



# County of Monterey Planning Commission

**Item No.6**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No.6

Legistar File Number: PC 24-089

August 14, 2024

**Introduced:** 8/8/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **REF240016 - COASTAL ZONE UPDATED ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) REGULATIONS.**

Public Hearing to consider recommending the Board of Supervisors amend the Monterey County Local Coastal Program to modify policies and regulations for Accessory Dwelling Units (ADU's) and Junior Accessory Dwelling Units (JADU's), including the Big Sur Coast Land Use Plan, Carmel Area Land Use Plan, North County Land Use Plan and Monterey County Coastal Implementation Plan, Part 1 the coastal Zoning Ordinance (Title 20), Coastal Zoning.

**Project Location:** All unincorporated areas of the County in the Coastal Zone

**Proposed CEQA Action:** Find statutorily exempt from the California Environmental Quality Act (CEQA) section 15265 for the purpose of local government activities and approvals involving the preparation and adoption of local coastal program amendments.

#### PROJECT INFORMATION:

**File Number:** REF240016

**Project Location:** All unincorporated areas of the County in the Coastal Zone

**Planner:** Edgar Sanchez, Assistant Planner

(831) 783-7058

SanchezE8@countyofmonterey.gov

#### RECOMMENDATION:

It is recommended that the Monterey County Planning Commission continue the hearing on this project to a date certain September 25, 2024

#### SUMMARY/ DISCUSSION:

After notice of the hearing was distributed, in the process of final review of the draft ordinance and land use plan amendments compared to current State Planning and Zoning law, staff identified additional issues that need to be addressed prior to consideration by the Planning Commission. Staff will continue to refine the draft ordinance and land use plan amendment language and return to the Planning Commission once these final issues have been addressed. Therefore, staff requests that the Planning Commission continue the hearing to a date certain of September 25, 2024.

Prepared by: Edgar Sanchez, Assistant Planner

Reviewed by: Phil Angelo, Senior Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

cc: Front Counter Copy; Craig Spencer, Director of Housing and Community Development; Melanie Beretti, Acting Chief of Planning, Philip Angelo, Senior Planner; Edgar Sanchez, Assistant Planner; Kelly Donlon; California Coastal Commission; Breylen Ammen; Kevin Kahn; Katie Butler; Belinda Taluban; Taluban Engineering; Martha Chavarria; Glenn Church District 2; Christopher Lopez District 3; Mary Adams District 5; Wendy Askew District 4; Luis Alejo District 1; Aidee Fonseca; Jordan Caballero; Elsa Mendoza Jimenez; William Schramm; Nicole Fowler; EHB; John Hale; Public Distribution List for ADUs; Public Distribution List for Big Sur Coast Land Use Plan update.