



# CITY OF CARMEL-BY-THE-SEA

## ADU Ordinance Update

City Council Meeting

August 6, 2024

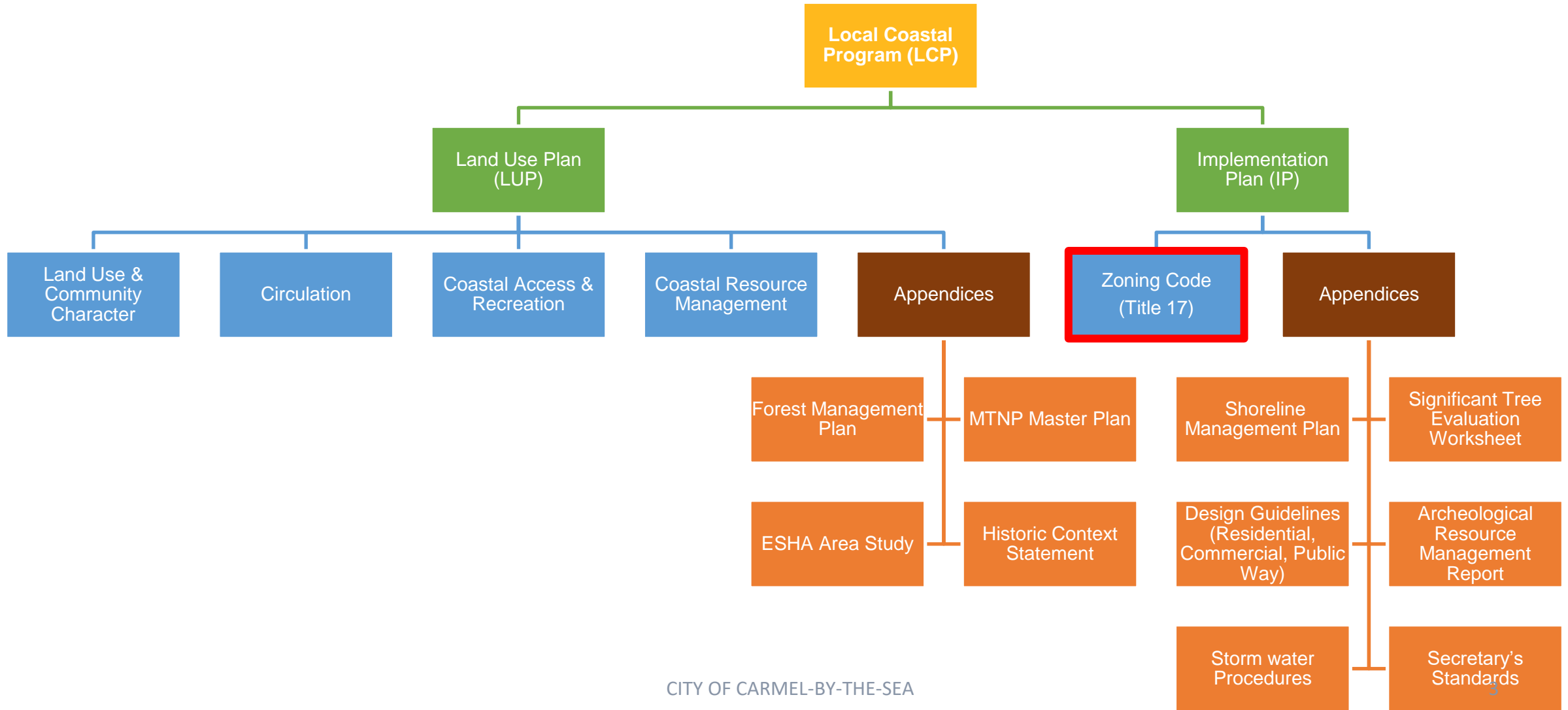


# Background

- CA State reduced barriers for ADU construction
  - 2017 to present
  - Ministerial approval
  - Requires objective standards
- ADU Laws do not nullify Coastal Act/Local Coastal Program (LCP)
  - Shall not *“lessen the effect or application of the California Coastal Act of 1976”*
- City of Carmel-by-the-Sea has an LCP
  - Ordinance seeks to harmonize Coastal Act/LCP and State ADU Laws
  - Seeks to protect village character while allowing ADU development
  - Not prohibitive of ADUs – sensitive to impacts on resources



# Carmel-by-the-Sea LCP





# Process and Review

## Primary Sources

- Planning Commission Workshop
- Community Input
- Preliminary Meeting with Coastal Commission
- Preliminary Meeting with Housing and Community Development
- Government Code Section 65852.2 & 65852.22
  - ADU & JADU development regulations
- CA Housing & Community Dev. ADU Handbook – July 2022
- Coastal Commission Memo – January 2022
- Carmel-by-the-Sea Regulatory Documents
  - General Plan/Land Use Plan/Zoning Code
- Coastal Commission Staff Reports

## Secondary Sources

- Coastal cities adopted ADU Ordinances
- Non-Coastal cities adopted ADU Ordinances
- Professional Journals and Articles



# Ordinance Overview – Development Standards

## Single Family

### Current Practice

- Max 1 ADU and 1 JADU per lot
- ADU may be attached, detached or located within the primary dwelling, or converted from an existing accessory structure
- Floor Area: Up to 800 sf exempt from floor area requirements
- Height and setbacks:
  - Height varies; 16' typical
  - Setbacks varies; 4' typical
- Parking: None required
- Design Review: Minimal objective standards in zoning code

### Tentative Ordinance

- Max 1 ADU and 1 JADU per lot
- ADU may be attached, detached or located within the primary dwelling, or converted from an existing accessory structure
- Floor Area: TBD based on feedback from CCC.
- Height and setbacks: Underlying Zoning
  - Composite setback waived for detached.
- Parking: Require parking to the greatest extent feasible.
  - Parking for all units in “Coastal Access Parking Area”
    - Parking required by Coastal Commission
- Design Review: Adopt objective Design Review for all units



# Ordinance Overview – Development Standards

## Multi-Family

### Current Practice

- No proposals for Multi-Family ADUs
- Draft Ordinance codifies what is allowed by-right per state law.
- Design Review: Minimal objective standards in zoning code

### Tentative Ordinance

- Up to 25% of existing multi-family units, and up to 2 detached units
- Converted from the portion of existing multi-family dwelling that are not used as livable space (storage rooms, passageways, attics, basements), or detached.
- Floor Area: TBD based on feedback from CCC.
- Height and setbacks: Underlying Zoning
- Parking: Require parking to the greatest extent feasible.
  - Parking for all units in “Coastal Access Parking Area”
    - Parking required by Coastal Commission
- Design Review: Objective Design Review for all units



# Next Steps

- Revising the draft ordinance based on Primary and Secondary Source Feedback
  - PC Workshop
  - Respond to comments and feedback from HCD
  - Preparing additional findings to support harmony between State Stature and the City's LCP and the Coastal Act
- Reconvening with HCD and CCC
  - Receive feedback and concurrence on Ordinance modifications
- Planning Commission
  - Second review/workshop, or for a hearing for formal recommendation to the City Council
- City Council
  - First & second readings
- Coastal Commission
  - Soonest agenda following second reading



# Questions

Questions?