

*Before the Board of Supervisors
County of Monterey, State of California*

Resolution No.: 25-426

Resolution of the Monterey County Board of Supervisors to amend the Big Sur Coast, Carmel Area, and North County Land Use Plans of the Monterey County Local Coastal Program to update policies and regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).)

An amendment to the Big Sur Coast, Carmel Area, and North County Land Use Plans came on for public hearing before the Monterey County Board of Supervisors on November 18, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

I. RECITALS

1. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey (“County”) may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its residents.
2. Section 30500 of the Public Resources Code requires each county and city to prepare a Local Coastal Program for that portion of the coastal zone within its jurisdiction, and the County has a certified Local Coastal Program, which contains four Land Use Plans, the Monterey County Coastal Implementation Plan, and additional appendices.
3. Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”) have the potential to increase the stock of affordable housing in Monterey County by creating a wider range of smaller and lower cost housing options within unincorporated communities.
4. Per amendments to Government Code sections 66310 through 66342 adopted by the state legislature, the County desires to amend its existing regulations pertaining to ADUs and enact regulations related to JADUs to conform to all state law requirements.
5. The proposed LCP amendments eliminate outdated requirements for ADU and JADU development in coastal unincorporated areas and incorporate new policies to encourage long-term housing opportunities while protecting coastal resources, consistent with the Coastal Act.
6. The Monterey County Local Coastal Program (“LCP”) includes four Land Use Plans: the North County Land Use Plan, Big Sur Coast Land Use Plan, Carmel Area Land

Use Plan, and Del Monte Forest Land Use Plan. Three of the four Land Use Plans are amended as described in Exhibit 1. The amendments update policy language to reflect current State Planning and Zoning Law regarding ADUs and JADUs, including adding language to encourage the use of ADUs and JADUs as an appropriate means of providing affordable and workforce housing. The amendments also add area-specific policies such as establishing a 1,000-square-foot maximum size and a 90-day minimum rental duration for ADUs in the Big Sur Coast Land Use Plan; removing the 40-acre minimum lot size and preference for attached ADUs in the Carmel Area Land Use Plan; and adding ADUs and JADUs as allowed uses in the North County Land Use Plan. These amendments are necessary to ensure consistency between the Land Use Plans and allow for the implementation of proposed amendments to the Coastal Implementation Plans as part of a separate ordinance.

7. Pursuant to Public Resources Code sections 30000 *et seq.*, and Title 20 of the Monterey County Code, the County may amend the certified Local Coastal Program, provided the County follows certain procedures. The procedures include: the County's Planning Commission hold a noticed public hearing and make a recommendation to the Board of Supervisors; the Board of Supervisors hold a noticed public hearing, adopt a resolution of intent, and submit the proposed amendment to the California Coastal Commission for certification together with materials sufficient for a thorough and complete review; the Board of Supervisors take subsequent final action on the ordinance and/or resolution after the Coastal Commission acts; and the Coastal Commission confirm the County's action. The procedures have been followed for the proposed amendment to the Local Coastal Program and upon confirmation by the Coastal Commission the amendment will take effect.
8. On August 14, 2024, the Monterey County Planning Commission conducted a duly noticed public hearing to continue the hearing regarding the proposed ADU and JADU regulation updates to a date certain of September 25, 2024. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Monterey County Weekly.
9. On September 25, 2024, the Monterey County Planning Commission conducted a duly noticed public hearing to consider and make recommendation to the Board of Supervisors regarding the proposed ADU and JADU regulation updates. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Monterey County Weekly. The planning commission recommend a continuance of the hearing to a date certain of November 13, 2024.
10. On November 13, 2024, the Planning Commission held a public hearing and unanimously recommended that the Board of Supervisors adopt a resolution of intent to amend the Local Coastal Program to update policies and regulations for ADUs and JADUs.
11. On February 4, 2025, the Board of Supervisors adopted Resolution No. 25-016, a Resolution of Intent to amend the Local Coastal Program to update policies and

regulations for ADUs and JADUs, including the Big Sur Coast, Carmel Area, and North County Land Use Plans, and the Coastal Implementation Plan (Part 1 and Part 6). Following adoption, the County transmitted the proposed amendments to the California Coastal Commission subject to Coastal Commission procedures. At least 10 days before the first public hearing date, notices of the hearing before the Board of Supervisors were published in the Monterey County Weekly.

