

August 9, 2018

Board of Supervisors  
Clerk of the Board of Supervisors  
105 E. Anapamu Street, room 407  
Santa Barbara, CA 93101

**Re: Meeting August 14<sup>th</sup>, Item #6, Accessory Dwelling Unit Ordinance Amendments**

Dear members of the Board of Supervisors,

I would like your board to address vesting of Accessory Dwelling Units?  
When does a property owner have the rights (absolute and fixed) for future development of an Accessory Dwelling Unit?

I am a residential designer and have worked with property owners in Montecito to obtain issued and approved Land Use Permits to build new-detached Accessory Dwelling Units under Government Code Section 65852.2.

Sixteen of these ADU's have been in Montecito and seven of them have started or completed construction. This leaves nine that have not obtained building permits yet.

Yesterday Jessi Steele, County Planner, told me that an issued building permit and a substantial inspection (foundation inspection or vertical construction) are required to be vested.

I was told by Glenn Russell and Noel Langle, after the Board of Supervisors meeting of August 12, 2017, an approved and issued LUP is a vested project.

Please add language into the Ordinance Amendments that considers all approved, issued and active Land Use permits for new Accessory Dwelling Units to be vested and not subject to changes adopted by the board.

Sincerely,



Sophie Calvin  
Calvin Design