



# County of Santa Barbara Planning and Development

Dianne M. Black, Director  
Steve Mason, Assistant Director

Date: August 10, 2018

To: Board of Supervisors

From: Dianne M. Black, Director, Planning and Development Department  
Dan Klemann, Deputy Director, Long Range Planning Division

Subject: Revisions to the Accessory Dwelling Unit Ordinance Amendments;  
Item 6 on the August 14, 2018, Board of Supervisors Agenda

On August 14, 2018, the Board of Supervisors will consider the adoption of amendments to the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Article II, the Coastal Zoning Ordinance (Article II), to revise existing development standards and permit procedures and implement State law regarding accessory dwelling units (ADUs).

On August 10, 2018, staff identified two revisions that should be made to the proposed ADU ordinance amendments. First, staff added language clarifying that additional standards related to ADU fees, passageways, utilities, and rental and sale shall also apply to ADUs located entirely within existing one-family dwellings or accessory buildings on lots zoned for one-family use. (See LUDC Section 35.42.015.E.7 and –H in the revised Attachment 3, MLUDC Section 35.442.015.E.7 and –H in the revised Attachment 4, and Article II Sections 35-142.5.7 and 35-142.8.1 in the revised Attachment 5.) These additional standards would clarify that ADUs could not be used as short-term rentals or sold separately from the principal dwelling.

Second, staff revised the standards to clarify the procedures that would apply to ADUs that are proposed within Special Problems Areas, including an additional requirement that specifically applies to the Mission Canyon Special Problems Area. As revised, the proposed LUDC amendment allows the Director to approve ADUs in Special Problems Areas, provided that the ADUs (1) comply with applicable development standards, and (2) have been reviewed by the Special Problems Area Committee. (See LUDC Section 35.42.015.I.2 in the revised Attachment 3.)

Revisions to the proposed LUDC, MLUDC, and Article II amendments are shown in highlighted text in the revised Attachments 3, 4, and 5, respectively (attached).

cc: Jessi Steele, Planner, Long Range Planning Division  
David Villalobos, Hearing Support, Planning and Development Department

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