

At the March 24 study session, staff discussed the idea of removing special parking regulations in the Coastal Zone, for two reasons: (1) provision of parking has been a barrier to ADU project feasibility on urban coastal parcels, and (2) in 2020 the Coastal Commission issued a memorandum indicating support of the state ADU law as written, without special considerations within the Coastal Zone. Commissioners and community members were generally supportive of this idea, but staff was directed to conduct additional outreach to coastal community groups to gather more community feedback.

Since the March 24 study session, staff has received new information from local Coastal Commission staff regarding the issue of parking. Despite the Coastal Commission memo that was issued in support of the state law as written, in practice the Coastal Commission has taken a hybrid approach on this issue, keeping special ADU parking standards in the Coastal Zone in particular locations identified as key coastal access points for visitors. In these locations, the Coastal Commission has determined that it is important to require off street ADU parking to allow room for visitor parking. As an example, on May 14 the Coastal Commission approved an update to the City of Santa Cruz ADU ordinance, with a modification to require off-street parking for ADUs along West Cliff Drive, parts of the Seabright neighborhood, and other key coastal access areas.

At the May 11 community meeting, staff conducted a poll to gather feedback from the community on this topic. 49 participants responded to the poll, which asked the question: “Where should we require off-street parking for New Construction ADUs in the Coastal Zone?” Results were mixed, with the majority of respondents favoring either no off-street ADU parking or off-street parking only on streets near coastal access points.

1. Where should we require off-street parking for new construction ADUs in the coastal zone?

● Everywhere in the coastal zone	6
● Within designated coastal co...	7
● Only on specific streets near c...	13
● Do not require off-street ADU ...	18
● Other	5



In light of the feedback received from the community and from local Coastal Commission staff on this issue, staff proposes to update the County Code to require one off-street parking space for New Construction ADUs (with no exception for transit proximity) and replacement parking for garage conversions on the following critical County-maintained beach access streets ONLY:

- Pleasure Point: East Cliff Drive and County-maintained streets between East Cliff Drive and the ocean, from 5th Avenue to 41st Avenue
- Opal Cliff Drive, from 41st Avenue to the Capitola City limits
- Seacliff/Aptos: ~~Potbelly Beach Road, Las Olas Drive,~~ Beach Drive, Stephen Road, Marina Avenue, Esplanade, Venetian Road, Rio Del Mar Boulevard between Aptos Beach Drive and Cliff Drive

The Commission may have further ideas for County-maintained coastal access streets that may be appropriate to add to this list. Alternative ideas might include limiting special ADU parking requirements to existing defined areas within the Coastal Zone, such as the Live Oak Permit Parking Area or the vacation rental “designated areas” that are already referenced in the existing ADU regulations.