

Coastal Zoning Ordinance Amendment Findings and Consistency Analysis

Proposed CZO Amendments for Accessory Dwelling Units
and Junior Accessory Dwelling Units
(PL25-0037)

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Coastal Zoning Ordinance Amendment Findings

This exhibit provides an analysis of consistency with the California Coastal Act (Public Resources Code, § 30000 et seq., “Coastal Act”) for topics addressed by the proposed Local Coastal Program (“LCP”) amendments to the County of Ventura’s (“County”) regulations governing accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”). Collectively, the proposed LCP amendments revise Articles 2, 4, 5, 6, and 11 of the Ventura County Coastal Zoning Ordinance (“CZO”). The proposed LCP amendments are attached as **Exhibit A** and referred to below as the “Proposed CZO Amendments.”

The Coastal Act requires that local governments create LCPs (consisting of land use plans and implementing ordinances) to carry out the policies of the Coastal Act at the local level. Once an LCP is certified by the California Coastal Commission (“Coastal Commission”), responsibility for issuance of most coastal development permits is delegated to the local government.

Land use development within the County’s unincorporated coastal zone is governed by the County’s Coastal Area Plan (“CAP”), the CZO,¹ and two adopted Categorical Exclusion Orders (“Order E-83-1” and amendment “E-83-1A”). The CAP is the County’s coastal area land use plan addressing the type, location, and intensity of land uses, applicable resource protection and development policies and, where necessary, a listing of implementing actions. In order to ensure that policies in the CAP are interpreted in a manner consistent with the Coastal Act, the policies of the Coastal Act (Public Resources Code, §§ 30200-30265.5) have been incorporated by reference as policies of the CAP. The CAP was certified by the Coastal Commission in June 1982.

In order to realize the broad objectives and policies outlined within the CAP, the CZO contains standards that control the form and function of future development. It includes more detailed zoning or implementing ordinances designed to carry out the policies of the CAP and was certified by the Coastal Commission in 1983. The Categorical Exclusion Orders are independent documents adopted by the Coastal Commission in accordance with section 30610(e) of the Coastal Act. Ventura County’s Categorical Exclusion Order E-83-1 became effective in September 1986 and was amended once (E-83-1A) in May 1987.

In recent years, the Legislature has amended state law governing the creation of ADUs and JADUs (Gov. Code, § 66314 et seq., collectively “State ADU Law”) on an annual basis. State ADU Law applies in coastal areas, but does not “supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976.” (Gov. Code, § 66329.) Guidance from the Coastal Commission advises coastal localities to update their LCPs “with J/ADU provisions in a manner that harmonizes the State’s Housing Laws

¹ Collectively, the CAP and CZO constitute the County’s LCP. See County of Ventura *Local Coastal Program*, available at: <https://rma.venturacounty.gov/divisions/planning/local-coastal-program/>

with the Coastal Act.”² HCD likewise advises coastal jurisdictions to amend their LCPs for Coastal Commission review to comply with State ADU Law and “harmonize the goals of protecting coastal resources and addressing housing needs of Californians.”³

The CZO’s ADU regulations were last amended in 2018 and do not reflect subsequent changes in State ADU Law. The Proposed CZO Amendments update the CZO to incorporate current State ADU Law and harmonize these changes with the LCP’s coastal resource protection policies. Noteworthy features of the Proposed CZO Amendments include deleting Section 8175-5.1.1 (Accessory Dwelling Units) and reorganizing and recodifying the CZO’s ADU regulations in a new Section 8175-5.24 (Accessory Dwelling Units and Junior Accessory Dwelling Units). Where possible, regulations from Section 8175-5.1.1 were incorporated into the new Section 8175-5.24, including the exemption from a Coastal Development Permit for ADUs created within the existing space of a single-family dwelling or accessory structure attached to a single-family dwelling (8175-5.24.4(b)(1)(i)), parking exemptions (8175-5.24.6(d)(1)), allowing parking to be provided as tandem spaces or use a mechanical automobile parking lift (8175-5.24.6(d)(2)(ii)), and prohibiting ADUs from being used as short-term rentals (i.e., rented for a term less than 30 consecutive calendar days) (8175-5.24.4(e)(2)). The balance of Section 8175-5.1.1 is inconsistent with recent changes to State ADU Law, including regulations governing replacement parking, minimum lot area, ADU square footage limits, setbacks, quantity of ADUs, and requiring the property owner to reside in the ADU or principal dwelling.

