

CALIFORNIA COASTAL COMMISSION

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LCP-3-STC-20-0015-1-PART A (ACCESSORY DWELLING UNITS) MAY 14, 2021 HEARING EXHIBITS

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Exhibit 1: Proposed IP Amendment Text

Exhibit 2: ADU Parking Required Map

24.04.130 DECISION-MAKING BODY WITH FINAL AUTHORITY ON APPLICATION APPROVAL.

The following table indicates the decision-making body who can approve, deny or conditionally approve an application, whether or not a public hearing is required, and the bodies to which appeals can be made:

1. The planning commission and city council may refer certain aspects of any application to the zoning administrator for final action.
2. The zoning administrator may refer any of the matters on which he/she is authorized to act to the planning commission or historic preservation commission.
3. Recommendations for approval on General Plan matters and zoning ordinance text and map amendments shall require a majority vote of the planning commission; all other actions shall require a majority of the hearing body present at the meeting.

Public Hearing Requirement and Decision-Making Body Which Can Approve an Application				
Permits/Actions****	No Public Hearing	Public Hearing		Appeal Bodies (in order)
	Action	Recommendation	Action	
Coastal Permit	ZA (ADU)		ZA*	CPC/CC/CCC*
Administrative Use Permit: Large Family Daycare Homes and Temporary Uses, <u>and half baths in accessory buildings</u>	ZA			CPC/CC
Other uses as listed by individual zoning districts as requiring an Administrative Use Permit			ZA	CPC/CC
Conditional Driveway Permit			ZA	CPC/CC

Conditional Fence Permit	ZA		ZA	CPC/CC
Slope Regulations Modifications (Variance)			CPC	CC
Slope Regulations Modifications (Design Permit)	ZA			CPC/CC
Design Permit –	ZA			CPC/CC
Substandard lots: new two-story structures and second-story additions, including <u>excluding</u> ADUs			ZA	CPC/CC
Substandard lots: single-story ADUs	ZA	-		CPC/C
Large homes per Section 24.08.450			ZA	CPC/CC
Wireless telecommunications facilities	ZA		ZA	CPC/CC
New structures or improvements to existing structures in the WCD Overlay which are exempt or excluded from coastal permit requirements	ZA			CPC/CC
New structures or improvements to existing structures in the WCD Overlay which require a coastal permit			ZA	CPC/CC
Demolition Permit				
1. Single-family residential	ZA			CPC/CC
2. Multifamily residential			CPC	CC
3. Historic demolition permit			HPC	CC
4. Nonresidential	ZA**		ZA**	CPC/CC
General Plan Text and Map Amendments		CPC	CC/CCC***	
Historic Alteration Permit			HPC	CC
Administrative Historic Alteration Permit	ZA			HPC/CC
Historic Building Survey:				

Building designation, deletion		HPC	CC	
Historic District Designation		HPC/CPC	CC	
Historic Landmark Designation		HPC	CC	
Mobile Homes (Certificate of Compatibility)	ZA			CPC/CC
Mobile Home Park Conversion			CPC	CC
Outdoor Extension Areas per Section 24.12.192	ZA			CPC/CC
Planned Development Permit		CPC	CC	
Project (Major) Modification	Hearing by ZA or body approving application			Appeal to next highest body(ies)
Project (Minor) Modification	ZA			CPC/CC
Relocation of Structures Permit	ZA			CPC/CC
Revocation Permit	Hearing by ZA or body approving application			Appeal to next highest body(ies)
Sign Permit	ZA			CPC/CC
Special Use Permit			CPC	CC
Variance			ZA	CPC/CC
Watercourse Variance			CPC	CC
Watercourse Development Permit	ZA			CPC/CC
Zoning Ordinance Text and Map Amendments				
Amendments recommended by CPC		CPC	CC/CCC***	
Amendments not recommended by CPC		CPC		CC/CCC***
CCC = California Coastal Commission CC = City Council CPC = City Planning Commission				
HPC = Historic Preservation Commission ZA = Zoning Administrator				

* For projects seaward of the mean high tide line, and in the case of appealable actions, the California Coastal Commission shall be the decision-making body which can finally approve an application.

