



Planning and Development Department
LONG RANGE PLANNING DIVISION

AGRICULTURAL EMPLOYEE DWELLING (AED) ORDINANCE AMENDMENTS

Board of Supervisors
October 9, 2018

Background

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- High labor demand + housing shortage =
Need affordable AEDs
- Housing Element Programs 1.4 and 2.4
 - ▣ Encourage affordable housing
 - ▣ Streamline AED permit process

LUDC Amendment

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- Streamlines AED permitting in AG-I and AG-II zones
 1. Allow AEDs for 1-4 employees with ZC
 2. Increase employee occupancy at all permit levels
 3. Modify employment location requirements

Current LUDC Permit Requirements				
Zone	1-4 Employees		5+ Employees	
	Dwelling	Trailer	Dwelling	Trailer
AG-I	LUP ¹	MCUP ¹	CUP ¹	–
AG-II	LUP ²	MCUP ¹	CUP ²	CUP ²

Proposed LUDC Permit Requirements				
Zone	1-4	5-24	25-34	35+
	Employees	Employees	Employees	Employees
AG-I	ZC ^{1,3,4,5,6}	LUP ^{1,4,5,6}	MCUP ²	CUP
AG-II	ZC ^{3,4,5,6}	LUP ^{4,5,6}	MCUP	CUP

¹ Requires full-time on-site employment.

² Requires the majority (51% or more) full-time on-site employment.

³ Projects with a water system with 2 to less than 5 connections will also require a LUP and may be subject to CEQA (LUDC § 35.21.030, Table 2-1).

⁴ Projects with an onsite wastewater treatment system, individual, alternative, will also require a MCUP and may be subject to CEQA (LUDC § 35.21.030, Table 2-1).

⁵ Projects with a water system with 5 or more connections will also require a MCUP and may be subject to CEQA (LUDC § 35.21.030, Table 2-1).

⁶ Projects meeting specified standards will also require a Development Plan and may be subject to CEQA (LUDC § 35.82.080).

Article II Amendment

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1. Allow AEDs for 1-9 employees with CDP
2. Increase occupancy limits
3. Modify employment location requirements

Current Article II Permit Requirements		
Zone	1-4 Employees	5+ Employees
AG-I	MCUP ¹	CUP
AG-II	MCUP ¹	CUP

Proposed Article II Permit Requirements			
Zone	1-9 Employees	10-19 Employees	20+ Employees
AG-I	CDP ^{1,3,4,5}	MCUP ²	CUP
AG-II	CDP ^{2,3,4,5}	MCUP ²	CUP

¹ Requires full-time on-site employment.

² Requires the majority (51% or more) full-time on-site employment.

³ Projects with a water system with 2 to less than 200 connections will also require a MCUP and may be subject to environmental review. (Article II § 35-147.2.)

⁴ Projects within a Special Problems Area with and onsite wastewater treatment system, including a dry well, will also require a MCUP and may be subject to environmental review. (Article II § 35-147.2.)

⁵ Projects with an individual alternative onsite wastewater treatment system will also require a MCUP and may be subject to environmental review. (Article II § 35-147.2.)

LUDC and Article II

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- Allow mobile homes, manufactured homes, and park trailers as AEDs
 - ▣ With or without permanent foundation
- Add definitions of “park trailer” and “manufactured home”
- Expand proof of employment options

Park Trailer

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LUDC and Article II (cont.)

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- Retained requirements:
 - ▣ Employment verification every 5 years and upon change in occupancy
 - ▣ Notice to Property Owner
 - ▣ BAR review (where applicable)

Coastal Commission Comments

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- Preliminary review of Article II amendment
 - ▣ Suggested changes for minor LCPA
 - ▣ Require staff, BOS review
- Staff recommendation: Adopt without changes and submit as major LCPA

Environmental Review

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- CEQA Guidelines § 15162
 - ▣ Negative Declaration adopted for Housing Element satisfies CEQA
 - ▣ Analyzed Programs 1.4 and 2.4
 - ▣ New ND not required

Recommended Actions

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1. Make the findings for approval
2. Determine that the Housing Element ND fulfills the environmental review requirements for this project and no subsequent document is needed, per CEQA Guidelines § 15162
3. Adopt ordinances amending the LUDC (18ORD-00002) and Article II (18ORD-00003)