



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: 05/04/2021
Placement: Administrative – Set Hearing
Estimated Time: 1 hour on 05/18/2021
Continued Item:
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Lisa Plowman, Director, Planning and Development (P&D)
Director (805) 568-2086
Contact Info: Dan Klemann, Deputy Director, Long Range Planning
(805) 568-2072
SUBJECT: Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU)
Ordinance Amendments

County Counsel Concurrence:

As to form: Yes

Auditor-Controller Concurrence:

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors (Board):

On May 4, 2021, staff recommends that the Board set a hearing for May 18, 2021, to consider the adoption of amendments to Article II, the Coastal Zoning Ordinance (CZO), the County Land Use and Development Code (LUDC), and the Montecito Land Use and Development Code (MLUDC) to revise existing and create new development standards and permit procedures to implement recent changes in State legislation regarding ADUs and JADUs. Staff also recommends that the Board consider the adoption of an amendment to the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* (Uniform Rules) to revise and add new definitions and allow JADUs as a compatible use on agricultural preserve contracted lands.

On May 18, 2021, the Board’s action should include the following:

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

- b) LUDC amendment (Case No. 20ORD-00000-00002):
 - i) Make the required findings for approval, including CEQA findings (Attachment 1);
 - ii) Determine that the adoption of this ordinance is statutorily exempt from environmental review pursuant to State CEQA Guidelines Section 15282(h); and
 - iii) Adopt an ordinance amending Section 35-1, the LUDC, of Chapter 35, Zoning, of the Santa Barbara County Code.
- c) MLUDC amendment (Case No. 20ORD-00000-00003):
 - i) Make the required findings for approval, including CEQA findings;
 - ii) Determine that the adoption of this ordinance is statutorily exempt from environmental review pursuant to State CEQA Guidelines Section 15282(h); and
 - iii) Adopt an ordinance amending Section 35-2, the MLUDC, of Chapter 35, Zoning, of the Santa Barbara County Code.
- d) Uniform Rules amendment:
 - i) Determine that the Uniform Rules amendment is statutorily exempt from environmental review pursuant to State CEQA Guidelines Sections 15265 and 15282(h);
 - ii) Adopt a resolution amending the Uniform Rules to revise and add new definitions and allow JADUs as a compatible use on agricultural preserve contracted lands.

Summary Text:

On January 1, 2020, new State ADU and JADU laws went into effect and caused the County's Inland Area ADU ordinances (e.g., the LUDC and MLUDC) to become null and void. Until the County adopts new ordinances, the County must process ADU and JADU applications pursuant to State law.

In 2020, the Board directed staff to initiate zoning ordinance amendments to comply with the new State ADU and JADU laws. Accordingly, staff has drafted amendments to the CZO, LUDC, and MLUDC, as well as an amendment to the Uniform Rules. On May 18, 2021, staff will present these proposed amendments to the Board for adoption.

Staff will docket a full board agenda letter that includes additional information and the proposed ordinance amendments.

Special Instructions:

P&D will satisfy all noticing requirements. The Clerk of the Board will provide copies of the Minute Order and the signed ordinances and resolution to P&D, attention Jessi Steele.

Authored By:

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