** Such permits shall be issued administratively, without a public hearing, unless a cultural resources evaluation, prepared by a qualified consultant as determined by the zoning administrator, determines that the building or structure is eligible for listing on the city Historic Building Survey.

*** California Coastal Commission in case of CLUP policy, CLIP elements.

**** At a regularly scheduled meeting, a majority of the council may take an action to direct any project or amendment to be called from a lower hearing body prior to a final action or during an appeal period in accordance with Section 24.04.175(2).

24.10.230 USE PERMIT REQUIREMENT.

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1. The following uses are subject to approval of an administrative use permit and a design permit:
 - a. Family animal farm.
 - b. Temporary structures and uses.
 - c. Young farmer projects on sites of twenty thousand square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one-year period.
 - d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.

~~e. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except that accessory dwelling units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520.~~

e.f. Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).

24.10.330 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of an administrative use permit and a design permit:
 - a. Family animal farm.
 - b. Temporary structures and uses.
 - c. Young farmer projects on sites of twenty thousand square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one-year period.
 - d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
 - ~~e. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except that accessory dwelling units are not subject to approval of a design permit unless located on a standard lot as defined in Section 24.22.520.~~
 - ~~ef. Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).~~

24.10.410 PRINCIPAL PERMITTED USES.

The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines. Design permits are not required for accessory structures and additions that are less than 120 square feet and less than 15 feet in building height. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structure(s). (830, 840)
2. Community care facilities including daycare (except family daycare homes), retirement homes and foster homes (six or fewer).
3. Small family daycare homes.
4. Large family daycare homes in single-family dwellings or duplexes.

5. Two-family dwellings subject to the density requirements in the General Plan.
6. Community garden.
7. Single-family dwellings subject to the density requirements in the General Plan.
8. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
 - a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
 - b. Park and recreational facilities.
 - c. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
 - d. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory Buildings, and Section 24.10.430.
9. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit. ~~unless located on a substandard lot as defined in Section 24.22.520.~~
10. Supportive and transitional housing.

24.10.430 USE PERMIT REQUIREMENT.

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2. The following uses are subject to approval of a special use permit and a design permit:
 - a. Bed-and-breakfast inns, subject to requirements in Chapter 24.12, Part 9.
 - b. Community care facilities including daycare (except family daycare homes), retirement home, foster home, and nursing home (seven or more persons).
 - ~~c. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except that accessory dwelling units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520.~~
 - ~~c~~d. Dormitories, fraternity/sorority residence halls, boardinghouses.
 - ~~d~~e. Health facilities for inpatient and outpatient psychiatric care and treatment.

~~ef.~~ Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site it is intended to serve.

~~fg.~~ Noncommercial recreation areas, buildings, and facilities such as parks, country clubs, golf courses,
and riding, swimming and tennis clubs.

~~gh.~~ Educational, religious, cultural, public utility or public service buildings and uses; but not including corporation yards, storage or repair yards, and warehouses.

~~hi.~~ Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit.

24.10.510 PRINCIPAL PERMITTED USES.

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The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines. Design permits are not required for accessory structures and additions that are less than 120 square feet and less than 15 feet in building height. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures. (830, 840)
2. Community care facilities including daycare (except family daycare homes), foster home, and retirement home (six or fewer persons).
3. Community garden.
4. Small family daycare homes.
5. Large family daycare homes in single-family home or duplex.
6. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
 - a. Park and recreational facilities.
 - b. Home occupations subject to home occupation regulations as provided in Section 24.10.160.

- c. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
 - d. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory Buildings, and Section 24.10.530.
7. Supportive and transitional housing.
8. Accessory Dwelling Units on parcels with an existing single-family dwelling, subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit.

