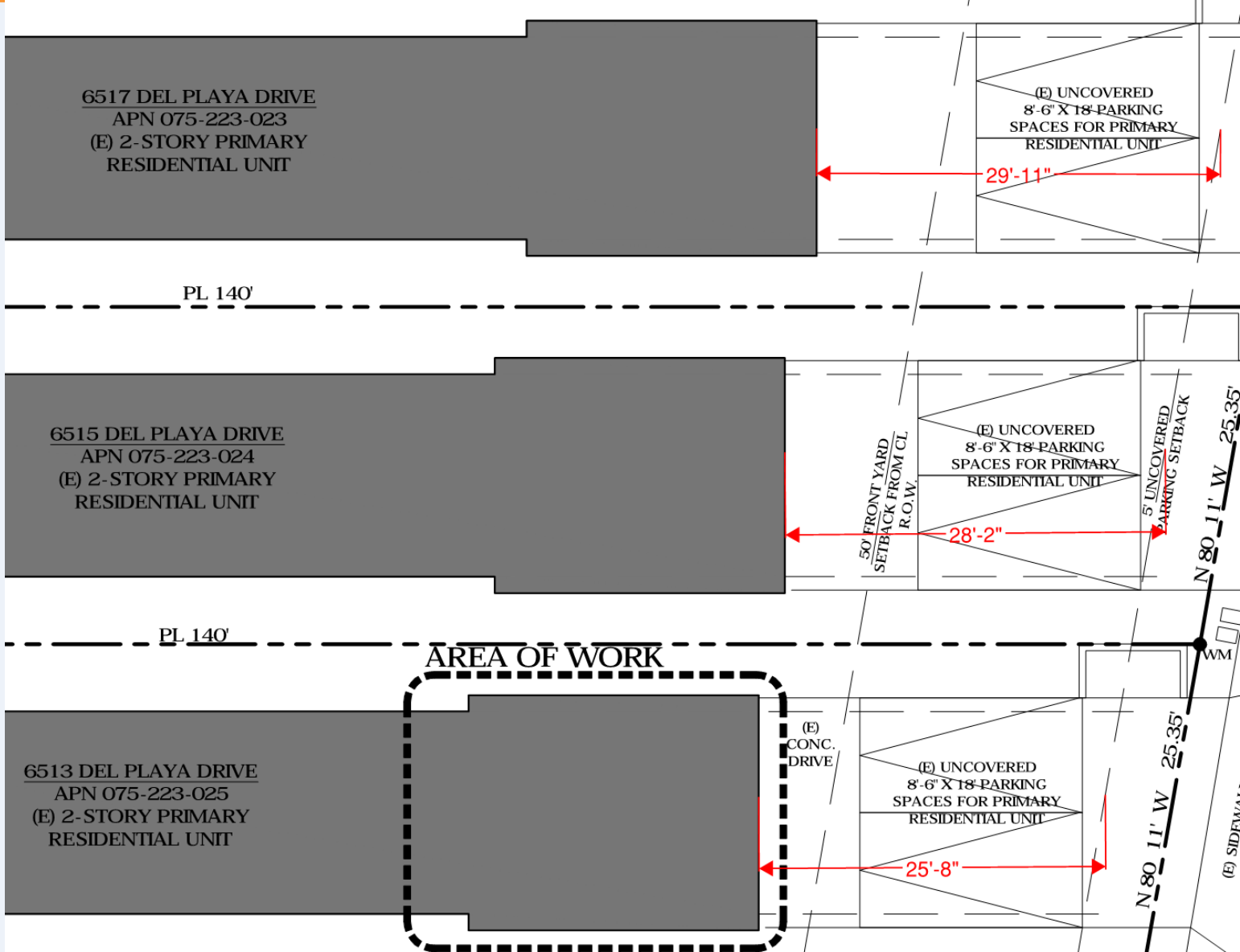
2nd Appeal Issue Raised

- Assertion:
 - Private interest vs. public access was not appropriately balanced
 - Parking within Isla Vista is abundant and therefore not a concern
- Staff Response:
 - Project will cause the existing dwellings to have insufficient parking
 - Project is inconsistent with Coastal Zoning Ordinance parking requirements
 - Scarcity of parking in Isla Vista

3rd Appeal Issue Raised

- Assertion:
 - Each driveway, if cemented, can easily accommodate four cars in tandem without infringing on sidewalk
- Staff Response:
 - Parcels do not have space to accommodate tandem parking arrangement while complying with required 5-ft minimum distance from edge of Right-of-Way
 - Need between 31' and 33' to accommodate tandem parking

3rd Appeal Issue Raised



Recommended Actions for Project Denial

1. Deny the appeals, Case Numbers 21APL-00000-00024, 21APL-00000-00025, and 21APL-00000-00026.
2. Make the required findings for denial of the Coastal Development Permits (CDPs)
3. Determine that denial of the appeals and denial of the Coastal Development Permits is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15270(b) [Projects Which are Disapproved]
4. Deny *de novo* the Coastal Development Permits, Case Nos. 20CDP-00000-00060, -061, and -062.