

ATTACHMENT 19: 05-10-2017 MONTECITO PLANNING COMMISSION MEMORANDUM

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Planning Commission
FROM: Noel Langle
DATE: May 10, 2017
RE: Continued hearing regarding:
Accessory Dwelling Unit Ordinance Amendments
Case Nos. 16ORD-00000-00015 & 16ORD-00000-00016

1.0 RECOMMENDATION AND PROCEDURES

1.1 Case No. 16ORD-00000-00015. Follow the procedures outlined below and recommend that the Board of Supervisors approve Case No. 16ORD-00000-00015 as shown in Attachment C based upon the ability to make the appropriate findings. Your Commission's motion should include the following:

1. Make the findings for approval, including CEQA findings, and recommend that the Board of Supervisors make the findings for approval of the proposed amendment (Attachment A);
2. Recommend that the Board of Supervisors determine that this ordinance is categorically exempt from the California Environmental Quality Act pursuant to Section 15282(h) of the Guidelines for Implementation of CEQA (Attachment B); and,
3. Adopt a Resolution recommending that the Board of Supervisors approve Case No. 16ORD-00000-00015, an ordinance amending Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment C Revised 05-12-2017).

2.2 Case No. 16ORD-00000-00016. Follow the procedures outlined below and recommend to the County Planning Commission that they recommend to the Board of Supervisors that the Board approve Case No. 16ORD-00000-00016 as shown in Attachment F based upon the ability to make the appropriate findings. Your Commission's motion should include the following:

1. Make the findings for approval, including CEQA findings, and recommend to the County Planning Commission that the County Planning Commission make the findings for approval and recommend that the Board of Supervisors make the findings for approval of the proposed amendment (Attachment D);

2. Recommend to the County Planning Commission that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors determine that the adoption of this ordinance is statutorily exempt from the California Environmental Quality Act pursuant to Sections Section 15282(h) and 15265 of the Guidelines for Implementation of CEQA (Attachment E); and,
3. Adopt a Resolution recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors approve Case No. 16ORD-00000-00016, an ordinance amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment F Revised 05-12-2017).

2.0 BACKGROUND

On April 12, 2017, your Commission continued to deliberate on the proposed amendments to the Montecito Land Use and Development Code (Montecito LUDC) and the Article II Coastal Zoning Ordinance (Article II) that would bring these zoning ordinances into compliance with State law (Government Code Section 65852.2) regarding the regulation of accessory dwelling units (ADUs). This deliberation focused on several areas that your Commission previously directed the Department to investigate regarding both:

- Revising the amendments to more closely conform the proposed language with the language of Section 65852.2, and
- Adding additional standards to address specific concerns regarding the development of ADUs in the Montecito Community Plan area.

At the conclusion of the hearing April 12th hearing your Commission provided specific direction regarding proposed revisions to the amendments. The attached revised amendments, Attachment C (Montecito LUDC) and Attachment F (Article II) reflect that direction. A summary of the revisions is provided below.

Additionally, on April 19, 2017, the Department received a copy of a memorandum (see Attachment G) from John Ainsworth, Executive Director of the California Coastal Commission, regarding the new accessory dwelling unit legislation and its effect on accessory dwelling unit regulations that currently apply within the Coastal Zone. The memorandum states that ADU provisions located in certified Local Coastal Programs (LCPs) are not superseded by Government Code Section 65852.2 and continue to apply to Coastal Development Permit applications for ADUs. The memorandum goes on to recommend that local jurisdictions amend their LCPs in light of the new regulations in order to reconcile Coastal Act requirements with the new ADU statutes as this will:

- Accomplish the Legislature's goals regarding the encouragement of ADUs while still protecting coastal resources, and
- Implement the Coastal Act regarding encouraging housing opportunities for low and moderate income households and concentrating of development in existing developed areas.

The attached amendments comply with these recommendations.

3.0 SUMMARY OF REVISIONS

3.1 To provide clarity regarding which regulations apply to the different types of ADUs, the revised amendments divide the regulations into three separate categories:

- **Lot contains an existing principal dwelling and no new construction is proposed:** The ADU is proposed to be developed on a lot that contains an existing principal dwelling and the ADU would be located entirely within an existing principal dwelling or existing accessory building.
- **Lot contains an existing principal dwelling and new construction is proposed:** The ADU is proposed to be developed on a lot that contains an existing principal dwelling and, in order to accommodate the ADU, the project includes (1) additions to the principal dwelling or an existing accessory building, or (2) the construction of a new accessory building the construction of a new accessory building that the ADU will be located within.
- **Lot does not contain an existing principal dwelling:** The ADU is proposed to be developed on a lot that does not contain an existing principal dwelling, and the ADU would be built concurrently with the principal dwelling.

