

CALIFORNIA COASTAL COMMISSION

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Th10a

ADDENDUM

DATE: August 8, 2022
TO: Coastal Commissioners and Interested Parties
FROM: South Coast District Staff
SUBJECT: **ADDENDUM TO ITEM TH10A, CDP APPLICATION NO. 5-21-0088 FOR THE COMMISSION MEETING ON THURSDAY, AUGUST 11, 2022.**

The purpose of this addendum is to provide minor clarifications to the staff report dated July 27, 2022.

I. REVISIONS TO THE STAFF REPORT

Language to be added is shown in underlined text, and language to be deleted is identified by ~~strikethrough~~.

a) Modify Special Condition 1 on page 6 as follows:

1. Retention of Units. The development approved by Coastal Development Permit No. 5-21-0088 is for conversion of a portion of a garage into an ADU associated with an on-site duplex. As proposed, the ADU (an approximately 320 sq. ft. studio unit as shown in Exhibit 2) shall be reserved and maintained by the permittee as an affordable rental unit (at a minimum, affordable to Moderate Income households) for the life of the approved development. The applicant and all assigns/successors shall maintain the duplex and affordable ADU, as approved, unless an amendment to this coastal development permit or a new coastal development permit is obtained. At no point may the ADU be converted into an independent unit, incorporated into the other residential units, or converted to a non-residential use without a Commission-approved permit amendment. Ingress and egress (doors) between the ADU and the residential units are prohibited.

b) Modify the second sentence of the fourth complete paragraph on Page 11 as follows:

While the ADU does not trigger the need for BIZ parking, the Commission has ~~sometimes required~~ approved Local Coastal Program amendments that require new

ADUs to provide ~~one on-site parking space~~ on-site parking in specific areas and has sometimes required new ADUs to maintain existing parking to ensure that coastal access is not adversely impacted by the ADU.

- c) Modify the fifth sentence of the first incomplete paragraph on Page 12 as follows:

In this case, the current rental rate for the ADU qualifies as a Moderate Income rate, which qualifies as affordable under the certified LUP and past Commission precedent. ~~and~~ The applicant proposes to maintain the ADU as a ~~moderate-rate~~ Moderate Income restricted unit for the lifetime of the development and has stated that the current occupant is employed in the immediate area and relies on a bicycle to commute to and from work, which reduces the demand for on-street parking, as well as energy consumption and vehicle miles traveled (consistent with Coastal Act section 30253(d)).

- d) Modify the first complete paragraph on Page 12 as follows:

If the ADU were converted to another use or into an independent unit in the future, the site may no longer qualify for reduced parking and could require two parking spaces of its own (LUP Policy II.A.3). Additionally, if the Moderate Income rate restriction were lifted the unit would no longer qualify for reduced parking requirements (LUP Policy I.A.14). Therefore, Special Condition 1 requires all development be carried out in accordance with the approved plans and that the applicant seek a permit amendment or a new CDP for any proposed changes to the ADU. The condition ~~also~~ prohibits installation of interior doors between the ADU and either of the duplex units to ensure that the ADU remains a separate unit. Special Condition 1 also requires that the ADU be reserved and maintained as an affordable rental unit—at a minimum, affordable to Moderate Income households—for the life of the approved development.