Key features of the new Section 8175-5.24 are addressed in the following four subsections:

- **Section 8175-5.24.4 – ADU and JADU Permitting Requirements**

This section contemplates two permitting pathways for an ADU or JADU: (1) Coastal Development Permit (“CDP”), followed by a Zoning Clearance, and building permit; or (2) ministerial Zoning Clearance and building permit. An ADU or JADU only gets to utilize (2) if it qualifies for an exemption from (1).

- (1) Any application for an ADU or JADU requires a CDP unless it qualifies for an exemption under Section 8174-6.2 (Residential Exemptions and Exclusions), which is part of Section 8174-6 (Statutory Exemptions and Categorical Exclusions) (Section 8175-5.24.4(a)(1).) When a CDP is required, the ADU or JADU must comply with the policies and provisions of the LCP and Sections 8175-5.24.5, 8175-5.24.6, or 8175-5.24.7, as applicable. The ADU or JADU must also be sited and designed to avoid adverse impacts to coastal resources, including by conforming with all applicable LCP policies and standards, including, but not limited to, those that govern wetlands, streams, environmentally sensitive habitat areas, public views, public access, and

² California Coastal Commission New ADU Laws Memo at p. 1 (Jan. 21, 2022), available at: <https://documents.coastal.ca.gov/assets/rflg/ADU-Memo.pdf>

³ HCD ADU Handbook at p. 21 (Jan. 2025), available at: <https://www.hcd.ca.gov/sites/default/files/docs/policy-and-research/adu-handbook-update.pdf>

coastal bluffs. If there is a conflict between the standards provided in Section 8175-5.24 and standards in the LCP that protect coastal resources, the requirements which are most protective of coastal resources govern. (Sections 8175-5.24.4(a)(2)-(3), 8175-5.24.1(b).)

- (2) As previously noted, Section 8174-6.2 identifies categories of development that are exempt from CDP requirements. Two are relevant here: Section 8174-6.2.2 (Improvements to Existing Single-Family Dwellings) and Section 8174-6.2.3 (Improvements to Residential Structures, Other Than Single-Family Dwellings).

These sections generally exempt from CDP requirements: an ADU or JADU entirely within the existing space of a permitted single-family dwelling or multifamily dwelling; an ADU entirely within the existing space of a permitted accessory structure that is attached to the single-family dwelling or multifamily dwelling; and an ADU that is attached to an existing single-family dwelling⁴ or multifamily dwelling.⁵

Both Sections include exceptions to the exemption, which means a CDP is required if specified circumstances are present. (See Sections 8174-6.2.2(c), 8174-6.2.3(c).) ADU and JADU applications that qualify for an exemption from the CDP requirement (and do not trigger an exception to the exemption) and meet the requirements of Sections 8175-5.24.5, 8175-5.24.6, or 8175-5.24.7 are reviewed and approved with a ministerial Zoning Clearance and building permit. Such applications will be considered and approved ministerially, without discretionary review or hearing. (Section 8175-5.24.4(b)(2).)

- **Section 8175-5.24.5 (ADUs and JADUs Allowed by Government Code Section 66323)**

This Section governs the four categories of ADUs and JADUs that must be approved pursuant to Government Code section 66323. ADUs and JADUs covered by this section are approved with either a CDP or a ministerial Zoning Clearance and building permit based on the criteria provided in Section 8175-5.24.4 (above). See Section (A)(6)(b) of the Proposed CZO Amendments staff report for additional information.

