

CALIFORNIA COASTAL COMMISSION

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W15a

ADDENDUM

DATE: April 4, 2022

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W15a, LCP AMENDMENT LCP-5-RDB-21-0017-1 FOR THE COMMISSION MEETING ON WEDNESDAY, APRIL 6, 2022**

This addendum is designed to provides some minor corrections and clarifications to the staff report.

I. CHANGES TO STAFF REPORT

Commission staff recommends changes to the staff report dated March 24, 2022, to make the following modifications and corrections. The City's proposed additions are shown in underline text. The City's proposed deletions are shown in ~~strike-out text~~. The Commission's suggested additions are shown in double underline text. The Commission's suggested deletions are shown in ~~double strike-out text~~. Language to be added by this addendum is shown in **italicized double underlined text**, and language to be deleted is identified by ~~**bold italicized double strikethrough text**~~.

- a) Correct the date on the subject line of the first page as follows:

Subject: Amendment Request No. LCP-5-RDB-21-0017-1 (ADU AND JADU Regulations) for Commission Meeting of April-~~8~~ 6, 2022.

- b) For Suggested Modification 4, correct the last sentence of the last paragraph on page 7 as follows:

All structures, however, including accessory dwelling units and junior accessory dwelling units, shall comply with building codes, including, but not limited to, fire rating requirements ~~or~~ **and** setbacks established in the LCP where required to comply with the coastal resource protection policies of the LCP.

c) To the end of Suggested Modification 6 on page 9, add in the following language:

When a private garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit or converted to a junior accessory dwelling unit or an accessory dwelling unit, replacement off-street parking spaces is required unless existing off-street parking exists that provides the minimum number of required off-street parking spaces for the primary structure(s).

d) For Suggested Modification 7, remove double underline from last sentence.

e) For Suggested Modification 8 on page 10, Section (1)(4)(c), make the following correction to clarify the City's new definition of "living area" which means "the interior habitable area of a dwelling unit, including habitable basements and attics, but does not include a garage or any non-habitable accessory building." Thus, in most cases, the terms are interchangeable, however this edit is provided for the sake of consistency throughout the proposed amendment:

4. c. The accessory dwelling unit is located within a portion of the existing two-family or multifamily dwelling structure that is not used as ~~habitable livable space~~ living area.

f) For Suggested Modification 10 on page 11, make the following correction:

Clarify that JADUs contained entirely within existing **habitable living** area of an existing single-family dwelling that will not involve removal or replacement of major structural components are exempt from coastal development permit requirements as improvements to existing single-family residences.

g) For Suggested Modification 9, remove the double underline and correct the second sentence of the first full paragraph on page 10 as follows:

Also require replacement off-street parking when a private garage, carport, or covered parking space is converted to an ADU **or JADU, unless existing uncovered off-street parking exists that provides the minimum number or required off-street parking spaces for the primary structure(s).**

h) Suggested Modification 9, correct Section 10-5.1506 (c)(8) Parking on page 10 as follows:

Section 10-5.1506 (c) Standards for the other accessory dwelling units
(8) Parking.

a. The applicant shall provide one off-street parking space for each accessory dwelling unit that complies with the requirements of Section 10-5.1704 on the same lot as the accessory dwelling unit

and dedicated for non-exclusive use by the occupant(s) of the accessory dwelling unit on lots located along ~~the~~ and west of Catalina Avenue, including lots fronting the inland side of Catalina Avenue from Knob Hill Avenue to Paseo de la Playa, as shown in the Accessory Dwelling Unit Parking Overlay depicted in Figure 1. For all other areas, the applicant shall provide one parking space, except if one of the following parking exemptions applies, in which case no parking is required:

1. The ADU would be located within the existing primary dwelling or all or part of an existing accessory structure.
2. The ADU would be located within a half mile of public transit.
3. The ADU would be located in an architecturally or historically significant district.
4. The ADU would be located on a property within one block of a designated car share parking location.

When a private garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit or converted to ~~an~~ **junior** accessory dwelling unit, replacement off-street parking spaces is required unless existing off-street parking exists that provides the minimum number of required off-street parking spaces for the primary structure(s).

- i) Correct the second sentence of the last paragraph on page 15 as follows:

Staff collaborated closely with City staff after the LCP Amendment was submitted, and ~~the two staff are~~ the City is in agreement with the suggested modifications.

- j) Correct the second sentence of the first full paragraph on page 17 as follows:

Therefore, Suggested Modifications 6,7 and 9 establish that one off-street parking place is required with new ADUs in the Accessory Dwelling Unit Parking Overlay when it is located within the area depicted in Figure 1 (see Exhibit 3 to this staff report) and that replacement parking is also required in that area for projects that demolish or convert an off-street parking structure in conjunction with the construction of an ADU or JADU.