

MONTEREY COUNTY PLANNING COMMISSION

Meeting: May 11, 2011 Time: 9:00 a.m.		Agenda Item No.: 2
Project Description: Ordinance amending Title 20 (Coastal Zoning) of the Monterey County Code to implement the 2009-2014 Housing Element. The ordinance amends Chapter 20.06 (Definitions), Chapter 20.10 (High Density Residential Zoning Districts) Chapter 20.12 (Medium Density Residential Zoning Districts), Chapter 20.14 (Low Density Residential Zoning Districts), Chapter 20.16 (Rural Density Residential Zoning Districts, Chapter 20.17 (Watershed and Scenic Conservation Zoning Districts) Chapter 20.30 (Coastal Agricultural Preserve Zoning Districts), Chapter 20.32 (Agricultural Conservation Zoning District), Chapter 21.34 (Permanent Grazing Zoning Districts) Chapter 20.58 (Regulations for Parking), Chapter 20.64 (Special Regulations), adding Chapters 20.61 (Requests for Reasonable Accommodation) and 20.64 (Density Bonuses and Incentives); Chapter 20.66 (Development Standards) and Chapter 20.70.120 (Exemptions from Coastal Development Permits).		
Project Location: Unincorporated Countywide (Coastal areas)		APN: Countywide
Planning File Number: REF100044 (Coastal areas)		Owner: N/A Agent: N/A
Planning Area: Countywide		Flagged and staked: N/A
Zoning Designation: : Multiple Zoning Designations		
CEQA Action: Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Receive staff's introduction of the preliminary draft zoning ordinance amendments to Title 20 (Coastal) and amendments to applicable Coastal Land Use and Implementation Plans, relative to the implementation of the 2009-2014 Housing Element;
2. Receive public comment;
3. Discuss proposed preliminary draft zoning ordinance, Coastal Land Use and Implementation Plan amendments; and
4. Provide direction to staff related to the Ordinance and amendment to the Coastal Implementation Plan and continue the Public Hearing to May 25, 2011.

PROJECT OVERVIEW:

Attached for Planning Commission consideration, is a Preliminary Draft Ordinance amending Title 20, Coastal Zoning Ordinance and applicable Coastal Land Use and Implementation Plans (see **Exhibits A and B**), in order to implement the 2009-2014 Housing Element.

The Planning Commission has reviewed and provide direction on the Draft Ordinance amendments to Title 21 (Non-Coastal Zoning Ordinance), related to implementation of the 2009-2014 Housing Element. Title 20 and Title 21 Zoning Ordinances are very similar so the same revisions are now being applied to the Title 20 (see **Exhibits A and B**). The difference in application of the subject amendments in the Coastal zone versus the Non-coastal is primarily how these subject amendments are permitted in the Coastal zone:

Permitting requirements in the Coastal zone-

In the Coastal zone, the definition of *Development* (Title 20, Zoning Ordinance, Section 20.06.310) is very broad, requiring almost any type of activity to meet the definition of *Development* and thus requiring either a Coastal Administrative Permit or a Coastal Development Permit.

Most of the subject housing amendments require either a Coastal Administrative Permit or Coastal Development Permit. Those uses that could be exempt from requiring a Coastal permit are described in SECTION 47 in Exhibit A.

Coastal Land Use and Implementation Plans-

In the Coastal Zone there is a multi-tiered regulatory Scheme. The Local Coastal Plan consists of the Land Use Plan unique to the geographical area of the County (i.e. Del Monte Forest, Carmel, North County and Big Sur). Tiering off the Land Use Plan is the Coastal Implementation Plan (CIP). The CIP has two components, the Regulations for development in each specific land use plan area, and the Coastal Zone Regulations (Zoning Ordinance.) Both of these are adopted as part of Title 20. Many of the regulations that are stated in the Zoning ordinance are also stated in the development regulations for the specific areas and are also stated in the Land Use Plan. Where this occurs each of these different areas needs to be amended. Staff has proposed amendments to these Plans in **Exhibit B**.

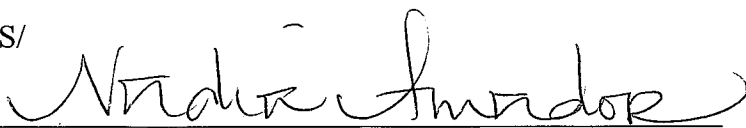
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

An Initial Study was prepared, resulting in a Negative Declaration, circulated for public review from February 18, 2011 to March 19, 2011.