⁴ *Riddick v. City of Malibu* (2024) 99 Cal.App.5th 956 [ADU directly attached to single-family dwelling exempt from CDP requirements under Coastal Commission definition of “improvements to existing single-family residences” and city ordinance].

⁵ Extending analysis in *Riddick v. City of Malibu* to an ADU directly attached to a multifamily dwelling considering the similarities in County’s exemptions from CDP requirements pursuant to Sections 8174-6.2.2 (Improvements to Existing Single-Family Dwellings) and 8174-6.2.3 (Improvements to Residential Structures, Other than Single-Family Dwellings).

- **Section 8175-5.24.6 – Development Standards for ADUs Not Authorized under Section 8175-5.24.5**

This Section governs ADUs that do not qualify for approval under Government Code section 66323. ADUs approved under Section 8175-5.24.6 are subject to additional development standards provided therein (ADUs and JADUs approved under Section 8175-5.24.5 are not subject to the development standards in Section 8175-5.24.6). ADUs covered by this section are approved with either a CDP or a ministerial Zoning Clearance and building permit based on the criteria provided in Section 8175-5.24.4 (above). See Section (A)(6)(c) of the Proposed CZO Amendments staff report for additional information.

- **Section 8175-5.24.7 – JADU Requirements**

This Section addresses specific requirements for JADUs, consistent with the requirements of Government Code section 66333 et seq. JADUs are approved with either a CDP or ministerial Zoning Clearance and building permit based on the criteria provided in Section 8175-5.24.4 (above). See Section (A)(6)(c) of the Proposed CZO Amendments staff report for additional information.

The Coastal Commission must certify proposed LCP amendments if, as set forth in Coastal Act sections 30512 through 30513, the amendments are in conformance with Coastal Act policies and the amendments are adequate to carry out the provisions of the CAP.⁶ The Coastal Commission also must make related findings for certification as set forth in the California Code of Regulations, title 14, section 13540. Based on the evaluations conducted for these subject areas, as presented in the below Coastal Act Consistency Table, the Planning Division found that all findings can be made for the Proposed CZO Amendments.

(Table begins on following page)

⁶ The Coastal Act also requires the Coastal Commission to encourage affordable housing and recognizes its importance. (Public Resources Code, § 30604(f), (g).) Encouraging affordable housing in the coastal zone also more broadly facilitates increased public access to the coast. (See e.g., Public Resources Code, §§ 30001.5(c), 30210).)

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
Subject: Public Access & Recreation	
PRC Section 30210 Access; recreational opportunities; posting In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.	Consistent. The Proposed CZO Amendments preserve and protect public access and recreational opportunities because they require any application for an ADU or JADU to obtain a CDP unless it qualifies for an exemption under Section 8174-6.2 (Residential Exemptions and Exclusions), which is part of Section 8174-6 (Statutory Exemptions and Categorical Exclusions). When a CDP is required, the ADU or JADU must comply with the policies and provisions of the LCP and Sections 8175-5.24.5, 8175-5.24.6, or 8175-5.24.7, as applicable. The ADU or JADU must also be sited and designed to avoid adverse impacts to coastal resources, including by conforming with all applicable LCP policies and standards, including, but not limited to, those that govern wetlands, streams, environmentally sensitive habitat areas, public views, public access, and coastal bluffs. (See Section 8172-1 [Definitions, at "Coastal Resources"].) If there is a conflict between the standards provided in Section 8175-5.24 and standards in the LCP that protect coastal resources, the requirements which are most protective of coastal resources govern. (Section 8175-5.24.1(b)). Additionally, an ADU or JADU is only exempt from the CDP if it qualifies for an exemption under the County's LCP, specifically Section 8174-6.2.2 or 8174-6.2.3. And, if an exception to the exemption applies (under Sections 8174-6.2.2(c) or 8174-6.2.3(c)), a CDP is required. The balance of the Proposed CZO Amendments include minor revisions to various Articles to ensure consistency with Section 8175-5.24 and state law, clarify requirements for wet bars, and remove outdated references to mobilehomes as temporary housing during construction. None of these amendments change or in any way alter the
PRC Section 30211 Development not to interfere with access Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.	
PRC Section 30212 New Development Projects; provision for access; exceptions (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway. (b) For purposes of this section, "new development" does not include: (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610. (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10%, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure. (3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10%,	

