

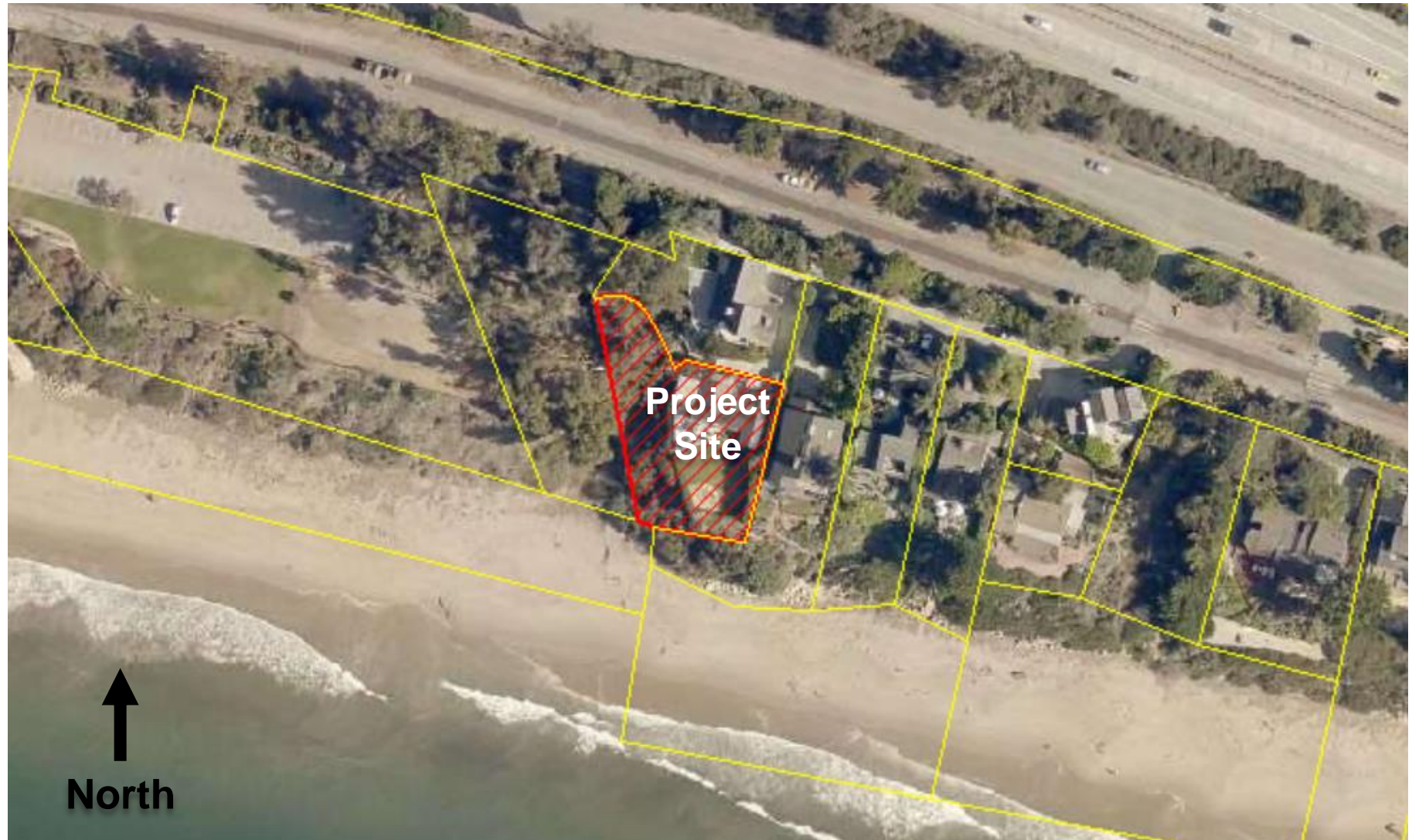
# Appeal of the Planning Commission Approval of the BMO, LLC ADU Case Nos. 22APL-00000-00002 and 21CDP-00000-00053