12. On October 10, 2025, the California Coastal Commission approved and certified the Monterey County Local Coastal Program Amendment LCP-3-MCO-25-0034-1-Part A (Accessory Dwelling Units) as submitted by the County.
13. Pursuant to state regulations and pursuant to Appendix 13 of the Monterey County Local Coastal Program, in order for the LCP amendments to take effect, the Board must acknowledge receipt of the Coastal Commission certification of the amendments, formally adopt the certified amendments, and transmit the amendments back to the California Coastal Commission for confirmation.
14. This amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act.
15. The proposed amended Land Use Plan texts of the Certified Monterey County Local Costal Program, in both redline and clean format, are attached hereto as Exhibit 1, and incorporated herein by reference.
16. This amendment is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15265, which exempts local government activities and approvals involving the preparation and adoption of LCP amendments.
17. On November 18, 2025, the Board of Supervisors held a duly noticed public hearing to consider the proposed amendments to the LCP. At least 10 days before the hearing date, a notice of the hearing before the Board of Supervisors was published in the Monterey County Weekly.

II. DECISION

NOW, THEREFORE, BASED ON ALL OF THE ABOVE FINDINGS, BE IT RESOLVED, that the Board of Supervisors does hereby:

- a. Amend the text to the Big Sur Coast, Carmel Area and North County Land Use Plans as certified by the California Coastal Commission to update policies and regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

PASSED AND ADOPTED on this 18th day of November 2025, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Root Askew and Daniels

NOES: None

ABSENT: None

(Pursuant to Government Code 54953)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on November 18, 2025.

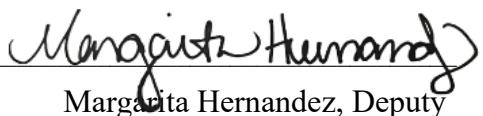
Dated: November 19, 2025

File ID: ORD 25-018

Agenda Item No.: 17

Valerie Ralph, Clerk of the Board of Supervisors

County of Monterey, State of California



Margarita Hernandez, Deputy

Attachment A

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DRAFT AMENDMENTS TO CARMEL AREA, BIG SUR COAST AND NORTH COUNTY LAND USE PLANS
(Proposed amendments shown in strikethrough and underline)

Amendments to Carmel Area Land Use Plan

1. Subsection c) is added to subsection 2 of subsection H of section 4.4.3 is amended to read as follows:
 - c) Encourage the use of accessory dwelling units and junior accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~It is preferred that these accommodations be attached to the principal residence. Detached accessory dwelling units shall not exceed 1,200 square feet in size and shall be limited to parcels of 40 acres or greater.~~ Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit. ~~Additional employee housing is permitted for priority uses (i.e. ranching) in one dormitory/bunkhouse or in temporary structures (i.e. mobile homes) consistent with all other plan policies. Only one accessory dwelling unit shall be allowed on a parcel.~~

Amendments to Big Sur Coast Land Use Plan

1. The first paragraph of subsection 2 of section 5.3.1, is amended to read as follows:

Protection of watersheds, streams, plant communities, and scenic values is the primary objective. Principal uses in this category include agriculture/grazing and supporting ranch houses and related ranch buildings. Recreational facilities permitted in the Outdoor Recreation category including rustic inn or lodging units, hostels; forestry, mineral extraction, aquaculture and related facilities; and accessory dwelling units, junior accessory dwelling units, rural residential and employee housing associated with any of these uses are secondary, conditional uses that will be considered on their individual merits. Where on-site dining facilities are allowed for the inn units, they must be limited to that which is needed to serve on-premises overnight guests.

2. Subsection 6 of section 5.3.1, is amended to read as follows:

Rural residences are considered a principal use on vacant parcels where applicable resource protection policies can be met. Secondary uses appurtenant to rural residences include accessory dwelling units, junior accessory dwelling units, garages, work or storage sheds,

Attachment F - Draft Amendments to Carmel Area, Big Sur Coast, and North County Land Use Plans

and art or craft studios. Accessory dwelling units and junior accessory dwelling units are allowed in this land use category for the purpose of creating long term housing.