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
which do not block or impede public access, and which do not result in a seaward encroachment by the structure. (4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure. (5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure. (c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.	LCP's protection measures for public access and recreational opportunities.
PRC Section 30220 <i>Protection of certain water-oriented activities</i> Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.	
PRC Section 30222 <i>Private lands; priority of development purposes</i> The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.	
PRC Section 30223 <i>Upland areas</i> Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.	

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
CAP Access Policy for General Access (<i>All Subareas</i>) In accordance with section 30214(a) of the Coastal Act, the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, management of the access areas to protect the privacy of adjacent owners, and the feasibility to provide for litter collection.	
CAP Access Policy for General Access (<i>All Subareas</i>) In accordance with section 30214(b) of the Coastal Act, the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner with the public's right of access.	

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
Subject: Marine & Biological Resources	
PRC Section 30230 <i>Marine resources; maintenance</i> Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.	Consistent. The Proposed CZO Amendments preserve and protect marine and biological resources because they require any application for an ADU or JADU to obtain a CDP unless it qualifies for an exemption under Section 8174-6.2. When a CDP is required, the ADU or JADU must comply with the policies and provisions of the LCP and Sections 8175-5.24.5, 8175-5.24.6, or 8175-5.24.7, as applicable. The ADU or JADU must also be sited and designed to avoid adverse impacts to coastal resources, including by conforming with all applicable LCP policies and standards, including, but not limited to, those that govern wetlands, streams, environmentally sensitive habitat areas, public views, public access, and coastal bluffs. (See Section 8172-1 [Definitions, at “Coastal Resources,” which include marine and biological resources].) If there is a conflict between the standards provided in Section 8175-5.24 and standards in the LCP that protect coastal resources, the requirements which are most protective of coastal resources govern. (Section 8175-5.24.1(b)). Additionally, an ADU or JADU is only exempt from the CDP requirement if it qualifies for an exemption under the County’s LCP, specifically Section 8174-6.2.2 or 8174-6.2.3. And, if an exception to the exemption applies (under Sections 8174-6.2.2(c) or 8174-6.2.3(c)), a CDP is required. The balance of the Proposed CZO Amendments include minor revisions to various Articles to ensure consistency with Section 8175-5.24 and state law, clarify requirements for wet bars, and remove outdated references to mobilehomes as temporary housing during construction. None of these amendments change or in any way alter the
PRC Section 30231 <i>Biological productivity; water quality</i> The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.	
PRC Section 30240 <i>Environmentally sensitive habitat areas; adjacent developments</i> (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat and recreation areas.	