24.10.565 PRINCIPAL PERMITTED USES.

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The following uses are permitted subject to a design permit for new structures in compliance with the Beach and South of Laurel Design Guidelines and other requirements of the Municipal Code (numerical references at

the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses). Design permits are not required for accessory structures and

additions that are less than 120 square feet and less than 15 feet in building height. Additionally,

eEnvironmental review must be conducted in accordance with city and state guidelines:

- 1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures; (830, 840)
 - 2. Small community care residential facilities including daycare (except family daycare homes), foster homes, and retirement homes, with six or fewer persons; (800A)
 - 3. Small family daycare homes; (510a)
 - 4. Large family daycare homes in single-family dwellings or duplexes; (510a)
 - 5. Supportive and transitional housing.
6. Accessory Dwelling Units on parcels with an existing single-family dwelling, subject to the provisions of Chapter 24.16, Part 2 except accessory dwelling units are not subject to approval of a design permit.

24.10.603 PRINCIPAL PERMITTED USES.

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1. The following uses are subject to approval of a design permit and other requirements of the Municipal Code (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):
 - a. Duplexes; (810)
 - b. Small family daycare facility in single-family home or duplex (510a);
 - c. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory Buildings.
 - d. Supportive and transitional housing in single-family home or duplex.
2. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit. ~~unless located on a substandard lot as defined in Section 24.22.520.~~

24.10.604 USE PERMIT REQUIREMENT.

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1. The following uses are subject to approval of an administrative use permit and a design permit and other requirements of the Municipal Code (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):
 - a. Single-family dwellings; (810)
 - b. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;
 - c. Multiple dwellings, townhouse dwelling groups, and condominiums (three to nine units); (830)
 - ~~d. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except that accessory dwelling units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520;~~
 - ~~e.~~ Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence);

- e.f. Supportive and transitional housing in multifamily dwellings (three to nine units).

24.10.627 PRINCIPAL PERMITTED USES.

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1. The following uses are permitted, subject to a design permit, Conservation Overlay District (Section 24.10.4000) and other requirements of the Municipal Code (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):
 - a. Single-family and duplexes (800, 810);
 - b. Storage and equipment structures, if ancillary to principal residential use;
 - c. Small family daycare homes in single-family homes or duplexes (510a);
 - d. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory Buildings;
 - e. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit. ~~unless located on a substandard lot as defined in Section 24.22.520;~~
 - f. Supportive and transitional housing in single-family home or duplex.

24.10.628 USE PERMIT REQUIREMENT.

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1. The following uses are subject to approval of an administrative use permit and a design permit and other requirements of the Municipal Code (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):
 - a. Small community care residential facilities.
 - b. Temporary structures and uses.

c. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.

~~d. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except~~

~~that accessory dwelling units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520.~~

~~de.~~ Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).

24.12.140 ACCESSORY BUILDINGS.

Accessory buildings are subject to the regulations and permit requirements of the zoning district in which they're located. Accessory buildings are separate and distinct from Accessory Dwelling Units, which are subject to the regulations in Part 2 of Chapter 24.16 of this title.

1. No setback shall be required for an accessory building except as otherwise provided.

2. No accessory building shall be located in a front or exterior side yard. The vehicle entry side of a garage or other covered parking may not be located closer than twenty feet from front or exterior side yard lot lines; except that the vehicle entry side of a garage or other covered parking may be built to the front and exterior side yard lot lines where the slope of the front half of the lot is greater than one foot rise or fall in a distance of seven feet from the established street elevation at the property line, or where the elevation of the lot at the street line is five feet more above or below the established street elevation.

3. Accessory buildings that are less than one hundred twenty square feet in floor area are not required to conform to the distance-between-buildings requirement set forth in the district regulations, Chapter 24.10; however, such structures are subject to all other standards, regulations, and requirements of this title and other state and local requirements including Title 18 and the California building standards code.

4. Accessory buildings that are less than one hundred twenty square feet in floor area and less than 15 feet in height are not subject to Design Permit approval when constructed on substandard lots or when constructed on lots within a residential zone district that requires Design Permit approval for new structures; however, such structures are subject to all other standards, regulations, and requirements of this title and other state and local requirements including Title 18 and the California building standards code.