CONCLUSION:

The Preliminary Draft Ordinance in **Exhibit A** and Coastal Land Use and Implementation Plan amendments in **Exhibit B** shows deletions as ~~striketrough~~ and additions as underline text. Staff recommends that the Planning Commission Discuss proposed preliminary draft amendements and provide direction to staff in finalizing changes to these documents in order to bring final amendments before the Planning Commission for formal consideration.

/S/



Nadia Amador, Associate Planner

(831) 755-5025

May 3, 2011

cc: Front Counter Copy; Planning Commission; RMA-Redevelopment and Housing Office; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Agricultural Commissioner; Parks Department; Sheriff's Office; Department of Social Services; California Coastal Commission; Central Coast Center for Independent Living (CCCIL) Attn: Denika S. Boardman; Housing Alliance for

People with Disabilities (HAPD) Attn: Shelly Smith; Gateway Center of Monterey County; Shelter Outreach Plus; Blind and Visually Impaired Center of Monterey County; Deaf and Hard of Hearing Service Center; Interim Inc.; John XXIII AIDS Ministry; Monterey County AIDS Project (MCAP); Multiple Sclerosis Community Services (MSCS); San Andreas Regional Center for the Developmentally Disabled; Easter Seals Central California; Health Projects Center/Del Mar Caregiver Resource Center; Amy L. White, LandWatch Monterey County; Dale Ellis, Lombardo and Gilles; John H. Ford, Planning Services Manager; Nadia Amador, Project Planner; Carol Allen, Senior Secretary; Planning File REF100044.

Attachments:

- Exhibit A Preliminary Draft Ordinance Amendments to Title 20
- Exhibit B Preliminary Draft Amendments to Local Coastal Program and Implementation Plans

This report was reviewed by John H. Ford, Planning Services Manager.

EXHIBIT A

PRELIMINARY DRAFT ORDINANCE AMENDMENTS TO TITLE 20

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING TITLE 20 (COASTAL ZONING ORDINANCE) TO IMPLEMENT THE 2009-2014 HOUSING ELEMENT.

County Counsel Summary

This ordinance amends Title 20 (Coastal Zoning) of the Monterey County Code to implement the 2009-2014 Housing Element. The ordinance amends Chapter 20.06 (Definitions), Chapter 20.10 (High Density Residential Zoning Districts) Chapter 20.12 (Medium Density Residential Zoning Districts), Chapter 20.14 (Low Density Residential Zoning Districts), Chapter 20.16 (Rural Density Residential Zoning Districts), Chapter 20.17 (Watershed and Scenic Conservation Zoning Districts) Chapter 20.30 (Coastal Agricultural Preserve Zoning Districts), Chapter 20.32 (Agricultural Conservation Zoning District), Chapter 21.34 (Permanent Grazing Zoning Districts) Chapter 20.58 (Regulations for Parking), Chapter 20.64 (Special Regulations), adding Chapters 20.61 (Requests for Reasonable Accommodation) and 20.64 (Density Bonuses and Incentives); Chapter 20.66 (Development Standards) and Chapter 20.70.120 (Exemptions from Coastal Development Permits).

The Board of Supervisors of the County of Monterey ordains as follows:

[20.06 – Definitions]**

SECTION 1. Section 20.06.012 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.012 Agricultural employee.

“Agricultural Employee”, means a person engaged in agriculture, including: farming in all its branches, and, among other things, includes the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or

*Titles inserted for context only, will not be included in final ordinance.

poultry, and any practices performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

SECTION 2. Section 20.06.014 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.014 Agricultural Employee Housing.

“Agricultural Employee Housing” means any living quarters or accommodations of any type, including mobile homes, which meet the requirements of the Uniform Building Code and Uniform Housing Code, building(s) used for human habitation, and buildings accessory thereto, complying with the building standards in the State Building Standards Code or an adopted local ordinance, where accommodations are provided by any person for employees individuals or families employed in farming or other agricultural activities. The agricultural employee housing is not required to be located on the same property where the agricultural employee is employed.

