

## Gallacher, Kirsten CD

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**From:** Gallacher, Kirsten CD  
**Sent:** Tuesday, March 28, 2023 10:49 AM  
**Cc:** 2A All CD People  
**Subject:** ADU Update

Dear Design Professionals,

As you may be aware, in November 2021, the City adopted an Ordinance and Local Coastal Program (LCP) amendment establishing development regulations for ADUs. The LCP amendment was recently heard by the California Coastal Commission, and they modified it so that you are now required to provide replacement parking when converting a garage to an ADU. To provide some flexibility, there is a provision that the replacement parking can be uncovered and located in the front-yard setback. We tried to get them to change their position on this, but they view parking as a coastal access issue and are requiring this of all cities.

The Ordinance is going back to the City Council on May 2<sup>nd</sup> to accept the Coastal Commission modifications, and assuming City Council accepts, it will likely not be finalized until June or July. Any applications that are in process prior to finalization of this LCP amendment will be treated under the current rules, which do not require replacement parking. Per new State requirements, there were a few other changes to the rules that are more generous towards ADUs, by allowing taller heights and by-right second-story ADUs. We will provide more information on this as we approach the May 2nd City Council meeting.

Best,

Marc Wiener, AICP  
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