

CALIFORNIA COASTAL COMMISSION

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Prepared January 15, 2026 for February 6, 2026 Hearing

To: Commissioners and Interested Persons

From: Steve Hudson, Deputy Director
Jacqueline Phelps, District Supervisor
Sam Fearer, Coastal Program Analyst

Subject: De Minimis Amendment Determination for City of San Buenaventura LCP
Amendment Number LCP-4-SBV-25-0058-2 (Accessory Dwelling Units)

Proposed Amendment

The City of San Buenaventura is proposing to amend the Implementation Plan (IP) component of the Local Coastal Program (LCP) to modify existing standards and to add new standards relating to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). Specifically, the proposed amendment would address permitting procedures and development standards related to unpermitted ADUs and JADUs, multifamily ADUs, and replacement parking requirements, as well as clarify existing policy language. The purpose of the proposed amendment is to bring the City's LCP into compliance with applicable State laws addressing ADU regulation. See **Exhibit 1** for the text of the proposed amendment.

De Minimis LCP Amendment Determination

Pursuant to Coastal Act Section 30514(d), the Executive Director may determine that a proposed LCP amendment is "de minimis." In order to qualify as a de minimis amendment, the amendment must meet the following three criteria:

1. The Executive Director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources, and that it is consistent with the policies of Chapter 3;
2. The local government provides public notice of the proposed amendment at least 21 days prior to submitting the amendment to the Commission, specifying the dates and places where comments will be accepted, by one of the following methods: posting on-site and off-site in the affected area, newspaper publication, or direct mailing to owners and occupants of contiguous property; and
3. The amendment does not propose any change in use of land or water or allowable use of property.

If the Executive Director determines that an amendment is de minimis, that determination must be reported to the Commission. If three or more Commissioners object to the de minimis LCP amendment determination, then the amendment shall be set for a future public hearing; if three or more Commissioners do not object to the de minimis determination, then the amendment is deemed approved, and it becomes a certified part of the LCP ten days after the date of the Commission meeting (in this case, on February 6, 2026).

The purpose of this notice is to advise interested parties of the Executive Director's determination that the proposed LCP amendment is de minimis. Each of the de minimis criteria is discussed below:

1. No impact to coastal resources and consistency with Chapter 3 of the Coastal Act:

The proposed amendment would modify existing standards and add new standards relating to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in order to bring the City's regulations into conformance with recent changes to State law. The proposed amendment requires ADUs and JADUs to conform with the policies and provisions of the LCP, including all applicable requirements of the underlying zoning district in which they are allowed.

Chapter 24.430, of Title 24 – Zoning Regulations, of the City of San Buenaventura Municipal Code contains the City's existing regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units. These regulations were last updated by the City in February of 2024, following Coastal Commission approval of LCP-4-SBV-23-0057-1. The proposed LCPA (as adopted by the City in Ordinance No. 2024-13) repeals and replaces Chapter 24.430 of the City of San Buenaventura Municipal Code to incorporate recent changes to State ADU/JADU law as required through Senate Bill 1211 (SB 1211) and Assembly Bill 2533 (AB 2533), which were signed into law and took effect on January 1, 2025. Specifically, the proposed amendment would amend development standards related to unpermitted ADUs and JADUs (AB 2533), multifamily ADUs (SB 1211), and replacement parking requirements (SB 1211). Regarding replacement parking requirements, SB 1211 prohibits a city from requiring replacement parking when an uncovered parking space is demolished for or replaced with an ADU, and the proposed amendment reflects this requirement. In order to ensure consistency with the applicable Coastal Act and LUP policies, the proposed LCP amendment would continue to require parking, including replacement parking, for ADUs and JADUs constructed within the ADU Mandatory Parking Area (AMPA) overlay district, (established through LCP-4-SBV-23-0057-1). The existing AMPA covers portions of the coastal zone within the City that have a high demand for on-street parking due to existing residential development located adjacent to popular coastal public access areas. The proposed ordinance would not include changes to parking requirements within the AMPA, and as such would continue to balance the facilitation of ADU development with the continued need to protect coastal public access. Lastly, the proposed amendment would reorganize Chapter 24.430 to more closely mirror formatting required by state law, and would include edits to existing language to increase clarity or objectivity of requirements.

The subject amendment would continue to allow for infill development within existing residential neighborhoods within the City. Language included in the proposed amendment would ensure that ADUs within the City are consistent with both the Coastal Act and LCP, including provisions related to the protection of public access, recreation, and environmentally sensitive habitat areas. Commission staff has determined that the proposed amendment would not adversely affect coastal resources and that the proposed amendment is consistent with the policies of Chapter 3 of the Coastal Act.

2. Provision of public notice: The City provided public notice in advance of the Planning Commission hearing that was held on November 20, 2024, utilizing newspaper display ads in addition to individual mailing labels. Newspaper notices were printed in advance of the hearing. Written notice was sent to individuals, agencies, and local jurisdictions, and review drafts were made available on the City of San Buenaventura Planning Division webpage in advance of the hearing. The subject amendment was received by the Commission on October 6, 2025 and filed complete on December 10, 2025; therefore, the 21-day noticing requirement for a de minimis LCPA has been satisfied.

3. No change in use of land or allowable use of property: No change in use is proposed by the subject amendment, as accessory residences are currently allowed within the City's residential zone districts. The subject amendment establishes specific provisions for the processing and approval of ADUs consistent with current state law.

California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. The City exempted the proposed amendment from environmental review under CEQA. This report has discussed the relevant coastal resource issues with the proposal, and has concluded that the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

Coastal Commission Concurrence

The Executive Director will report this de minimis LCP amendment determination, and any comments received on it, to the Coastal Commission at its February 6, 2026 meeting in Half Moon Bay. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Sam Fearer at the South Central Coast District Office in Ventura. If you wish to comment on and/or object to the proposed de minimis LCP amendment determination, please do so by January 30, 2026.

Exhibits

Exhibit 1 – Proposed Implementation Plan Amendment Text