SECTION 3. Section 20.06.160 of the Monterey County Coastal Implementation Plan, Part 1, is amended as follows:

20.06.160 Caretaker units.

“Caretaker unit” means a permanent residence, secondary and accessory to an existing ~~main dwelling~~ allowed use for persons employed ~~principally~~ on-site for purposes of care and protection of persons, property, plants, animals, equipment, or other circumstances on site or on contiguous lots under the same ownership.

SECTION 4. Section 20.06.375 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.375 Dwelling unit, Accessory

“Accessory Dwelling Unit” means a permanent residence, secondary to an existing main dwelling, which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel where the single-family dwelling is situated.

SECTION 5. Section 20.06.427 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.427 Employee.

“Employee” means the same as defined in section 17005 of the California Health and Safety Code.

SECTION 6. Section 20.06.429 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.429 Employee housing.

“Employee housing” means the same as defined in section 17008 (a) of the California Health and Safety Code.

SECTION 7. Section 20.06.450 of the Monterey County Coastal Implementation Plan, Part 1, is amended to read as follows:

20.06.450 Family.

“Family” means one or more non-transient, related or unrelated persons occupying a dwelling unit or other premises and living as a single not for profit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. Family includes necessary servants. living together in a dwelling unit.

SECTION 8. Section 20.06.455 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.455 – Farmworker.

“Farmworker” means Agricultural Employee.

SECTION 9. Section 20.06.460 of the Monterey County Coastal Implementation Plan, Part 1, is repealed:

20.06.46 [Repealed] Farm employee housing facility.

~~Farm employee housing facility means any living quarters or accommodations of any type provided by any person for employees or families employed principally in farming or other agricultural activities on the land and contiguous land occupied by the farm employee housing facility.~~

SECTION 10. Section 20.06.470 of the Monterey County Coastal Implementation Plan, Part 1, is repealed:

20.06.470 [Repealed] Farm worker housing facility.

~~Farm worker housing facility means any living quarters or accommodations of any type provided by any person for individuals or families employed principally in farming or other agricultural activities off the property on which the farm worker housing facility is to be located.~~

SECTION 11. Section 20.06.641 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.641- Homeless Shelter.

"Homeless shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Homeless shelter has the same meaning as "emergency shelter" as defined in Section 50801 (e) of the California Health and Safety Code.

SECTION 12. Section 20.06.925 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.925 – Reasonable Accommodation.

"Reasonable accommodation" means providing flexibility in the application of this Title including the modification or waiver of certain requirements, when, such modification or waiver is necessary to eliminate barriers to housing opportunities for individuals with disabilities.

SECTION 13. Section 20.06.932 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.932 – Residential care facility, large.

"Large residential care facility" means a living facility for seven to twelve residents, excluding operators, licensed by the State of California, which provides 24-hour residential care and varying levels and intensities of medical or non-medical care, supervision, services or assistance to persons living in a residential setting.

SECTION 14. Section 20.06.933 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.933 – Residential care facility, small.

"Small residential care facility" means a living facility for up to six residents, excluding operators, licensed by the State of California which provides 24-hour residential care and varying levels and intensities of medical or non-medical care, supervision, services or assistance to people living in a residential setting.

SECTION 15. Section 20.06.1000 of the Monterey County Coastal Implementation Plan, Part 1, is repealed:

20.06.1000 ~~Senior citizen unit.~~ [Repealed]

~~Senior citizen unit means an independent, self-contained living unit attached or detached from other residences for senior citizens and handicapped persons in addition to a residence on site. The senior citizen unit may be rented.~~

SECTION 16. Section 20.06.1115 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.1115 Single Room Occupancy (SRO) Facility.

"Single Room Occupancy (SRO) Facility" means a residential facility where individuals occupy rooms of a smaller size than normally found in multiple dwellings that are rented to a one or two-person household. SRO living units are provided for a weekly or monthly period of time, in exchange for an agreed payment of a fixed amount of money or other compensation based on the period of occupancy.

SECTION 17. Section 20.06.1230 of the Monterey County Coastal Implementation Plan, Part 1, is amended to read as follows:

20.06.1230 Structure, Accessory.

~~"Accessory structure" means a subordinate structure, the use of which is incidental to that of a main structure on the same building site, including but not limited to caretaker quarters, guesthouses, farm employee family housing, farm employee housing facility, farm employee quarters, and employee housing accessory to an allowed use.~~

SECTION 18. Section 20.06.1276 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.1276 – Supportive housing.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population (see definition for TARGET POPULATION), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

SECTION 19. Section 20.06.1278 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.1278 – Target population.

