

Additions to sections of the *Coastal Zoning Ordinance* are underlined. Deletions are indicated by ~~strikethrough~~.

AMENDMENTS TO THE COASTAL ZONING ORDINANCE FOR SECOND DWELLING UNITS

Effective February 29, 2004

1. Amend the text of Section 8175-5.1(g) – Second Dwellings, as follows:
 - g. Second Dwelling Units - A second dwelling unit with complete, independent living facilities may be created on lots which contain an existing single-family detached residence and no other dwellings, other than an authorized farm worker dwelling, subject to Sec. 8174-4 and the following:
 - (1) Second dwelling units are allowed only on lots ~~which~~ that conform to the minimum lot area standard for the zone.
 - (2) The gross floor area of the second dwelling unit shall not exceed 700 square feet. A second dwelling unit over 700 feet may be approved if the existing single-family dwelling on the property does not exceed 700 square feet in gross floor area and does not exceed the height limit for accessory structures in the zone. In such cases, the larger dwelling shall be considered the principal dwelling with regard to height and setback standards, and the smaller dwelling shall be considered the second dwelling with regard to future expansions. In all cases, total off-street parking requirements for the dwellings must be met.
 - (3) The unit shall comply with the parking requirements for second dwellings.
 - (4) The unit may be attached to or detached from the existing single family residence.
 - (5) The unit shall meet zoning provisions and permit requirements, as well as County Building and Fire Code requirements, and other public service requirements ~~which~~ that apply to single-family dwellings. Where sewage or water service is to be provided through a public or private utility, availability letters from the responsible sanitation district and will-serve letters from the responsible water agency shall be required.
 - (6) A second dwelling unit will not be allowed in areas where adequate water supply, water quality and sewage disposal cannot be demonstrated.
 - (7) No more than one second dwelling unit is allowed on each lot.

- (8) No other accessory structure shall be combined with a detached second dwelling unit, except that a second dwelling unit may be attached to a garage or carport. If a second dwelling unit is attached to a garage, the common wall between the garage and the second dwelling unit may not be longer than is necessary to accommodate a standard parking space; the garage area abutting this common wall may be used only for vehicle parking or accessory storage of household items. A second dwelling unit may be attached to a garage or carport which is itself attached to another accessory use such as a recreation room or workshop, provided that there is no common wall between the second dwelling and the other accessory use.
 - (9) Mobile homes may be used as second dwellings units, in accordance with Sec. 8175-5.1.d.
 - (10) The applicant for a second dwelling unit shall be the owner of record and shall reside in the principal dwelling unit on the parcel.
2. Amend the text of Section 8181-9.5 – Appeals to the Coastal Commission, as follows:
- a. For developments ~~which~~ that are subject to the appeals jurisdiction of the Coastal Commission under PRC Section 30603, appeal of an action on a Permit may be filed with the Coastal Commission provided, however, that local appeals on the County's action have been exhausted. Second dwelling unit applications subject to the appeals jurisdiction of the Coastal Commission shall be appealed directly to the Coastal Commission.
 - b. In accordance with Public Resources Code Section 30603(a), an action taken by the County of Ventura on a permit application for any of the following may be appealed to the Coastal Commission:
 - (1) Developments approved by the County between the sea and the first public road paralleling the sea or within 300 feet of the inland extend of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, as indicated on the official County appeals zone maps.
 - (2) Developments approved by the County not included within paragraph (a) of this section located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff, as indicated on the official County appeals zone map or as determined by the State Lands Commission.
 - (3) Developments listed in Article 4 other than those listed as non-appealable to the Coastal Commission.

- (4) Any development ~~which~~ that constitutes a major public work project or a major energy facility.

3. Add new Section 8181-13, as follows:

8181-13 - Second Dwelling Unit procedures pursuant to Government Code Section 65852.2(j) - Notwithstanding any other provision of this Article:

- a. No public hearings shall be conducted on applications for second dwelling units under Sections 8174-4 and 8175-5.1(g). After public notice, interested persons may submit written comments to the Planning Director prior to the Planning Director's decision.
- b. The Planning Director shall not defer decisions on applications for second dwelling units to the Planning Commission or the Board of Supervisors.
- c. Decisions of the Planning Director on applications for second dwelling units are final County decisions with no County appeals and shall, upon being rendered, be appealable to the Coastal Commission in accordance with Section 8181-9.5.