4.5. Habitable accessory buildings shall not be located within the front yard nor closer than six feet to the nearest point of the principal building; and shall conform to principal building rear and side yard requirements of the district in which they are located. No habitable accessory building shall be used as a separate dwelling unit except accessory dwelling units as described in Part 2 of Chapter 24.16. Guesthouses for nonpaying guests are allowed only if permitted in the zoning district in which they are located.

a. ~~No accessory buildings shall be used as living quarters unless used for nonpaying guests (guesthouses).~~

~~5 6.~~ Accessory buildings may not cover an area in excess of thirty percent of any required yard area. ~~Standards applicable to accessory dwelling units can be found in Section 24.16.140(5), and The footprint of accessory dwelling units shall count toward the limit on maximum allowable lot coverage by other accessory structures; however, the maximum allowable lot coverage does not apply to the accessory dwelling unit itself. and accessory dwelling units shall count toward the limit on allowable coverage by other accessory structures.~~

~~6 7.~~ An accessory building attached to a main building by a breezeway is not part of the main building.

~~7 8.~~ An accessory building may have one sink installed in it if a ~~plumbingbuilding~~ permit is obtained. A property with multiple accessory buildings may have a sink in only one accessory building ~~without approval of an administrative use permit.~~ Any additional plumbing fixtures would require an administrative use permit subject to findings listed in subsection (89) and a building permit ~~for the approved improvements plumbing facilities is obtained.~~

~~8 9.~~ Except for accessory dwelling units, accessory buildings may contain a full bathroom only when an administrative use permit ~~and design permit are~~ is approved in accordance with district regulations and all of the following findings are made:

- a. The structure and use are subordinate to the principal use; and
- b. The purpose of the use is incidental to the principal use; and
- c. The use is customarily or reasonably appurtenant to the permitted use; and
- d. The structure will not be used as a dwelling unit except as set forth in Chapter 24.16, Part 2, Accessory Dwelling Units; and
- e. A deed restriction will be recorded limiting the use of the structure to that approved under the permit unless otherwise authorized by the city.

24.12.240 NUMBER OF PARKING SPACES REQUIRED.

1. Where the computation of required parking spaces produces a fractional result, fractions of one-half or greater shall require one full parking space.

	Use	Spaces Required
a.	Automobile or machinery sales and service garages	1 for each 400 square feet floor area
b.	Banks without automatic teller machines	1 for each 400 square feet floor area

c.	Banks with automatic teller machines	1 for each 400 square feet floor area; plus 1.5 for each machine
d.	Business and professional offices, excluding medical and dental offices	1 for each 300 square feet floor area
e.	Billiard parlors	1.5 for each table
f.	Boarding homes for the aged	1 for each 5 beds, plus 1 for each employee
g.	Children's homes	1 for each 5 beds, plus 1 for each employee
h.	Houses of worship	1 for each 3.5 seats in the sanctuary
i.	Dancehalls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditoriums	1 for each 3 persons of design occupancy load
j.	Family daycare and foster family homes	1 for every 5 guests, plus 1 for the resident owner or manager
k.	Funeral homes, mortuaries	1 for each 5 seats of the aggregate number of seats provided in all assembly rooms
l.	Furniture and appliance stores, household equipment	1 for each 800 square feet of sales floor area
m.	Community care residential facilities	1 for each 5 guests, plus 1 for the manager, plus 1 for each employee on the shift with the maximum number of personnel
n.	Hospitals	1 for each bed, plus 1 for each employee on the shift with the maximum number of personnel
Use		Spaces Required
o.	Hotels, motels	1 for each unit intended for separate occupancy, plus 1 for the resident owner or manager

p.	Institutions for the aged	1 for every 5 guests, plus 1 for each employee on the shift with the maximum number of personnel
q.	Manufacturing plants, bottling plants, processing plants, packaging plants, furniture repair	1 for each 500 square feet of floor area
r.	Medical and dental clinics and offices	1 for each 200 square feet of floor area
s.	Medical (or convalescent) hospitals	1 for each 5 beds, plus 1 for each employee on the shift with the maximum number of personnel
t.	Nursing homes	1 for every 5 guests, plus 1 for the resident manager, plus 1 for each employee on the shift with the maximum number of personnel
u.	Physical fitness facilities	
	Multi-program:	1 space for each 100 square feet of floor area
	Single-program:	
	aerobics:	1 space for each 50 square feet of floor area
	basketball; volleyball:	1 space for each 3 persons of occupancy
	lap pool:	2 spaces per lane plus 1 space for each 300 square feet of non-pool floor area
	weightlifting:	1 space for each 250 feet of floor area
	Physical fitness facilities with more than 15,000 square feet of floor area shall provide an additional 10 percent of the total number of required parking spaces	