"Target population" means persons with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 ((commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults,

emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

SECTION 20. Section 20.06.1311 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.1311- Transient.

“Transient” means temporary, of limited duration or for a short period of time.

SECTION 21. Section 20.06.1312 is added to the Monterey County Coastal Implementation Plan, Part 1, to read as follows:

20.06.1312- Transitional Housing and Transitional Housing Development.

“Transitional housing” and “transitional housing development” means buildings configured as rental housing developments, but operated under program requirements, that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

[20.10 – High-Density Residential Zone]**

SECTION 22. Section 20.10.040 of the Monterey County Coastal Implementation Plan, Part 1, is amended to read as follows:

20.10.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. (Chapter 20.76) UNLESS EXEMPT (Section 20.70.120)

- A. The first single family dwelling per legal lot of record;
- B. Single family dwellings, between 5-8 dwelling units/acre, gross;
- C. Duplexes, between 5-8 dwelling units/acre, gross;
- D. Multiple dwellings and dwelling groups, between 5-8 dwelling units/acre gross
- E. The keeping of pets, but not more than 2 dogs per dwelling unit;
- F. Guesthouses meeting the development standards of Section 20.64.020;
- G. Temporary residences, pursuant to Section 20.64.070, used as living quarters during the construction of the first dwelling on a lot;

*Titles inserted for context only, will not be included in final ordinance.

- H. Small family day care homes conducted within an existing structure;
- I. ~~Licensed residential care homes for aged persons or hospices of not more than 6 persons including any permitted rooming and boarding conducted within an existing structure;~~Small residential care facility;
- J. Non-habitable accessory structures and accessory uses to any principal permitted use;
- K. Small water systems facilities including wells and storage tanks serving of up to 14 or fewer service connections, pursuant to Title 15.04, Monterey County Code, and replacement of water tanks and wells where no increase in service connections is created. The screening of any tanks and associated structures shall be approved by the Director of Planning and Building Inspection;
- L. Cultivation, cutting and removal of Christmas trees;
- M. Home occupations, pursuant to Section 20.64.090;
- N. ~~Senior citizen units meeting the development standards of Section 20.64.010;~~[Repealed];
- O. Tract sales or rental offices;
- P. Reduction in setback requirements of 10% or less of the required setbacks;
- Q. Additions to existing, approved wireless communications facilities, pursuant to Section 20.64.010.
- R. Accessory dwelling unit meeting the development standards of Section 20.64.030;
- S. Homeless Shelter pursuant to Section 20.64.320;
- T. Employee housing providing accommodations for up to six employees;
- U. Supportive housing, contained within a dwelling unit if the dwelling unit is a use allowed under this Section;
- V. Transitional Housing or Transitional Housing Development, contained within a dwelling unit if the dwelling unit is a use allowed under this Section.

SECTION 23. Section 20.10.050 of the Monterey County Coastal Implementation Plan, Part 1, is amended to read as follows:

20.10.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (Chapter 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Any residential use, except the first single family dwelling on a vacant lot, exceeding 8 dwelling units/acre gross;
- B. Mobile home parks pursuant to Section 20.64.210 (Not in Del Monte Forest);
- C. Resthomes, sanitariums, convalescent homes;
- D. Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses of a non- residential nature such as jails, rehabilitation centers, detention facilities, or corporation yards;
- E. Parking lots used in conjunction with an adjoining commercial use (ZA);
- F. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- G. Legal nonconforming use changed to a use of a similar or more restricted nature;
- H. Bed and breakfast facilities, pursuant to Section 20.64.100;
- I. Commercial and noncommercial wind energy systems;
- J. Time share uses, pursuant to Section 20.64.110;
- K. Ridgeline development;
- L. Water system facilities including wells and storage tanks serving fifteen or more service connections;
- M. ~~Reserved~~ Transitional Housing or Transitional Housing Development, contained within the housing types of this Section;
- N. Assemblages of people, such as carnivals, festivals, races and circuses, not exceeding 10 days, and not involving construction of permanent facilities (ZA);
- O. Accessory structures and accessory uses prior to establishment of main use or structure (ZA);