3.2 The Article II amendment (Attachment F) is also revised to:

- Delete the whole of existing Section 35-142 that contained the former regulations addressing residential second units and replace it with a new Section 35-142 that provides the regulations for ADUs. The purpose of this is to reduce the amount of underlined and struck-through language in order to reduce any confusion as to the proposed language of the new regulations.
- Correct the applicability section (Section 35-142.2 on page 5 of Attachment F) so that within the Montecito Community Plan area accessory dwelling units are only allowed on a lot zoned Single-Family Residential (R-1/E-1) and not on a lot zoned AG-I.

3.3 The following provides a summary of the revisions to the amendments that were requested by your Commission. The ordinance language included below is from Exhibit 1 of Attachment C, the Montecito LUDC amendment. References to where the actual language may be found in the attachments are also provided.

1. **Conform the language of amendment to the language of Section 65852.2.**

a. **Requirement that an application for an ADU must be a complete application.**

The amendments to the Montecito LUDC and Article II originally required that a complete application must be submitted to the Department before the 120 day deadline in which to act on an application for an ADU would commence. Your Commission's direction was to delete the word "complete" from the amendments in order to conform the language of the amendment to Section 65852.2.

The revised language shown below reflects your Commission's direction. This requirement would apply to all applications for ADUs; however, the requirement to act on the application within 120 days would only apply to applications for (1) ADUs on lots that contain an existing principal dwelling and no new construction is

proposed, and (2) ADUs on lots that contain an existing principal dwelling and new construction is proposed.

- a. The Director shall approve, conditionally approve, or deny an application for an accessory dwelling unit that complies with either Subsection E (Accessory dwelling units located entirely within existing buildings, or Subsection F (Accessory dwelling units located either partially within existing buildings or new accessory buildings), below, within 120 days following the submittal of an application to the Department in compliance with Section 35.470.030 (Application Preparation and Filing).

See Section 35.442.015.D.2.a of the Montecito LUDC amendment (Exhibit 1 of Attachment C, page 6) and Section 35-142.4.1.b.1) of the Article II amendment (Exhibit 1 of Attachment F, page 6).

b. Requirement that the living area of the principal dwelling used to determine the allowed floor area of the ADU must be legal living area.

As first presented the amendments to the Montecito LUDC and Article II required that the living area of the principal dwelling used to calculate the allowed living area of the ADU be restricted to legal living area, i.e., that which was specifically permitted or was nonconforming. Your Commission's direction was to delete the word "legal" from the amendments in order to conform the language of the amendment to Section 65852.2.

The revised language shown below reflects your Commission's direction. This standard would only apply to applications for ADUs on lots that contain an existing principal dwelling and no new construction is proposed

- (1) Attached accessory dwelling unit: The living area of an attached accessory dwelling unit shall not exceed 50 percent of the living area of the principal dwelling that exists at the time of application for the accessory dwelling unit, provided that the living area of the accessory dwelling unit does not exceed 1,200 square feet.

See Section 35.442.015.E.4.a.(1) of the Montecito LUDC amendment (Exhibit 1 of Attachment C, page 7) and Section 35-142.6.4.a.1) of the Article II amendment (Exhibit 1 of Attachment F, page 7).

c. Required minimum rental period for an ADU.

As originally proposed the amendments to the Montecito LUDC and Article II required that the minimum rental period of ADU was 31 days. Your Commission's direction was to revise the language to read that the length of any rental shall be for longer than 30 consecutive days in order to conform the language of the amendment to Section 65852.2.

The revised language shown below reflects your Commission's direction. This standard would apply to all applications for ADUs.

- a. An accessory dwelling unit may be used for rentals provided that the length of any rental shall be longer than 30 consecutive days.

See Sections 35.442.015.E.8.a, 35.442.015.F.12.a, and 35.442.015.G.13.a of the Montecito LUDC amendment (Exhibit 1 of Attachment C, pages 8, 12, 16) and Sections 35-142.6.8.a, 35-142.7.10.a, and 35-142.8.12.a of the Article II amendment (Exhibit 1 of Attachment F, pages 7, 11, 17).

d. Requiring that the owner occupy the property in addition to including a required minimum rental period.

