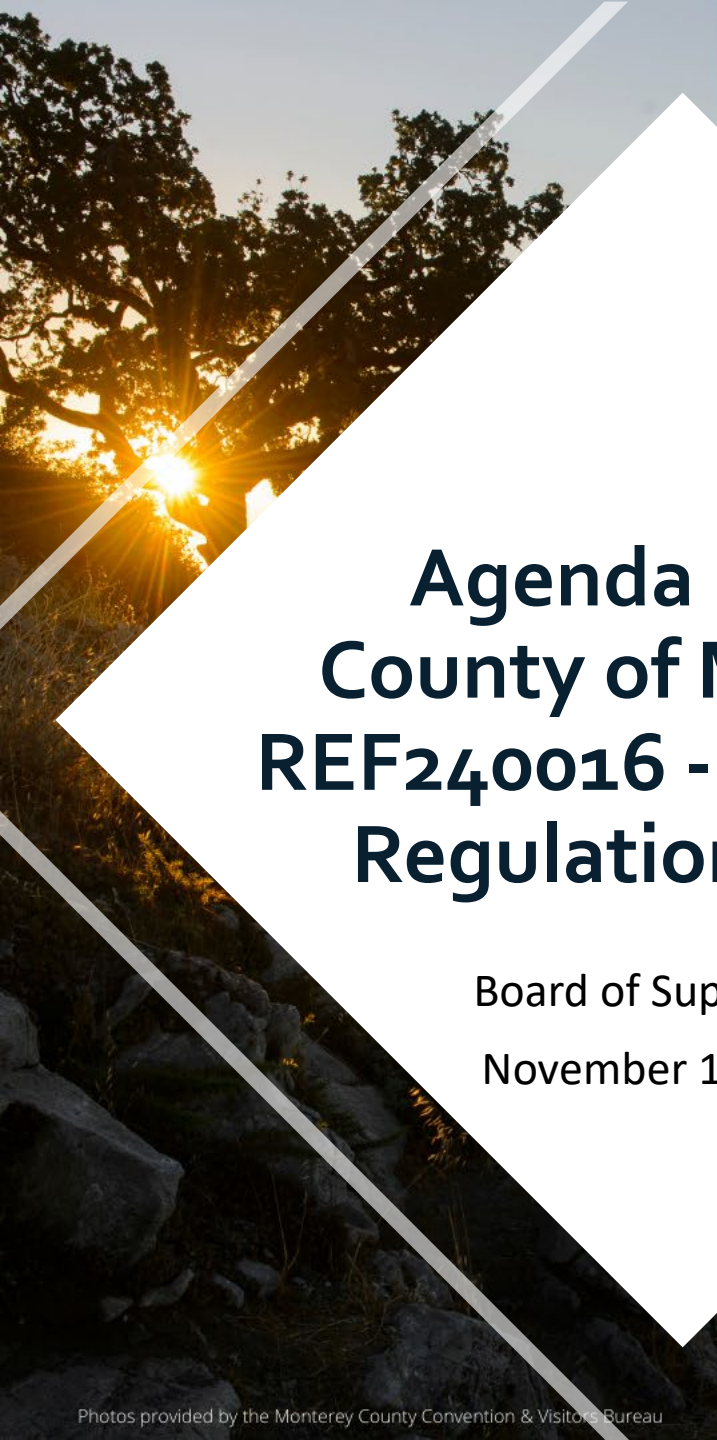




Agenda Item#17 County of Monterey – REF240016 -Coastal ADU Regulation Updates

Board of Supervisors
November 18, 2025



Action

Public hearing to adopt amendments to the Monterey County Local Coastal Program to modify policies and regulations in the Big Sur Coast Land Use Plan, Carmel Area Land Use Plan, North County Land Use Plan, and the Monterey County Coastal Implementation Plan, Part 1 the coastal zoning ordinance (Title 20), coastal zoning, and Part 6, Appendices to update regulations and policies for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in the Coastal Zone.



Process Timeline

Nov 13, 2024 – Planning Commission recommended adoption of the LCP amendment

Feb 4, 2025 – Board of Supervisors adopted Resolution of Intent (25-016) to amend the LCP

Oct 10, 2025 – California Coastal Commission Certification approved County's LCP Amendment as submitted.

Nov 18, 2025 – Final Board of Supervisors adoption hearing



What Changes in Each Planning Area?

Carmel Area LUP:

- Removes 40-acre minimum

Big Sur Coast LUP:

- Removes 50-unit ADU cap
- Limits ADUs to 1,000 sq. ft. and 90-day minimum rentals

North County LUP:

- Adds ADUs/JADUs as permitted uses
- Adds water efficiency policies for groundwater protection



ADU/JADU Updated Regulations

- ADUs/JADUs principally permitted in zones that allow single-family residences.
- Development standards:
 - Revised height allowances, size requirements and setbacks
- ADUs up to 800 sq. ft. - Local jurisdiction cannot unduly preclude, Lot Coverage, Front Setback, and FAR
- No Vacation Rentals (31-day rental minimum)



ADU/JADU Updated Regulations

Limitation on the number of ADUs & JADUs

- Single Family
- Multiple Family

Proposed Permit Process

- 60-day time limit after a complete application has been submitted.
- Tiered Permit process
 - Exempt
 - CAP
 - CDP



ADU & JADU

Accessory Dwelling Unit (ADU)	Junior Accessory Dwelling (JADU)
Up to 1,200 sq ft*	Up to 500 sq ft
Attached; Detached; Conversion of existing structures	Fully contained within the walls of a single family
Independent facilities (Cooking, Sanitation, Sleeping)	May share Bathroom and Central systems but Independent Efficiency Kitchen
No internal circulation with Main Residence	May have internal circulation with Main Residence
No Owner Occupancy	Owner Occupancy Requirement
No Deed Restriction	Deed Restricted



Next Steps

- Coastal Zone Regulations, if adopted today:
 - Ordinance Effective – December 19, 2025
 - Guidance documents for property owners published on website



Recommendation

It is recommended that the Board of Supervisors:

1. Find the project statutorily exempt pursuant to CEQA Guidelines section 15265; and
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); and
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).