- P. Large family day care homes;
- | Q. Reserved Supportive housing contained within the housing types of this Section;
- R. Conditional Certificates of Compliance;
- S. Cottage industries, pursuant to Section 20.64.095 (ZA);
- T. Planned Unit Developments;
- U. Condominiums;
- V. Detached structures accessory to any conditional use;
- W. Other residential uses of a similar character, density and intensity to those listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and the applicable land use plans;
- X. Rooming and boarding houses;
- Y. Subdivisions;
- Z. Lot Line Adjustments.
- AA. Wireless communications, pursuant to Section 20.64.310.
- | BB. Large Residential Care Facility (ZA);
- | CC. Single Room Occupancy Facility, pursuant to Section 20.64.033 (ZA);

[20.12 – Medium-Density Residential Zone]**

SECTION 24. Section 20.12.040 of the Monterey County Coastal Implementation Plan, Part 1, is amended to read as follows:

20.12.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. (Chapter 20.76) UNLESS EXEMPT (Section 20.70.120)

- A. The first single family dwelling per legal lot of record;
- B. The keeping of pets, but not more than 4 dogs per dwelling unit;
- C. Guesthouses meeting the development standards of Section 20.64.020;

*Titles inserted for context only, will not be included in final ordinance.

- D. Temporary residences pursuant to Section 20.64.070, used as living quarters during the construction of the first dwelling on a lot;
- E. Small family day care home conducted within an existing structure;
- F. ~~Licensed residential care homes for aged persons or hospices of not more than six persons including any permitted rooming and boarding conducted within an existing structure~~ Small residential care facility;
- G. Water system facilities including wells and storage tanks serving up to 14 or fewer service connections, pursuant to Title 15.04, Monterey County Code, and replacement of water tanks and wells where no increase in service connections is created. The screening of any tanks and associated structures shall be approved by the Director of Planning and Building Inspection;
- H. Non-habitable accessory structures and accessory uses to any principal allowed use;
- I. Cultivation, cutting and removal of Christmas trees;
- J. Home occupations, pursuant to Section 20.64.090;
- K. Rooming and boarding of not more than two persons;
- L. Intermittent livestock farming or animal husbandry uses such as "4-H" projects on a minimum of 20,000 square feet.
- M. Second single family dwelling provided the gross density does not exceed the dwelling units/acre specified on the Sectional District Map;
- N. The first duplex on a vacant lot, not exceeding 2 dwelling units/acre provided the gross density does not exceed the dwelling units/acre specified on the Sectional District Map.
- O. ~~Senior citizen units meeting the development standards of Section 20.64.010~~ [Repealed];
- P. Tract sales or rental offices;
- Q. Reduction in setback requirements of 10 percent or less of the required setbacks;
- R. Additions to existing approved wireless communications facilities, pursuant to Section 20.64.310.
- S. Accessory dwelling unit meeting the development standards of Section 20.64.030;

- T. Employee Housing providing accommodations for up to six employees;
- U. Supportive Housing contained within a dwelling unit if the dwelling unit is a use allowed under this Section;
- T. Transitional Housing or Transitional Housing Development contained within a dwelling unit if the dwelling unit is a use allowed under this Section;

SECTION 25. Section 20.12.050 of the Monterey County Coastal Implementation Plan, Part 1, is amended to read as follows:

20.12.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (Chapter 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Any residential use, except the first single family dwelling on a vacant lot, exceeding 2 dwelling units/acre, gross, and not exceeding four units, total;
- B. Rooming houses and boarding houses (ZA);
- C. Resthomes (ZA);
- D. Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses of a non-residential nature such as jails, rehabilitation centers, detention facilities, or corporation yards;
- E. Parking lots used in conjunction to an adjoining commercial or retail use (ZA);
- F. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- G. Legal nonconforming use changed to a use of a similar or more restricted nature;
- H. Bed and breakfast facilities, pursuant to Section 20.64.100;
- I. Commercial and noncommercial wind energy conversion systems;
- J. Ridgeline development;
- K. Water system facilities including wells and storage tanks serving 15 or more service connections;
- L. Reserved;