3. Section 5.3.3 is amended to read as follows:

The plan permits development on existing vacant or partially developed parcels based on conformance to the standards of the plan. It is estimated that there are 800 such parcels and that approximately 100 new parcels could be created through subdivision. The plan also permits ~~up to 50~~-accessory dwelling units and junior accessory dwelling units. Expansion of lodging facilities in the Big Sur Valley, Lucia, Pacific Valley and Gorda is possible to some extent. Up to 50 hostel units can be constructed. Employee housing may also be constructed to serve commercial visitor-serving facilities and State and Forest Service facilities. The inn unit density standards are expected to hold inn development to less than 300 new units.

The policies that follow establish a slope density formula as the determinant of potential residential development. A conversion factor is available in the Watershed and Scenic Conservation land use designation that permits potential residential units to be developed as inn units at the rate of two inn units per residence (up to a maximum of 8 per parcel), thereby establishing potential buildout for this major land use category.

Consequently, long range development of the coast will depend upon the choices made by landowners over time. A strong response to demand for visitor facilities will result in a reduction in residential construction potential. For example, if 100 additional residential units are ultimately approved for development in the Watershed and Scenic Conservation area, this could result in 100 residences. It could also result in 50 residences and 100 inn units, or no residences and 200 inn units, etc. While this is only illustrative, it shows the relationship of visitor-serving facilities and residential development based on the conversion factor. An important condition of the plan is that property can be devoted to either residential or visitor-serving overnight accommodations, or a combination of both, but that density credit cannot be applied for both uses from the same acreage.

The plan is flexible concerning the siting of new development, allowing a range of land use proposals to be made at any particular location. Yet the plan's resource protection standards, and slope and road requirements, are stringent, ultimately causing new development to be sited on the most physically suitable locations and limiting buildout to a level that can be accommodated on those sites that can meet all of the plan's requirements.

Table 1 summarizes the major categories of development according to the locations at which the use could take place and provides standards to guide the density at which campgrounds can be clustered on the site. No limitation is established in the plan for the number of campsites that could be developed.

Attachment F - Draft Amendments to Carmel Area, Big Sur Coast, and North County Land Use Plans

Accessory dwelling units, consistent with State law, are allowed but must comply with all the resource protection provisions, including but not limited to the Critical Viewshed Policy of this LUP. Accessory dwelling units in the Big Sur Coastal Planning Area shall not exceed 1,000 square feet. Rental of an entire accessory dwelling unit or portion of an accessory dwelling unit for less than 90 days shall be prohibited.

4. Subsection c (1) of section 1 of Table 1 is repealed.
5. Subsection e) and subsection f) of subsection 1 of subsection I of section 5.4.3 are added to read as follows:
 - e) Allow existing guesthouse units to be converted to accessory dwelling units and junior accessory dwelling units for long term housing.
 - f) Allow new accessory dwelling units and junior accessory dwelling units to be permitted for long term housing.
6. Subsection c of subsection 2 of subsection I of section 5.4.3 is amended to read as follows:
 - c) Encourage the use of accessory dwelling units and junior accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~Detached accessory dwelling units shall not exceed 1,200 square feet in size.~~ Subdivision shall not be permitted to divide a principal residence from an accessory dwelling units. ~~Only one accessory dwelling unit shall be allowed on the parcel. All such units shall be considered as a part of the residential buildout allowed by this plan.~~
~~A total of 50 such units may be allowed in the area of the Big Sur Land Use Plan.~~

Amendments to North County Land Use Plan

1. Subsection c) of subsection 2 of subsection *Low and Moderate Income Housing* of subsection D of section 4.3.6 is added to read as follows:
 - c) Encourage the use of accessory dwelling units and junior accessory dwelling units as an appropriate means of providing affordable housing. Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit. All such units shall be considered as part of the residential buildout allowed by this plan.

Attachment B

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DRAFT AMENDMENTS TO CARMEL AREA, BIG SUR COAST AND NORTH COUNTY LAND USE PLANS

Amendments to Carmel Area Land Use Plan

1. Subsection c) is added to subsection 2 of subsection H of Section 4.4.3 is amended to read as follows:
 - c) Encourage the use of accessory dwelling units and junior accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit.

Amendments to Big Sur Coast Land Use Plan

1. The first paragraph of subsection 2 of Section 5.3.1, is amended to read as follows:

Protection of watersheds, streams, plant communities, and scenic values is the primary objective. Principal uses in this category include agriculture/grazing and supporting ranch houses and related ranch buildings. Recreational facilities permitted in the Outdoor Recreation category including rustic inn or lodging units, hostels; forestry, mineral extraction, aquaculture and related facilities; and accessory dwelling units, junior accessory dwelling units, rural residential and employee housing associated with any of these uses are secondary, conditional uses that will be considered on their individual merits. Where on-site dining facilities are allowed for the inn units, they must be limited to that which is needed to serve on-premises overnight guests.

