



County of Monterey

Item No.

Board Report

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

Legistar File Number: ORD 25-018

November 18, 2025

Introduced: 11/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Ordinance

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

Public Hearing to consider amending the Monterey County Local Coastal Program to modify policies and regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), 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, and Part 6, Appendices.

Project Location: All unincorporated areas of Monterey 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.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

1. Find the project statutorily exempt pursuant to CEQA Guidelines section 15265;
2. Acknowledge receipt of the California Coastal Commission resolution approving Monterey County Local Coastal Program Amendment Number LCP-3-MCO-25-0034-1-Part A (Accessory Dwelling Units);
3. Adopt a resolution to 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);
4. Adopt an Ordinance to amend the Monterey County Coastal Implementation Plan, Part 1 the Coastal Zoning Ordinance (Title 20), Coastal Zoning, and Part 6, Appendices. to modify policies and regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as certified by the California Coastal Commission;
5. Certify that the amendments are intended to be carried out in a manner fully in conformity with the Coastal Act; and
6. Direct staff to transmit the amendments to the California Coastal Commission for confirmation that the amendments are consistent with the October 10, 2025 action taken by the Coastal Commission approving Local Coastal Plan Amendment number LCP-3-MCO-25-0034-1-Part A (Accessory Dwelling Units).

SUMMARY:

On February 4, 2025, the Board of Supervisors adopted a resolution of intent with amendments to the Monterey County Local Coastal Program to modify policies and regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), 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, and Part 6, Appendices.

On October 10, 2025, the California Coastal Commission (CCC) approved the Monterey County Local Coastal Program (LCP) Amendment Number LCP-3-MCO-25-0034-1-Part A (Accessory Dwelling Units), as submitted by the County. Staff is returning to the Board for final action. If adopted by the Board, this action would establish updated regulations for ADUs and JADUs in the coastal zone of unincorporated Monterey County. Staff recommends that the Board adopt the ordinance and land use plan amendments.

DISCUSSION:

The proposed LCP Amendment is returning to the Board of Supervisors to complete the process of adopting ADU regulations that are applicable in coastal unincorporated areas of Monterey County. Pursuant to the Coastal Act, the County may amend the certified Local Coastal Program, provided the County follows certain procedures. The procedures include:

- The Planning Commission hold a noticed public hearing and make a recommendation to the Board;
- The Board hold a noticed public hearing, adopt a resolution of intent, and submit the proposed amendment to the CCC for certification; and
- The Board take subsequent final action on the ordinance after the CCC acts and officially codify the LCP amendments.

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.

On February 4, 2025, the Board of Supervisors adopted a Resolution of Intent to adopt an ordinance establishing updated regulations for accessory dwelling units in the coastal unincorporated areas and amending various land use plans to add policies related to accessory dwelling units (**Attachment C - Resolution No. 25-016**).

Following adoption by the Board, staff forwarded the Resolution of Intent to the CCC for certification. On October 10, 2025, the CCC approved the proposed amendment as submitted by the County (**Attachment D - LCP-3-MCO-25-0034-1-Part A (Accessory Dwelling Units)**). These amendments are now returning to the Board for final local action (**Attachment A - CCC Certified Ordinance (clean); Attachment B - CCC Certified Ordinance (redline)**). This action will update regulations for ADUs and JADUs in the coastal zone.

Next Steps

Following Board adoption of this Local Coastal Program amendment, the amendment will become effective the 31st day following adoption which would be December 19, 2025.

OTHER AGENCY INVOLVEMENT

The Office of County Counsel has reviewed and approved the resolution and ordinance as to form. The California Coastal Commission approved the proposed amendment as submitted by the County on October 10, 2025.

HOUSING IMPACTS:

- Reduces constraints on Housing Development
- Increases constraints on Housing Development
- Neutral

Adopting updated policies and regulations for ADUs and JADUs in the Coastal Zone reduces constraints on housing development and supports the production of diverse and affordable housing types in unincorporated coastal areas of Monterey County. By clarifying standards and removing unnecessary regulatory barriers, the policy enables more homeowners to add ADUs or JADUs to their properties, thereby increasing the overall housing supply.

FINANCING:

Staff time to bring the LCP amendment forward to the CCC and Board for final adoption is included in the Fiscal Year 2025-26 Adopted Budget for HCD, Appropriation Unit HCD002, Unit 8543.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

Adopting updated ADU and JADU policies and regulations in the coastal zone supports Strategic Goal A: Well-being and Quality of Life by increasing affordable housing, reducing overcrowding, and promoting equitable access to healthy living environments. Further, changes to the policies and regulations assist in streamlining permit processing for ADU and JADUs, expediting the approval process and resulting in additional housing opportunities throughout unincorporated Monterey County's Coastal Zone.

- Well-Being and Quality of Life
- Sustainable Infrastructure for the Present and Future
- Safe and Resilient Communities
- Diverse and Thriving Economy
- Dynamic Organization and Employer of Choice

Link to the Strategic Plan:

[<https://www.countyofmonterey.gov/home/showdocument?id=139569>](https://www.countyofmonterey.gov/home/showdocument?id=139569)

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Approved by: Craig Spencer, HCD Director

The following attachments are on file with the Clerk of the Board:

Attachment A - CCC certified ordinance amending Title 20 (clean)

Attachment B - CCC certified ordinance amending Title 20 (redline)

Attachment C - Board Resolution of Intent (Resolution 25-016)

Attachment D - Board Resolution amending the Carmel Area, Big Sur Coast and North County Land Use Plans (Includes Exhibits 1 and 2- Amendments to the Carmel Area, Big Sur Coast

and North County Land Use Plans (clean and redline)
Attachment E - CCC Certification of the Amendments

cc: Craig Spencer, Director of Housing and Community Development; Melanie Beretti, Chief of Planning, Philip Angelo, Senior Planner; Edgar Sanchez, Assistant Planner; Kelly Donlon, County Counsel; California Coastal Commission; Breylen Ammen; Kevin Kahn; Katie Butler; Belinda Taluban; Martha Chavarria; Christina McGinnis; Aidee Fonseca; Jordan Caballero; Elsa Mendoza Jimenez; William Schramm; Nicole Fowler; EHB; John Hale; The Open Monterey Project (Molly Erickson); LandWatch; Keep Big Sur Wild; Lozeau Drury LLP; Big Sur LUP Update Public Distribution List; Project File REF240016.