

## 1. Updating County Regulations for Accessory Dwellings and SB9 Urban Lot Splits and Urban Dwelling Units

County Project Number: LRP2024-00013

Planning Commission Hearing: April 24, 2025

Board of Supervisors Hearing: June 3, 2025

CEQA: Exempt

Project Summary: County-initiated amendments to the County Inland and Coastal Zone Land Use Ordinances, the Local Coastal Program, [Buildings and Construction Ordinance](#), and the Real Property Division Ordinance to update Accessory Dwelling Unit, Urban Dwellings and Urban Lot Split regulations to be consistent with recent changes in State Law and encourage affordable housing production. Action 04 of the 2020-2028 Housing Element Implementation Framework authorized by the Board on March 12, 2024.

Accessory Dwellings (inland and coastal)

- Streamline and simplify existing development standards
- Increase the allowed number of accessory dwellings per parcel as required by State Law, if not limited by public health and safety site considerations (such as fire code compliance, public access, sufficient water supply, and onsite wastewater treatment minimum acreage requirements)
  - *Single-Family:* Allow up to three (3) accessory dwellings per parcel, in any combination of attached, detached, or junior accessory dwellings
  - *Multi-Family:* Allow up to eight (8) detached accessory dwellings per parcel, not to exceed the number of existing multi-family units *and* conversions of existing non-living space to accessory dwellings, not to exceed 25% of the number of existing multi-family units
- ~~Allow accessory dwellings in Los Osos, subject to on-site parking requirements in some areas to protect coastal access and subject to the Los Osos annual residential growth rate~~
- Allow parcels with a single-family dwelling to have accessory dwellings and a guesthouse
- ~~Limit garage size for accessory dwellings to 450 square feet~~
- Require pre-screening of applications to ensure project feasibility considering applicable public health and safety standards prior to preparation of construction plans

SB9 Urban Lot Splits and Urban Dwellings (inland only)

- Currently defaulting to State Law; adopt local ordinance to clarify application and review procedures
- Clarify eligible areas to include urban areas and urban clusters as designated by either the 2010 or 2020 census data or areas within a County Urban Reserve Line, not including exclusion areas defined in State Law
- Require pre-screening of applications to ensure project feasibility considering applicable public health and safety standards prior to preparation of construction plans

## **2. Updating County Density Bonus Regulations**

County Project Number: LRP2024-00014

Planning Commission Hearing: April 24, 2025

Board of Supervisors Hearing: June 3, 2025

CEQA: Exempt

Project Summary: County-initiated amendments to the County Inland and Coastal Zone Land Use Ordinances and the Local Coastal Program to update Density Bonus regulations to be consistent with recent changes in State Law and encourage affordable housing production. Action 05 of the 2020-2028 Housing Element Implementation Framework authorized by the Board on March 12, 2024.

- Update coastal regulations to be consistent with inland regulations
- Clarify that the permitting requirements for density bonus projects are based on base density
- Clarify that requests for concessions or incentives cannot be denied based on adverse impacts to the physical environment, per State Law
- Allow an additional percent bonus beyond that allowed by State Law for the inclusion of very-low income units