




# County of Santa Barbara Planning and Development

**Lisa Plowman, Director**  
Jeff Wilson, Assistant Director  
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TO: County of Santa Barbara Board of Supervisors

FROM: Lisa Plowman, Director   
Planning and Development Department

DATE: May 17, 2021

RE: Revised Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU)  
Ordinance Amendments

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On May 14, 2021, Planning and Development Department (P&D) staff received preliminary comments from the California Coastal Commission (CCC) regarding the proposed ADU/JADU Coastal Zoning Ordinance (CZO) amendment (Attachment 1). Most of the CCC's comments can be addressed as part of the Local Coastal Program amendment certification process. However, three of the CCC's comments require minor changes to all three of the proposed ADU/JADU zoning ordinance amendments. As a result, staff has prepared revised CZO, County Land Use and Development Code (LUDC), and Montecito Land Use and Development Code (MLUDC) amendments for the Board's consideration (Attachments 2, 3, and 4, respectively). These amendments include the following revisions:

1. Revise the JADU definition to clarify that JADUs may be located within attached garages;
2. Revise the ADU location standard to clarify that ADU conversions shall be located entirely within existing (not proposed) one-family dwellings, multiple-family dwellings, or accessory structures; and
3. Remove the JADU reference from the Gaviota Coast Plan (GAV) Overlay clustering requirement, which only applies to detached structures (JADUs cannot be located within detached structures).

To make these revisions, on May 18, 2021, staff recommends that the Board of Supervisors take the following actions:

- a) CZO amendment (Case No. 20ORD-00000-00001):
  - i) Make the required findings for approval, including California Environmental Quality Act (CEQA) findings (Attachment 1 to the Board Letter dated May 18, 2021);
  - ii) Determine that the adoption of this ordinance is statutorily exempt from environmental review pursuant to State CEQA Guidelines Sections 15265 and 15282(h) (Attachment 2 to the Board Letter dated May 18, 2021); and
  - iii) Adopt an ordinance (Case No. 20ORD-00000-00001) amending the CZO, of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment 2 to this memorandum).

- b) LUDC amendment (Case No. 20ORD-00000-00002):
  - i) Make the required findings for approval, including CEQA findings (Attachment 1 to the Board Letter dated May 18, 2021);
  - ii) Determine that the adoption of this ordinance is statutorily exempt from environmental review pursuant to State CEQA Guidelines Section 15282(h) (Attachment 2 to the Board Letter dated May 18, 2021); and
  - iii) Adopt an ordinance amending Section 35-1, the LUDC, of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment 3 to this memorandum).
- c) MLUDC amendment (Case No. 20ORD-00000-00003):
  - i) Make the required findings for approval, including CEQA findings (Attachment 1 to the Board Letter dated May 18, 2021);
  - ii) Determine that the adoption of this ordinance is statutorily exempt from environmental review pursuant to State CEQA Guidelines Section 15282(h) (Attachment 2 to the Board Letter dated May 18, 2021); and
  - iii) Adopt an ordinance amending Section 35-2, the MLUDC, of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment 4 to this memorandum).
- d) Uniform Rules amendment:
  - i) Determine that the Uniform Rules amendment is statutorily exempt from environmental review pursuant to State CEQA Guidelines Section 15061(b)(3) (Attachment 2 to the Board Letter dated May 18, 2021); and
  - ii) Adopt a resolution amending the Uniform Rules to revise the existing ADU definition, add a new JADU definition, and allow JADUs as a compatible use on agricultural preserve contracted lands (Attachment 6 to the Board Letter dated May 18, 2021).

Please contact Jessi Steele, Planner, at (805) 884-8082, if you have any questions regarding the above information.

Attachments:

1. CCC comments, dated May 14, 2021
2. Revised CZO amendment, Case No. 20ORD-00000-00002
3. Revised LUDC amendment, Case No. 20ORD-00000-00002
4. Revised MLUDC amendment, Case No. 20ORD-00000-00003

cc: Jeff Wilson, Assistant Director, P&D

Dan Klemann, Deputy Director, Long Range Planning Division

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