	Use	Spaces Required
v.	Physical therapy	1 space per 200 square feet of floor area. In addition, 1 space per 50 square feet of pool (water) area
w.	Residential Uses	

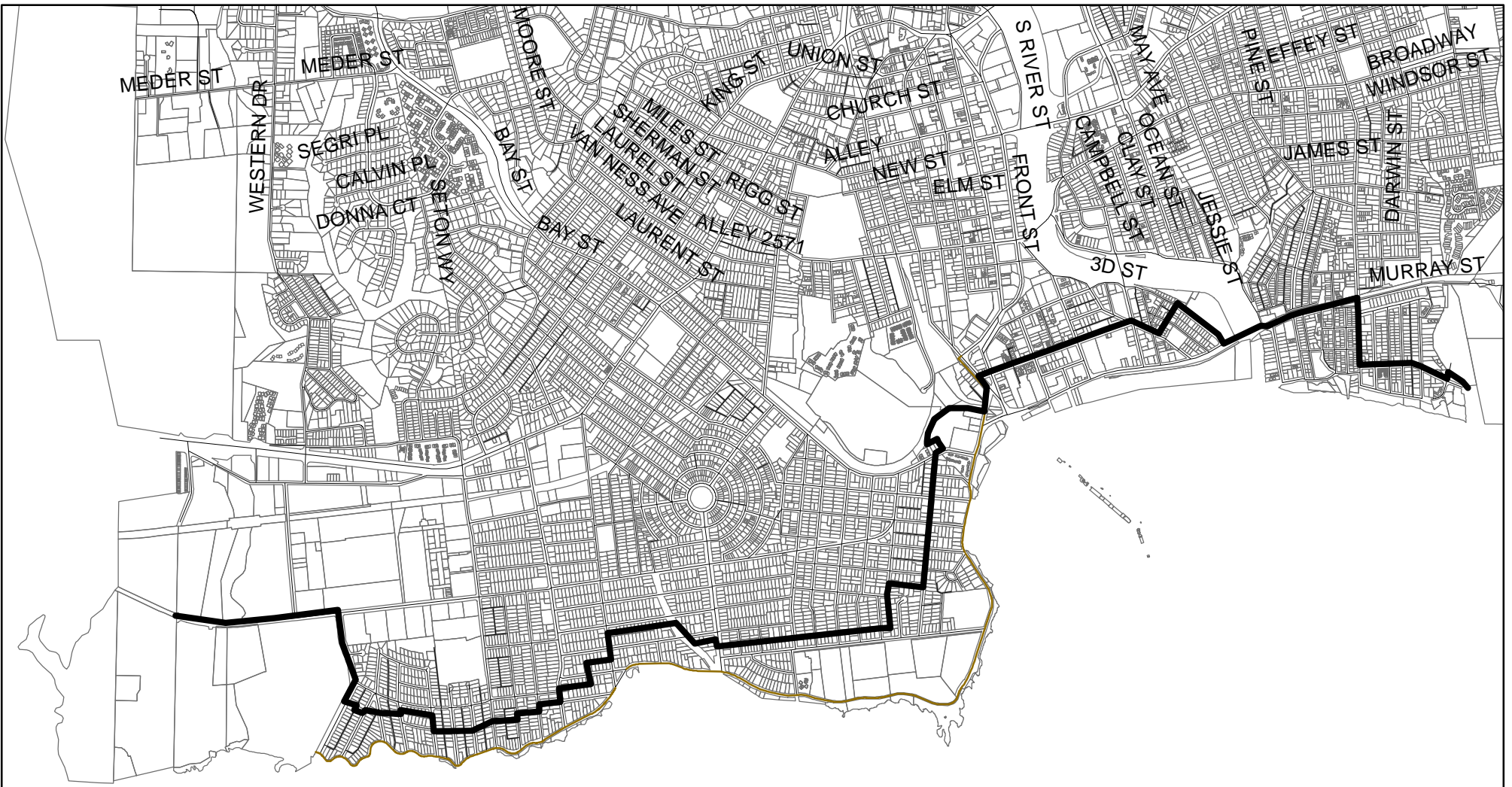
Type	Efficiency	Number of Bedrooms			
		1	2	3	4 or more
Single-family (including townhouses)	1.0	1.0	2.0	2.0	3 + 1 for ea. addl. bedroom
Houseboat, duplex, triplex, multiple mobilehome	1.0	1.5	2.0	2.0	3 + 0.5 for ea. addl. bedroom
Lodging, rooming houses and bed-and-breakfast inns		2 spaces, plus 1 for each bedroom			
Residence halls, dormitories		0.75 space for each guest or occupant			
Senior housing development		1 for each 3 dwelling units or rooms intended for separate occupancy, plus an area of land equal to the required off-street parking for apartments, not including required open space, which could be converted to parking should the retirement center change to a multifamily residential use			
Small ownership unit (SOU)		1 space for each dwelling unit			
Single-room occupancy dwelling unit, less than 300 square feet		0.75 for each dwelling unit			
Single-room occupancy dwelling unit, 300 square feet or more		1 for each dwelling unit			