- M. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding 10 days and not involving construction of permanent facilities (ZA);
- N. Accessory structures and uses prior to establishment of main use or structure (ZA);
- O. Large family day care homes;
- P. Cottage industries, pursuant to Section 20.64.095 (ZA);
- Q. ~~Reserved~~ Large residential care facility;
- R. Detached structures accessory to any conditional use;
- S. Planned Unit Developments;
- T. Conditional Certificates of Compliance;
- U. Other residential uses of a similar nature, density and intensity as those listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and applicable land use plan;
- V. Condominiums;
- W. Mobile Home Parks, pursuant to Section 20.64.210 (Not in Del Monte Forest);
- X. Subdivisions;
- Y. Lot Line Adjustments;
- Z. Golf Courses (in Del Monte Forest only);
- AA. Wireless communication facilities, pursuant to Section 20.64.310;
- BB. Supportive housing contained within the housing types of this Section;
- CC. Transitional Housing or Transitional Housing Development, contained within the housing types of this Section;

[20.14 – Low-Density Residential Zone]**

SECTION 26. Section 20.14.040 of the Monterey County Coastal Implementation Plan, Part 1, is amended to read as follows:

20.14.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. (Chapter 20.76) UNLESS EXEMPT (Section 20.70.120)

- A. The first single family dwelling per legal lot of record;
- B. Guesthouses meeting the development standards of Section 20.64.020;
- C. The keeping of pets;
- D. Animal husbandry and small livestock farming, provided that not more than one horse, mule, cow, or similar livestock shall be kept for each twenty thousand square feet of land area;
- E. Rooming and boarding of not more than 2 persons (Not in DMF);
- F. Non-habitable accessory structures and accessory uses to any principal use;
- G. Temporary residences, pursuant to Section 20.64.070, used as living quarters during the construction of the first dwelling on a lot;
- H. Small family day care homes conducted within an existing structure;
- I. ~~Licensed residential care homes for aged persons or hospices of not more than 6 persons including any permitted rooming and boarding conducted within an existing structure~~ Small residential care facility;
- J. Water system facilities including wells and storage tanks serving up to 14 or fewer service connections, pursuant to Title 15.04, Monterey County Code and replacement of water tanks and wells where no increase in service connections is created. The screening of any tanks and associated structures shall be approved by the Director of Planning and Building Inspection;
- K. Cultivation, cutting and removal of Christmas trees;
- L. Home occupations, pursuant to Section 20.64.090;
- M. Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving and where adequate restroom facilities exist on premises, subject to the approval of the Director of Environmental Health;
- N. Crop farming, tree farming, viticulture and horticulture;
- O. Intermittent livestock farming or animal husbandry uses such as "4-H" projects;

- P. ~~Senior citizen units meeting the development standards of Section 20.64.010[Repealed];~~
- Q. Tract sales or rental offices;
- R. Detached structures accessory to any conditional use;
- S. ~~Farm employee housing facility for not more than two families or five single persons;~~
- T. Second residential units not exceeding the zoning density of the property;
- U. Reduction in setback requirements of 10% percent or less of the required setbacks;
- V. Additions to existing, approved wireless communications facilities, pursuant to Section 20.64.310;
- W. Accessory dwelling unit meeting the development standards of Section 20.64.030;
- X. Employee Housing providing accommodations for up to six employees;
- Y. Supportive Housing, contained within a dwelling unit if the dwelling unit is a use allowed under this Section;
- Z. Transitional Housing or Transitional Housing Development, contained within a dwelling unit if the dwelling unit is a use allowed under this Section;

SECTION 27. Section 20.12.050 of the Monterey County Coastal Implementation Plan, Part 1, is amended to read as follows:

20.14.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (Chapter 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Additional residential units to a maximum of 4 on any lot and not exceeding the zoning density of the property;
- B. Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools, public safety facilities, public utility facilities but not including uses of a non-residential nature such as jails, rehabilitation centers, detention facilities or corporation yards;
- C. Commercial kennels (ZA) (Not in DMF);

