

CALIFORNIA COASTAL COMMISSION

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F16d

Prepared February 8, 2022 for February 11, 2022 Hearing

To: Commissioners and Interested Persons

From: Kevin Kahn, Central Coast District Manager
Esme Wahl, Coastal Planner

**Subject: STAFF REPORT ADDENDUM for F16d
LCP Amendment Number LCP-3-SLO-20-0059-2 (ADUs)**

The purpose of this addendum is to modify the staff recommendation for the above-referenced item in relation to off-street parking requirements for Junior Accessory Dwelling Units (JADUs).¹ Specifically, in the time since the staff report was distributed, the Commission received correspondence raising questions about why the LCP would require off-street parking for JADUs, including when the Commission has typically not required off-street parking for such JADUs in past ADU LCP amendment actions (see correspondence package for this item). Staff concurs that JADUs do not present the same sorts of parking issues as ADUs,² and notes that a correction here is in order to show that JADUs do not require an off-street parking space.³ Thus, Suggested Modification 6 on staff report page 9 is modified as shown below (where text in underline format indicates text to be added):

... (i) *One off-street parking space shall be required for each accessory dwelling (except zero off-street parking spaces shall be required for any JADU).*

¹ JADUs are units created within the walls of an existing or a proposed single-family residence that can be up to 500 square feet in size.

² Parking for JADUs is not subject to the Coastal Act 'savings' clause contained in the primary State ADU law (Cal. Govt. Code § 65852.2).

³ Staff notes that its intent in its discussions with County staff was to not require an off-street parking space for JADUs, but that intent was not made explicit in the suggested modifications.