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**From:** Jim Mosher <jimmosher@yahoo.com>  
**Sent:** August 27, 2025 8:55 AM  
**To:** CDD  
**Subject:** Comment on ZA Item 1 (8/28/2025 meeting)

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Regarding Item 1 (Draft Minutes of August 14, 2025) on the August 28, 2025, Zoning Administrator agenda, the first paragraph under Item No. 4 on Page 2 of 3, the word "the" appears to be missing in two places:

"Cameron Younger, Planning Technician, provided a brief project description stating that the request is for a coastal development permit (CDP) to allow the construction of a 252-square-foot enclosed third-floor loft and 737- square-foot open roof deck on an existing two-unit residence. The subject property is located within the R-2 (Two-Unit Residential) Coastal Zoning District."

Also, as a comment, but not a suggested correction, a later sentence in that paragraph says:

"The existing structure is nonconforming because of a two-car carport, which is a deviation from the two covered parking spaces per unit as currently required by the NBMC."

This is taken from the staff report, and is likely what was said, but I am not sure the statement of the parking requirement in the Implementation Plan is correct. The off-street parking requirement for Two-Unit Dwellings in Table 21.40-1 of NBMC [Section 21.40.040](#) is not "two covered parking spaces per unit," but rather "2 per unit; 1 in a garage and 1 covered or in a garage." Unless I'm missing something, a two-unit residence with a single two-car carport seems to be short not just by two covered spaces, but by two garages.

-- Jim Mosher