



# Summerland Sanitary District News

February 2017

## Accessory dwelling units bill 1069 to provide more affordable housing

### Welcome Mat for the Granny Flat

Property owners just caught a break that will shave off thousands of dollars in permits and fees. On January 1<sup>st</sup> 2017 State Senator Bob Wieckowski's (D-Fremont) Senate Bill 1069 went into effect making Accessory Dwelling Units (ADU's), formerly called granny flats or secondary dwelling units, less expensive to build in the State of California. Governor Jerry Brown's action in the signing of this Bill is to address California's housing shortage and return power back to the homeowner. SB 1069 will ease many old (1970 era) requirements including capital recovery fees or so-called hook-up fees by local water and wastewater agencies, excessive fire sprinkler installation requirements, parking restrictions, setbacks and streamline unnecessarily lengthy permitting processes and timelines.

Senator Wieckowski's Senate Bill will open the doors for California to address its housing crisis by removing obstacles that have discouraged homeowners from adding a legal and affordable accessory dwelling unit. Easing restrictions on ADU's protects homeowners, strengthens the economy and also offers a solution to the challenge of inter-generational living by allowing more families to age in place that have been stretched thin by rising housing and health care costs.



ADU's are defined as either attached to the existing dwelling or located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling with independent exterior access from the existing residence and complete living facilities, including a kitchen independent of the primary dwelling unit. The unit shall not exceed 50 percent of the existing living area and shall not exceed 1,200 square feet. Even though you can build a ADU free standing from the existing residence DO NOT confuse it with a guest house. An ADU and a guest house are two completely different living units and are not permitted, or appraised in the same manner.

So let's all give a big shout of thanks out to Bob Wieckowski for a major victory for thousands of Californians and for creating housing for nurses, teachers, elders, family members and all others that have been priced out of this beautiful community. For more detailed information, please contact the Santa Barbara County Building Department or Google Senate Bill 1069.

Sincerely,  
Mike Sullivan

Effective January 1, 2017, recently adopted state legislation supersedes Santa Barbara's regulations until it adopts its own ordinance. Project sites within the Coastal Zone are still subject to coastal permitting requirements.



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## About Summerland Sanitary District:

The Summerland Sanitary District is one of many independent special districts which are voted into existence by the citizens they serve and are sanctioned under California law to perform specific local government functions within certain boundaries. The District was formed in 1957 pursuant to the Sanitary District Act of 1923. It derives its authority in the California Health & Safety Code (Sections 6400-6830) and operates under State Water Quality Control Board Central Coast Region NPDES Permit # CA 4805400.



P.O. Box 417  
Summerland, CA 93067



NO DRUGS DOWN  
THE DRAIN

## Verdict: Do Not Use Chemical De-Cloggers!

The active ingredient in many commercial drain cleaners is sodium hydroxide, also known as caustic soda or lye, which can burn skin and aggravate breathing passages. These products are made to coat pipes, which means residue stays in pipes for a long time. Chemicals can react with other substances in pipes (such as cleaning products) in unexpected and unwanted ways.

### What to Do Instead

**Maintain your drain-** Inexpensive, barbed drain openers quickly and easily pull out hair and other clogging material that gets caught in the p-trap just under the sink. These devices are available at most hardware stores and can be used regularly to keep drains flowing.

**Try a homemade natural solution -** This recipe will free minor clogs and helps to prevent future clogs. Pour 1/2 cup baking soda down the drain first, then 1/2 cup vinegar. Let it fizz for few minutes. Then pour down a kettle full of boiling water. Repeat if needed.

**Prevent the clog -** Use good disposal practices, such as installing small screens atop drains to keep hair, lint and other clogging elements out of the pipe.

### Think of the Whole System

Remember, slow drains or clogs could be caused by bigger problems, such as tree roots or a pipe blocked by grease and grit. In these cases, chemical de-cloggers are even more harmful because they get stuck in a concentrated area. If you can't find the problem, call a licensed plumber.



## Summerland Sanitary District Newsletter for Residents of Summerland

Please sign up for our electronic newsletter by sending an email to [info@summerlandsd.org](mailto:info@summerlandsd.org)

## No Drugs Down the Drain

In response to growing demand for a safe, convenient way to dispose of household medications, the Sheriff's Office teamed up with County Public Works to install drop-boxes at each of the Sheriff's substations throughout the County. The program is called Operation Medicine Cabinet.

### Where to go?

Residents can drop off all unwanted medications, including prescriptions and over-the-counter drugs in the drop-boxes at the Sheriff's Office. The boxes are located outside in front of the stations.

**Carpinteria** 5775 Carpinteria Avenue  
(805) 684-4561  
**Santa Barbara** 4434 Calle Real  
(805) 681-4100



For more information, please visit our website at [www.summerlandsd.org](http://www.summerlandsd.org)