Santa Barbara County Board of Supervisors  
May 17, 2022

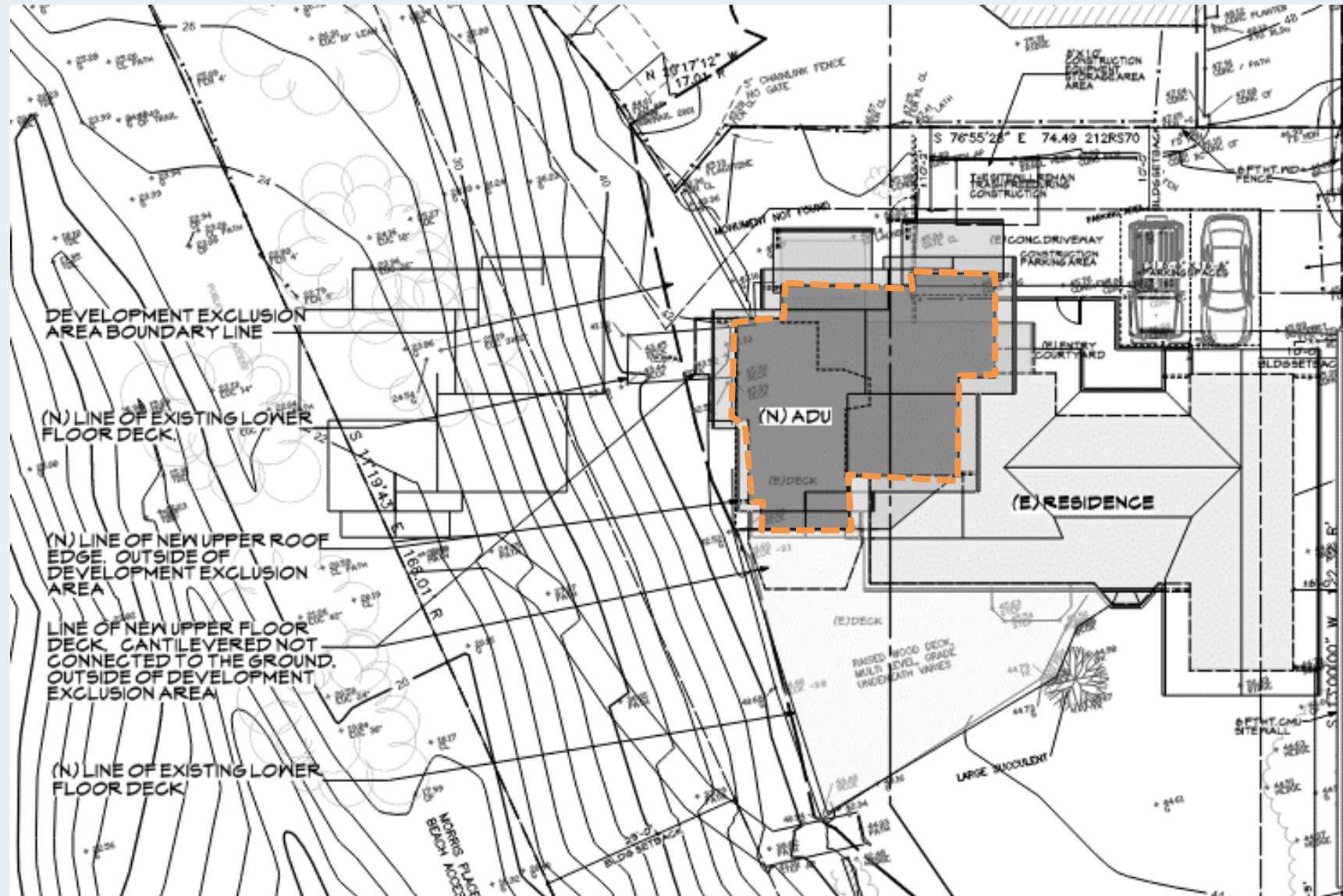


County of Santa Barbara  
Planning and Development  
Willow Brown

# Location



# Project Description



# Background Information

- 2003 - Lot Line Adjustment, Rezone, and General Plan Amendment were approved, legalizing the lot and home in the existing configuration
- June 4, 2021 - Coastal Development Permit for Accessory Dwelling Unit approved
- June 11, 2021 - Appeal was filed to the County Planning Commission
- December 8, 2021 - County Planning Commission denied the appeal
- December 15, 2021 - Appeal of the County Planning Commission's decision to deny the appeal was filed

# Appeal Issues Raised

- **Appeal Issue 1:** The appellant asserts that there is inadequate access to the site and insufficient parking for the proposed development
- **Issue 1 Response:** There is sufficient parking and access for the existing development, and the ADU does not require additional parking spaces or access improvements
- **Appeal Issue 2:** The appellant asserts that the ADU will add to the applicant's vacation rental options
- **Issue 2 Response:** ADUs cannot be rented for short-term stays (nor has the applicant proposed this), must be rented out for a minimum of 30 consecutive days

# Appeal Issues Raised

- **Appeal Issue 3:** The appellant asserts that the existing single-family dwelling is not legal at its current square footage and violations exist on the subject property
- **Issue 3 Response:** The existing single-family dwelling was legalized through a Lot Line Adjustment (Case No. 00-LA-018 & 05MPC-5) and no violations exist on the subject property

# Recommended Actions

1. Deny the appeal, Case No. 22APL-00000-00002
2. Make the required findings for approval of the project, including CEQA findings
3. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a)
4. Grant *de novo* approval of the project, Case No. 21CDP-00000-00053, subject to the conditions of approval