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
CAP Environmentally Sensitive Habitats, Coastal Dunes Policies <u>Section 4.2.9 Environmentally Sensitive Habitats (ESHA), North Coast</u> B.4 Criteria set forth in the adopted Coastal Commission's "Statewide Interpretive Guidelines for Wetlands and Other Environmentally Sensitive Wet Habitats" will be used in evaluating projects in [creek] corridors. <i>(North and South Coast Subarea Policy only)</i> <u>Section 4.3.10 Environmentally Sensitive Habitats Areas (ESHA), Central Coast</u> A.2 Activities leading to degradation, erosion or destruction of coastal dunes will not be allowed. This includes, but is not limited to, use by off-road vehicles, sand mining, filling, or dumping. B.1 All projects on land either in a designated wetland, or within 100 feet of such designation, shall be sited and designed to prevent impacts which would significantly degrade the viability of the wetland. The purposes of such projects shall be limited to those in Section 30233(a) of the Coastal Act. B.4 Habitat mitigation will include, but not be limited to, timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of native vegetation, reclamation or enhancement as specified in the California Coastal Commission "Interpretive Guidelines for Wetlands" and a plan for spoils consistent with the following policy.	LCP's protection measures for marine and biological resources
CAP Environmentally Sensitive Habitats, Creek Corridors and Wetlands Policies <u>Section 4.4.10 Environmentally Sensitive Habitats Areas (ESHA)</u> B.1 Applicant for any coastal project, including shoreline protective devices, will show that their proposal will not cause long-term adverse impacts on beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated wastewater or oil, and runoff from streets and parking areas. Findings to be made will include, but not be limited to, proper wastewater disposal. C.2 All projects on land either in a stream or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats.	

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
Subject: Land Use & Development	
PRC Section 30244 <i>Archaeological or paleontological resources</i> Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.	Consistent. The Proposed CZO Amendments support the LCP's and the Coastal Act's land use and development policies because they require any application for an ADU or JADU to obtain a CDP unless it qualifies for an exemption under Section 8174-6.2. When a CDP is required, the ADU or JADU must comply with the policies and provisions of the LCP and Sections 8175-5.24.5, 8175-5.24.6, or 8175-5.24.7, as applicable. The ADU or JADU must also be sited and designed to avoid adverse impacts to coastal resources, including by conforming with all applicable LCP policies and standards, including, but not limited to, those that govern wetlands, streams, environmentally sensitive habitat areas, public views, public access, and coastal bluffs. (See Section 8172-1 [Definitions, at "Coastal Resources"].) If there is a conflict between the standards provided in Section 8175-5.24 and standards in the LCP that protect coastal resources, the requirements which are most protective of coastal resources govern. (Section 8175-5.24.1(b)). Additionally, an ADU or JADU is only exempt from the CDP requirement if it qualifies for an exemption under the County's LCP, specifically Section 8174-6.2.2 or 8174-6.2.3. And, if an exception to the exemption applies (under Sections 8174-6.2.2(c) or 8174-6.2.3(c)), a CDP is required.
PRC Section 30250 <i>Location, existing developed area</i> (a) New residential, commercial, or industrial development, except as otherwise provided in this division shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the useable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas. Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.	
PRC Section 30251 <i>Scenic and visual qualities</i> The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.	

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
PRC Section 30255 <i>Priority of Coastal-Dependent Developments</i> Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.	
PRC Section 30260 <i>Location or expansion</i> Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.	
<u>Section 4.2.3 – (North Coast); Section 4.4.3 – (South Coast) - Agriculture</u> 1. Soils will be conserved, and erosion minimized by the use of best grading management practices as set forth by the Soil Conservation Service.	
Subject: Coastal Hazards	
PRC Section 30253 <i>Minimization of adverse impacts</i> New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geological instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.	Consistent. The Proposed CZO Amendments support the LCP’s and the Coastal Act’s coastal hazards protection measures by requiring any application for an ADU or JADU to obtain a CDP unless it qualifies for an exemption under Section 8174-6.2. When a CDP is required, the ADU or JADU must comply with the policies and provisions of the LCP and Sections 8175-5.24.5, 8175-5.24.6, or 8175-5.24.7, as applicable. The ADU or JADU must also be sited and designed to avoid adverse impacts to coastal resources,