Accessory dwelling unit	<p>1 parking space, covered or uncovered, shall be provided on site for any accessory dwelling unit, with an additional space provided for each bedroom after the first.</p> <p><u>No off-street parking shall be required for an ADU. These requirements are in addition to This standard does not affect the amount of</u> required parking for the primary residence.</p>
Community housing projects	In addition to meeting above residential parking requirements, 1 additional parking space for each 4 dwelling units shall be provided

	Use	Spaces Required
x.	Restaurants and other establishments selling food and beverages on the premises (including bars and nightclubs without live entertainment)	1 for each 120 square feet of floor area
y.	Restaurants with counter and/or take-out service or drive-in facilities	1 for each 120 square feet of floor area, plus 1 for each 50 square feet of floor area devoted to counter/take-out service
z.	Research and development facilities	1 for each 325 square feet of floor area, or 1 for every 2 employees (maximum shift), whichever is greater
aa.	Retail stores, shops, service establishments, including shopping centers other than furniture and appliance stores	1 for each 250 square feet of floor area
ab.	Schools:	
	Elementary and junior high	1 for each employee
	High schools	1 for each employee, plus 1 for each 10 students

	Use	Spaces Required
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ac.	Colleges (business, beauty, etc.) and universities	1 for each employee, plus 1 for each 3 students
ad.	Self-service laundry and dry cleaning establishments	1 for each 200 square feet of floor area
ae.	Service stations	3 for each lubrication or service bay, plus 1 for each employee on the day shift
af.	Sports arenas, auditoriums, assembly halls, and meeting Rooms	1 for each 3.5 seats of maximum seating capacity
ag.	Theaters	1 for each 3.5 seats for the first 350 seats; plus 1 for each 5 additional seats
ah.	Wholesale establishments, warehouses, service and maintenance center, communications equipment buildings	1 for each 1,000 square feet of floor area
ai.	Recycling collection facilities	
	Independent	2 spaces
	• In conjunction with other uses that provide required parking	0 spaces
aj.	Unspecified uses of buildings, structures, or premises	Where the parking requirement for a particular use is not specifically established in this section, the parking requirements for each use shall be determined by the zoning administrator, and such determination shall be based upon the requirements for similar uses. Public uses not specifically established in this section shall meet the parking requirement as established by the planning commission. The planning commission shall take into account the proposed use and parking availability in the vicinity of the use.



ADU Parking Required seaward of line shown
Full details in City of Santa Cruz GIS layer "ADU Parking Required"