

Attachment G

Analysis of Coastal Commission Suggested Parking Modifications

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As provided in Attachment F, the California Coastal Commission made several suggested modifications to LCP Amendment No. LC2017-003 to bring the regulations in compliance with the State law changes that went into effect in 2018 and consistent with the proposed language in Zoning Code Amendment No. CA2018-003; however, they also made the following two additional changes pertaining to parking:

Standard	Original City Proposed Standard	CCC Suggested Modification to Standard	Resulting Effect
Parking requirement for new ADUs	<i>A minimum of one parking space shall be provided for an accessory dwelling unit.</i>	<i>A maximum of one parking space shall be required for an accessory dwelling unit.</i>	The intent of requiring at least one parking space for a newly constructed ADU remains the same. Staff Supports
Parking exception for ADU conversions	<i>Accessory dwelling unit converted as part of the existing principal residence or existing accessory structure as described in subsection (C)6.</i>	<i>Accessory dwelling unit converted as part of a proposed or existing principal residence or existing accessory structure.</i>	The modification mirrors language in State law. The intent of State law is to exempt the parking requirements for an ADU that is converted from within an existing space. However, if an ADU is constructed as new , a parking space may still be required per parking requirement discussed above. <u>Eligible examples:</u> 1) A homeowner demolishes a single-family dwelling and constructs a new single-family dwelling. An existing detached pool house (accessory structure) is retained and converted into an ADU. In this case, an additional one parking space would not be required for the ADU. 2) An existing single-family residence may be converted to an ADU in conjunction with the development of a new primary single-family dwelling. Staff Supports