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
(c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development. (d) Minimize energy consumption and vehicle miles traveled. Where appropriate, protect special communities and neighborhoods that. Because of their unique characteristics, are popular visitor destination points for recreational uses.	including by conforming with all applicable LCP policies and standards, including, but not limited to, those that govern wetlands, streams, environmentally sensitive habitat areas, public views, public access, and coastal bluffs. (See Section 8172-1 [Definitions, at “Coastal Resources”].) If there is a conflict between the standards provided in Section 8175-5.24 and standards in the LCP that protect coastal resources, the requirements which are most protective of coastal resources govern. (Section 8175-5.24.1(b)). Additionally, an ADU or JADU is only exempt from the CDP requirement if it qualifies for an exemption under the County’s LCP, specifically Section 8174-6.2.2 or 8174-6.2.3. And, if an exception to the exemption applies (under Sections 8174-6.2.2(c) or 8174-6.2.3(c)), a CDP is required. The balance of the Proposed CZO Amendments include minor revisions to various Articles to ensure consistency with Section 8175-5.24 and state law, clarify requirements for wet bars, and remove outdated references to mobilehomes as temporary housing during construction. None of these amendments change or in any way alter the LCP’s protection measures related to coastal hazards.
<u>Section 4.2.4 - (North Coast); Section 4.3.4 – (Central Coast); Section 4.4.4. (South Coast) - Hazards</u> - New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards. (North and Central Coast only) - All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary. (North, Central and South Coast) - New development shall be sited and designed so as not to cause or contribute to flood hazards or lead to the expenditure of public funds for flood control works. (North, Central and South Coast) - A landscaping plan for fire and erosion control will be submitted for any new development located in high fire hazard areas. As many native plants as feasible should be used. Information on kinds and sources of these plants are available through the County. (North and South Coast) - The flood plain of the Santa Clara River will be limited to open space of agricultural uses to minimize flood hazard risk. (Central Coast only)	
<u>Section 4.4.5 – (South Coast) – Beach Erosion</u> 1. Construction or maintenance of shoreline structures will be limited to only those projects needed to protect existing development, public recreation, and existing roads from beach erosion. (<i>South Coast Subarea Policy only</i>)	

Coastal Zoning Ordinance Amendment Findings	
California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
Subject: General Coastal Resources	
PRC Section 30001 <i>Legislative findings and declarations; ecological balance</i> The Legislature hereby finds and declares: (a) That the California coastal zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem. (b) That the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation. (c) That to promote the public safety, health, and welfare, and to protect public and private property, wildlife, marine fisheries, and other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction. (d) That existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic and social well-being of the people of this state and especially to working persons employed within the coastal zone.	Consistent. The Proposed CZO Amendments safeguard coastal resources by requiring any application for an ADU or JADU to obtain a CDP unless it qualifies for an exemption under Section 8174-6.2. When a CDP is required, the ADU or JADU must comply with the policies and provisions of the LCP and Sections 8175-5.24.5, 8175-5.24.6, or 8175-5.24.7, as applicable. The ADU or JADU must also be sited and designed to avoid adverse impacts to coastal resources, including by conforming with all applicable LCP policies and standards, including, but not limited to, those that govern wetlands, streams, environmentally sensitive habitat areas, public views, public access, and coastal bluffs. (See Section 8172-1 [Definitions, at "Coastal Resources"].) If there is a conflict between the standards provided in Section 8175-5.24 and standards in the LCP that protect coastal resources, the requirements which are most protective of coastal resources govern. (Section 8175-5.24.1(b)). Additionally, an ADU or JADU is only exempt from the CDP requirement if it qualifies for an exemption under the County's LCP, specifically Section 8174-6.2.2 or 8174-6.2.3. And, if an exception to the exemption applies (under Sections 8174-6.2.2(c) or 8174-6.2.3(c)), a CDP is required. The balance of the Proposed CZO Amendments include minor revisions to various Articles to ensure consistency with Section 8175-5.24 and state law, clarify requirements for wet bars, and remove outdated references to mobilehomes as temporary housing during construction. None of these amendments change or in any way alter the LCP's or the Coastal Act's protection measures for coastal resources, including facilitating an ecological balance, preserving natural resources, and ensuring public access.