2. Subsection 6 of Section 5.3.1, is amended to read as follows:

Rural residences are considered a principal use on vacant parcels where applicable resource protection policies can be met. Secondary uses appurtenant to rural residences include accessory dwelling units, junior accessory dwelling units, garages, work or storage sheds, and art or craft studios. Accessory dwelling units and junior accessory dwelling units are allowed in this land use category for the purpose of creating long term housing.

3. Section 5.3.3 is amended to read as follows:

The plan permits development on existing vacant or partially developed parcels based on conformance to the standards of the plan. It is estimated that there are 800 such parcels and that approximately 100 new parcels could be created through subdivision. The plan also permits accessory dwelling units and junior accessory dwelling units. Expansion of lodging

Attachment G - Draft Amendments to Carmel Area, Big Sur Coast, and North County Land Use Plans

facilities in the Big Sur Valley, Lucia, Pacific Valley and Gorda is possible to some extent. Up to 50 hostel units can be constructed. Employee housing may also be constructed to serve commercial visitor-serving facilities and State and Forest Service facilities. The inn unit density standards are expected to hold inn development to less than 300 new units.

The policies that follow establish a slope density formula as the determinant of potential residential development. A conversion factor is available in the Watershed and Scenic Conservation land use designation that permits potential residential units to be developed as inn units at the rate of two inn units per residence (up to a maximum of 8 per parcel), thereby establishing potential buildout for this major land use category.

Consequently, long range development of the coast will depend upon the choices made by landowners over time. A strong response to demand for visitor facilities will result in a reduction in residential construction potential. For example, if 100 additional residential units are ultimately approved for development in the Watershed and Scenic Conservation area, this could result in 100 residences. It could also result in 50 residences and 100 inn units, or no residences and 200 inn units, etc. While this is only illustrative, it shows the relationship of visitor-serving facilities and residential development based on the conversion factor. An important condition of the plan is that property can be devoted to either residential or visitor-serving overnight accommodations, or a combination of both, but that density credit cannot be applied for both uses from the same acreage.

The plan is flexible concerning the siting of new development, allowing a range of land use proposals to be made at any particular location. Yet the plan's resource protection standards, and slope and road requirements, are stringent, ultimately causing new development to be sited on the most physically suitable locations and limiting buildout to a level that can be accommodated on those sites that can meet all of the plan's requirements.

Table 1 summarizes the major categories of development according to the locations at which the use could take place and provides standards to guide the density at which campgrounds can be clustered on the site. No limitation is established in the plan for the number of campsites that could be developed.

Accessory dwelling units, consistent with State law, are allowed but must comply with all the resource protection provisions, including but not limited to the Critical Viewshed Policy of this LUP. Accessory dwelling units in the Big Sur Coastal Planning Area shall not exceed 1,000 square feet. Rental of an entire accessory dwelling unit or portion of an accessory dwelling unit for less than 90 days shall be prohibited.

4. Subsection c (1) of section 1 of Table 1 is repealed.

Attachment G - Draft Amendments to Carmel Area, Big Sur Coast, and North County Land Use Plans

5. Subsection e) and subsection f) of subsection 1 of subsection I of Section 5.4.3 are added to read as follows:
 - e) Allow existing guesthouse units to be converted to accessory dwelling units and junior accessory dwelling units for long term housing.
 - f) Allow new accessory dwelling units and junior accessory dwelling units to be permitted for long term housing.
6. Subsection c of subsection 2 of subsection I of Section 5.4.3 is amended to read as follows:
 - c) Encourage the use of accessory dwelling units and junior accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. Subdivision shall not be permitted to divide a principal residence from an accessory dwelling unit.

Amendments to North County Land Use Plan

1. Subsection c) of subsection 2 of subsection *Low and Moderate Income Housing* of subsection D of Section 4.3.6 is added to read as follows:
 - c) Encourage the use of accessory dwelling units and junior accessory dwelling units as an appropriate means of providing affordable housing. Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit. All such units shall not be considered as part of the residential buildout allowed by this plan.