



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: County Agricultural Preserve Advisory Committee

FROM: Dan Klemann, Deputy Director  
Long Range Planning Division

DATE: May 24, 2018

RE: Draft Accessory Dwelling Unit Amendments to the Uniform Rules

County Agricultural Preserve Advisory Committee Meeting Date: June 1, 2018

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The Planning and Development Department has prepared draft amendments to the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules) to allow accessory dwelling units (ADUs) as compatible uses on contracted lands. The proposed amendments (Attachment 1) constitute an update to the Uniform Rules and amend Uniform Rule 1 as follows:

1. Add definitions of attached and detached ADUs;
2. Revise Table 1-3 to allow ADUs on contracted lands within all agricultural zones;
3. Add a new Subsection 1-4.4 with provisions to allow for ADUs as a compatible use on contracted lands;
4. Replace references to “residential second unit(s)” or “RSU(s)” with “accessory dwelling unit(s)” or “ADU(s)”; and
5. Add language to Table 1-3 and Subsection 1-4.2 to explain that the County no longer issues permits for residential agricultural units (RAUs), and legally established (i.e., permitted) RAUs are considered legal non-conforming uses that are compatible uses on contracted lands.

The proposed amendments also include other minor text amendments for clarification and consistency. Staff recommends that the Agricultural Preserve Advisory Committee consider the proposed amendments and recommend that the Board of Supervisors adopt the proposed amendments to the Uniform Rules.

ADUs on contracted lands (1) provide additional housing opportunities for agriculturalists and their families that are incidental and supportive of the principal agricultural use of the land, and (2) comply with state housing law (Government Code Section 65852.2). As stated in the County Agricultural

Advisory Committee's letter to the Board of Supervisors, dated April 11, 2018 (Attachment 2), ADUs "provide for intergenerational housing ... and ... help maximize the viability of ... family operations." Accordingly, the proposed amendments allow one attached or detached ADU in all agricultural zones, provided that the ADU is clustered with and located on the same parcel as the principal dwelling, and also located within the applicable building envelope. In order to preserve agricultural land and ensure that the ADU is incidental and supportive of the agricultural land use, a parcel may contain either one ADU or one guest house, but not both. Lastly, the proposed amendments do not place restrictions on who may occupy the ADU (i.e., occupants may include a long-term renter or person not associated with the agricultural operation) pursuant Government Code Section 65852.2(a)(6).

Staff sent the proposed amendments to the Department of Conservation (DOC) for review on May 3, 2018. The DOC expressed concern regarding the lack of restrictions on who may occupy an ADU and recommended that staff revise Subsection 1-4.4. In order to comply with Government Code Section 65852.2(a)(6), staff is not recommending revisions to this subsection. In addition, ADUs must be located within the applicable envelope and, therefore, sited in a manner that minimizes impacts to agriculture. The DOC's comments are included as Attachment 3.

Attachments:

1. Draft Accessory Dwelling Unit Amendments to the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Pages 1-22)
2. AAC Letter (dated April 11, 2018)
3. DOC Comments (dated May 3, 2018)