The amendments to the Montecito LUDC and Article II originally proposed that there be a minimum rental period for any ADU in addition to the requirement that the property owner reside on the property either in the principal dwelling or the ADU. Your Commission was concerned whether the statute allowed a local jurisdiction to adopt both requirements given the language of Section 65852.2. Your Commission's direction was to retain both requirements and clarify the owner-occupancy requirement by:

- Requiring that the property owner obtain a Homeowners' Property Tax Exemption from the County Assessor in order to establish that the property containing the ADU is the owner's principal place of residence.
- Delete the exemptions regarding situations when the owner is not required to live on the property.

The revised amendments also include the following new standard that adds a 90-day requirement in which to obtain the Homeowners' Property Tax Exemption:

- If a property that contains an ADU is sold or transferred, that the new owner must obtain a Homeowners' Property Tax Exemption within 90 days of taking possession of the property or cease the use of the ADU.
- If the ADU is being constructed concurrently with the principal dwelling, that the owner must obtain a Homeowners' Property Tax Exemption within 90 days of the final building permit inspection for the principal dwelling.

The revised language shown below reflects your Commission's direction and the inclusion of the new 90-day requirement. Additionally, in order to address the situation where an owner is not able to obtain a Homeowners' Property Tax Exemption before a zoning clearance is ready to be issued, the revised language also allows an affidavit of owner-occupancy to be substituted for the Homeowners' Property Tax Exemption. These requirements would apply to all applications for ADUs except that the use of an affidavit of owner-occupancy would only apply to applications for ADUs on lots that contain an existing principal dwelling and no new construction is proposed.

9. Residency of lot owner.

- a. The owner of the lot shall reside on the lot, either in the principal dwelling or in the accessory dwelling unit and shall, prior to issuance of a Zoning Clearance in compliance with Section 35.472.190 (Zoning Clearances):
- (1) Have received a Homeowners' Property Tax Exemption from the County Assessor, or

- (2) Have submitted to the Department a signed and notarized affidavit stipulating that the lot is owner-occupied.
- b. Upon sale or transfer of ownership of the lot, the new owner shall reside on the lot and shall, within 90 days of taking possession of the property, receive a Homeowners' Property Tax Exemption from the County Assessor or the use of the accessory dwelling unit shall be discontinued and the accessory dwelling unit shall be:
 - (1) Attached accessory dwelling unit. Removed or converted into a portion of the principal dwelling or a legal attached accessory structure.
 - (2) Detached accessory dwelling unit. Removed or converted into a legal detached accessory structure.
- c. Notice to Property Owner required. Before the issuance of a Zoning Clearance in compliance with Section 35.472.190 (Zoning Clearances), the owner-occupant shall sign and record a Notice to Property Owner that includes at a minimum the requirement that the owner reside on the lot.

See Sections 35.442.015.E.9, 35.442.015.F.13, and 35.442.015.G.14 of the Montecito LUDC amendment (Exhibit 1 of Attachment C, pages 8, 12, 17) and Sections 35-142.6.9, 35-142.7.11, and 35-142.8.13 of the Article II amendment (Exhibit 1 of Attachment F, pages 7, 12, 17).

e. Prohibition regarding financing the ADU separately from the principal dwelling.

As originally proposed the amendments to the Montecito LUDC and Article II prohibited the ADU being financed separately from the principal dwelling. Your Commission's direction was to revise the language to delete this prohibition in order to conform the language of the amendment to Section 65852.2.

The revised language shown below reflects your Commission's direction. This requirement would apply to all applications for ADUs.

- b. An accessory dwelling unit shall not be sold separately from the principal dwelling.

See Sections 35.442.015.E.8.b, 35.442.015.F.12.b, and 35.442.015.G.13.b of the Montecito LUDC amendment (Exhibit 1 of Attachment C, pages 8, 12, 16) and Sections 35-142.6.8.b, 35-142.7.10.b, and 35-142.8.12.b of the Article II amendment (Exhibit 1 of Attachment F, pages 7, 12, 17).

2. Retain the existing development standard limiting floor area to 40 percent of the lot area.

The amendments to the Montecito LUDC and Article II that were first presented to your Commission only retained the existing requirement that "The total gross floor area of all covered structures, including a residential second unit, shall not exceed 40 percent of the gross lot area of the lot on which the residential second unit is located" in the situation where the ADU was proposed to be constructed concurrently with the principal dwelling. Your Commission's direction was to revise the amendments to also include this standard for applications for ADUs on lots that contain an existing principal dwelling and new construction is proposed.

