

MOTION

The *California Coastal Act* requires that development in the Coastal Zone comply with its policies. To implement this, local jurisdictions must establish Coastal Development Permit (CDP) procedures, which must be certified by the California Coastal Commission. In Los Angeles, CDP procedures are set forth in Chapter 1A, Section 13B.9.1 (Coastal Development Permit) of the Los Angeles Municipal Code. The communities that contain Coastal Zones include Venice, Playa del Rey, Pacific Palisades, Del Rey, and San Pedro.

Currently, projects that propose Accessory Dwelling Units (ADUs) located within the Coastal Zone are subject to discretionary review under the City's Coastal Development Permit procedures. This stands in contrast to areas outside the Coastal Zone, where ADUs are processed ministerially under state law. The discretionary process required of projects in the Coastal Zone results in longer processing times, higher costs, and increased pressure on limited staff resources.

State law recognizes ADUs as a key part of California's housing strategy. Government Code §§ 65852.2 and 65852.22 require cities to provide ministerial review for ADUs and Junior ADUs and prohibit discretionary processes that create delays or barriers. Bringing the City's Coastal Development Permit procedures into alignment with these requirements would make it easier for homeowners to build ADUs while still ensuring consistency with the Coastal Act.

The California Coastal Commission has also recommended that the City reform its CDP procedures for ADUs. In a December 10, 2024 letter, the Commission outlined potential pathways to reduce fees, shorten processing times, and establish a ministerial CDP process with objective coastal resource protection standards tailored to Los Angeles' coastal communities.

As Los Angeles faces a housing crisis, it is necessary to explore procedural reforms that allow ADUs in the Coastal Zone to be reviewed through a ministerial process. Doing so would reduce barriers to ADU construction while maintaining compliance with the Coastal Act.

I THEREFORE MOVE that the City Council instruct the Department of City Planning, with the assistance of the City Attorney, and in consultation with the California Coastal Commission, to prepare and present an Ordinance to amend Chapter 1A, Section 13B.9.1 (Coastal Development Permit) of the Municipal Code, to allow for ministerial review of applications for Accessory Dwelling Units within the Coastal Zone.

PRESENTED BY: 

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SECONDED BY: 

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