8. Maximum lot coverage. The total gross floor area of all covered structures located on a lot, including an accessory dwelling unit, shall not exceed 40 percent of the gross lot area of the lot on which the accessory dwelling unit is proposed to be located.

See Sections 35.442.015.F.8 and 35.442.015.G.8.b of the Montecito LUDC amendment (Exhibit 1 of Attachment C, pages 11, 15) and Sections 35-142.7.13.c and 35-142.8.7.b of the Article II amendment (Exhibit 1 of Attachment F, pages 12, 15).

3. Design review.

The amendments to the Montecito LUDC and Article II originally proposed to shift the responsibility for design review of an ADU within the Montecito Community Plan area from the Chair of the Montecito Board of Architectural Review (MBAR), or designee, to the Director. Your Commission's direction was to revise the amendments to retain the Chair of the MBAR, or designee, as the person responsible for reviewing the design of an ADU for applications that include new construction.

Your Commission also directed, for ADU applications that include new construction, that the amendments be revised to:

- Require that all applications for ADUs to be subject to design review, and not just those on lots of one acre or less in area as previously proposed.
- Allow that the ADU may use materials that are compatible or comparable with existing structures instead of requiring the use of same materials.
- Allow the height of an ADU to be increased if necessary to match the roofline of an existing structure that the ADU would be attached to.

Your Commission also discussed including additional standards that would apply to applications for ADUs that include new construction that address exterior lighting, restrictions on grading, providing landscaping for screening purposes, protection of environmentally sensitive habitat areas, and tree protection.

The revised language shown below includes additional standards regarding landscaping and exterior lighting that would be used by the Chair of the MBAR in their review of applications for ADUs. This language also includes that if the Chair does not approve the exterior appearance and architectural style of the ADU, then the Director shall deny the Coastal Development Permit or Land Use Permit application for the ADU. The action of the Director is final subject to appeal to your Commission if the project is located in the Montecito Community Plan area. The revised language also includes standards that address grading (site preparation), protection of environmentally sensitive habitat areas, and tree protection that would be implemented by the Department as part of the review of the application for the ADU. These standards provide that:

- The proposed development shall comply with the requirements of Section 35.428.040 (Environmentally Sensitive Habitat (ESH) Overlay Zone).
- Grading associated with the development of the accessory dwelling unit is limited to 1,500 cubic yards of cut and fill. This limit, which is derived from the Montecito Architectural Guidelines and Development Standards that restrict grading in hillside

areas, would be sufficient to allow the development of an ADU including any yard area associated with the ADU.

- The height of any freestanding retaining wall is limited to eight feet in height as measured from the natural or finished grade at the base of the lower side of the wall to the top edge of the wall material. This restriction is also based on the Montecito Architectural Guidelines and Development Standards that restrict the height of retaining walls in hillside areas.

The following includes only those standards within the overall amendment that were revised to reflect your Commission's direction and discussion at the April 12, 2017 hearing regarding the design review of an ADU. These standards would only apply to applications for ADUs on (1) lots that contain an existing principal dwelling and new construction is proposed and (2) lots that do not contain an existing principal dwelling. The paragraph following these standards provides section references that show where these standards are located within the actual ordinance amendment.

1. Appearance and style. The exterior appearance and architectural style of the proposed accessory dwelling unit shall be subject to review and approval by the Chair of the Montecito Board of Architectural Review except where any changes to an existing building are restricted to those that are determined to be minor by the Director.

a. In order to approve the exterior appearance and architectural style of the proposed accessory dwelling unit the Chair shall determine that:

- (1) The design of an accessory dwelling unit that will be attached to an existing building reflects the exterior appearance and architectural style of the existing building and uses the same or comparable exterior materials, roof covering, colors and design for trim, windows, roof pitch and other exterior physical features.
- (2) The design of an accessory dwelling unit that will not be attached to an existing building reflects the exterior appearance and architectural style of the principal dwelling and uses the same or comparable exterior materials, roof covering, colors and design for trim, windows, roof pitch and other exterior physical features.
- (3) The entrance to an accessory dwelling unit that will be attached to the principal dwelling is structurally shielded so that the entrance is not visible when viewed from any street abutting the lot on which the accessory dwelling unit is located. This standard may be waived by the Chair if it would prohibit the construction of an attached accessory dwelling unit on the lot.
- (4) All exterior lighting complies with Section 35.430.120 (Outdoor Lighting).
- (5) Proposed landscaping will screen the accessory dwelling unit, including any architectural elements such as foundations and retaining walls, mechanical equipment, and parking required to be provided for the accessory dwelling unit, from public viewing areas (e.g., public road, trails, recreation areas). Said landscaping shall:
 - (a) Be compatible with existing landscaping on the lot in terms of plant species and density of planting.
 - (b) Comply with the County Fire Department or applicable fire protection district requirements for defensible space if it is located within 100 feet of any building.

b. If the Chair does not approve the exterior appearance and architectural style of the accessory dwelling unit, then the Director shall deny the Land Use Permit application for the accessory dwelling unit. The action of the Director is final subject to appeal in compliance with Chapter 35.492 (Appeals).

2. Environmentally sensitive habitat areas. The development of an accessory dwelling unit shall be in compliance with the requirements of Section 35.428.040 (Environmentally Sensitive Habitat (ESH) Overlay Zone).

4. Height limit.

a. An accessory dwelling unit shall be in compliance with the following height limits as applicable. However, these height limits may be exceeded when the portion of the accessory dwelling unit that would exceed these height limits is:

(1) Located within the existing space of a one-family dwelling or an accessory building.

(2) A proposed addition to an existing building and increased height is necessary to allow the roofline of the addition to match the roofline of the existing building that is being added to.

15. Site preparation.

a. Grading associated with the development of the accessory dwelling unit shall not exceed 1,500 cubic yards of cut and fill.

b. Any freestanding retaining wall shall not exceed eight feet in height. The height of the wall shall be measured from the natural or finished grade at the base of the lower side of the wall to the top edge of the wall material.

16. Tree protection. All development associated with the accessory dwelling unit shall avoid the removal of or damage to all native trees including native oak trees, and specimen trees.

a. No grading, paving, and other site disturbance shall occur within the dripline of the tree including the area six feet outside of tree driplines.

b. For the purposes of this Subsection F.16, specimen trees are defined as mature native trees that are healthy and structurally sound and have grown into the natural stature particular to the species.

See Sections 35.442.015.F.1, 35.442.015.F.2, 35.442.015.F.15, 35.442.015.F.16, 35.442.015.G.2, 35.442.015.G.3, 35.442.015.G.16 and 35.442.015.G.17 of the Montecito LUDC amendment (Exhibit 1 of Attachment C, pages 8, 9, 12, 13, 17) and Sections 35-142.7.1, 35-142.7.3, 35-142.7.13.d, 35-142.7.13.e, 35-142.8.2, 35-142.8.4, 35-142.8.16.b, and 35-142.8.16.c of the Article II amendment (Exhibit 1 of Attachment F, pages 8, 9, 12, 13, 14, 18, 19).

4. Parking arrangement.

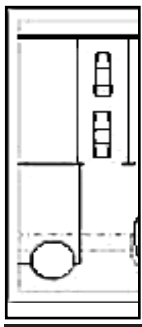
As originally presented the amendments to the Montecito LUDC and Article II proposed to allow parking associated with an ADU that is accessory to an existing principal dwelling and includes new construction to be located in tandem arrangement and also be allowed to be located within a setback area. Your Commission was concerned that allowing tandem parking in very high fire hazard areas where rapid evacuations might be necessary could be problematic as a tandem parking arrangement requires that one vehicle may have to be moved in order to allow the other vehicle to exit the property.

The revised language shown below addresses your Commission's concern. This standard would only apply to applications for ADUs on lots that contain an existing principal dwelling and new construction is proposed.

- (b) The project site is located in a very high fire hazard severity zone, in which case tandem parking is not allowed if a vehicle would be required to encroach into a street or sidewalk when backing out of a parking space.

The revised Article II amendment also adds the existing definition of tandem parking in the Montecito LUDC (shown below) to Article II.

Parking, Tandem. The arrangement of not more than two parking spaces in depth, wherein one space is located directly in front of another space, such that it is necessary to pass through one space in order to enter or leave the other space, see the figure below.



See Sections 35.442.015.F.9.a.(1)(b) of the Montecito LUDC amendment (Exhibit 1 of Attachment C, page 11), and Division 2, Definitions, and Section 35-142.7.a.1)b) of the Article II amendment (Exhibit 1 of Attachment F, pages 1, 11).

5. Require review by the Historic Landmarks Advisory Commission if the ADU involves a structure that is 50 years old or greater.

Your Commission's direction, at the April 12, 2017 hearing, was that the amendments be revised to include a requirement that the Historic Landmarks Advisory Commission (HLAC) review and comment on any application for an ADU located on a lot that contains a building that is 50 years old or greater.

The revised language shown below reflects your Commission's direction. This requirement would only apply to applications for (1) ADUs on lots that contain an existing principal dwelling and new construction is proposed, and (2) ADUs on lots that do not contain an existing principal dwelling.

- 5. Historic Landmarks Advisory Commission.** If the accessory dwelling unit is proposed to be located on a lot that contains a structure that is 50 years old or greater, then the application shall be submitted to the Historic Landmarks Advisory Commission for review and comment as to the compatibility of the proposed development with the historical context of the site, whether the development will result in a detrimental effect on any existing or potential historical significance, and other factors that the Historic Landmarks Advisory Commission may choose to comment on.

See Sections 35.442.015.F.5 and 35.442.015.G.6 of the Montecito LUDC amendment (Exhibit 1 of Attachment C, pages 10, 14) and Sections 35-142.7.13.a. and 35-142.8.16.a. of the Article II amendment (Exhibit 1 of Attachment F, page 12, 18).

6. Require conversion of existing guest house or nonconforming dwelling to an ADU.

At your March 22, 2017 hearing, your Commission commented that the existing development standard that provides that an ADU “shall not be allowed on a lot in addition to a guesthouse, dwellings other than the principal dwelling determined to be nonconforming as to use, or farm employee housing” should be retained. However, at your April 12, 2017 hearing your Commission did not direct the Department to revise the amendments in this manner based on the discussion that retaining (1) the restriction on the maximum living area of the ADU based on lot area, combined with (2) the standard that limits the total gross floor area of all covered structures, including an accessory dwelling unit, to 40 percent of the gross lot area, would be sufficient to control the amount of development on the lot.

7. Maximum living area of an ADU based on lot area.

The amendments to the Montecito LUDC and Article II as originally proposed did not include any restrictions on the size of the ADU based on the lot area and instead simply relied on the language included in Section 65852.2. Your Commission’s direction was to include maximum living area requirements that are tied to the size of the lot based on the table in the existing zoning ordinances for applications for ADUs on lots that contain an existing principal dwelling and include new construction. However, your Commission did not provide any direction regarding whether a lot would have to be of a certain minimum size in order to be able to have an ADU. Retaining the existing 6,000 square foot minimum lot area requirement could unduly restrict the development of an ADU on a lot that could otherwise comply with all other development standards. Therefore, the table as proposed deletes the minimum lot area requirement.

The revised language shown below reflects your Commission’s direction and the revision to the table regarding allowing ADUs on lots smaller than 6,000 square feet.

a. Maximum living area. The living area of the accessory dwelling unit shall not exceed the maximum living area shown in the table below for the applicable lot area:

Lot Area (unless specified = net lot area)	Maximum Accessory Dwelling Unit Living Area
0 - 9,999 square feet	400 square feet
10,000 - 19,999 square feet	600 square feet
20,000 square feet - 1 acre	800 square feet
Over 1 acre	1,000 square feet

(1) Attached accessory dwelling unit. In addition to the maximum living area specified in the table above, the living area of an attached accessory dwelling unit shall not exceed 50 percent of the living area of the principal dwelling that exists at the time of application for the accessory dwelling unit.

See Section 35.442.015.F.7 of the Montecito LUDC amendment (Exhibit 1 of Attachment C, page 10) and Section 35-142.7.6.b of the Article II amendment (Exhibit 1 of Attachment F, page 10).

Attachments

- A. 16ORD-00000-00015 Montecito LUDC Findings
- B. 16ORD-00000-00015 Montecito LUDC Notice of Exemption
- C. 16ORD-00000-00015 Montecito LUDC Resolution and Proposed Ordinance (Revised 05-10-2017)
- D. 16ORD-00000-00016 Article II Findings
- E. 16ORD-00000-00016 Article II Notice of Exemption
- F. 16ORD-00000-00016 Article II Resolution and Proposed Ordinance (Revised 05-10-2017)
- G. April 18, 2017 California Coastal Commission Accessory Dwelling Unit Memorandum