- D. Golf Courses (in Del Monte Forest only);
- E. Legal nonconforming use of a portion of the structure extended throughout the structure (ZA);
- F. Legal nonconforming use changed to a use of a similar or more restricted nature;
- G. Bed and breakfast facilities, pursuant to Section 20.64.100;
- H. Commercial and noncommercial wind energy conversion systems;
- I. ~~Caretaker units meeting the development standards of Section 20.64.030~~[Repealed];
- J. Ridgeline development;
- K. Conversion of uncultivated land to cultivated agricultural use on land with 15% - 25% slopes (North County Area Plan only);
- L. ~~Farm worker housing facility;~~
- M. ~~Farm employee housing facilities for more than two families or five single persons;~~
- N. Keeping and raising of mink (ZA);
- O. Any building, structure, or enclosure for the purpose of maintaining a zoo or zoological garden or for the purpose of raising, maintaining or exhibiting any wild animal or animals;
- P. Water system facilities including wells and storage tanks serving 15 or more service connections;
- Q. Reserved;
- R. Assemblages of people, such as carnivals, festivals, races and circuses, not exceeding 10 days and not involving construction of permanent facilities (ZA);
- S. Non-habitable accessory structures and uses prior to establishment of main use or structure (ZA);
- T. Large family day care facilities (ZA);
- U. Cottage industries, pursuant to Section 20.64.095 (ZA);
- V. Reserved;

- W. Public stables on a minimum of ten acres (ZA);
- X. Mobile Home Parks, pursuant to Section 20.64.210 (Not in Del Monte Forest);
- Y. Conditional Certificates of Compliance;
- Z. Other residential uses of a similar character, density and intensity to those uses listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and the applicable land use plan;
- AA. Subdivisions;
- BB. Lot Line Adjustments;
- CC. Large residential care facility;
- DD. Supportive housing contained within the housing types of this Section;
- EE. Transitional Housing or Transitional Housing Development, contained within the housing types of this Section;

[20.16 – Rural-Density Residential Zone]**

SECTION 28. Section 20.16.040 of the Monterey County Local Coastal Program Part 1 is amended to read as follows:

20.16.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. (Chapter 20.76) UNLESS EXEMPT (Section 20.70.120)

- A. The first single family dwelling per legal lot of record;
- B. Guesthouses meeting the development standards of Section 20.64.020;
- C. The keeping of pets;
- D. Rooming and boarding of not more than 2 persons;
- E. Non-habitable accessory structures and accessory uses to any principal use;
- F. Temporary residences, pursuant to Section 20.64.070, used as living quarters during the construction of the first dwelling on a lot;
- G. Cultivation, cutting and removal of Christmas trees;

*Titles inserted for context only, will not be included in final ordinance.

- H. Small family day care homes conducted within an existing structure;
- I. ~~Licensed residential care homes for aged persons or hospices of not more than 6 persons including any permitted rooming and boarding conducted within an existing structure~~ Small residential care facility;
- J. Water system facilities including wells and storage tanks serving up to 14 or fewer service connections, pursuant to Title 15.04, Monterey County Code and replacement of water tanks and wells where no increase in service connections is created. The screening of any tanks and associated structures shall be approved by the Director of Planning and Building Inspection;
- K. Animal husbandry and small livestock farming, provided that not more than 1 horse, mule, cow, or similar livestock shall be kept for each 20,000 square feet of land area;
- L. All agricultural uses on a minimum of ten acres including crop and tree farming, livestock farming, animal husbandry, apiaries, aviaries, except for those uses requiring a Coastal Development Permit;
- M. Home occupations, pursuant to Section 20.64.090;
- N. Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving and where adequate restroom facilities exist on premises, subject to the approval of the Director of Environmental Health;
- O. Crop farming, tree farming, viticulture and horticulture;
- P. Intermittent livestock farming or animal husbandry such as "4-H" projects;
- Q. ~~Senior citizen units meeting the development standards of Section 20.64.010~~ [Repealed];
- R. Tract sales or rental offices;
- S. ~~Farm employee housing facility for not more than two families or five single persons~~;
- T. Second residential units not exceeding the zoning density of the property;
- U. Reduction in setback requirements provided the proposed reduction is 10 percent or less of the required setbacks;
- V. Accessory dwelling unit meeting the development standards of Section 20.64.030;

- W. Employee Housing providing accommodations for up to six employees;
- X. Supportive Housing contained within a dwelling unit if the dwelling unit is a use allowed under this Section;
- Y. Transitional Housing or Transitional Housing Development contained within a dwelling unit if the dwelling unit is a use allowed under this Section;

SECTION 29. Section 20.16.050 of the Monterey County Local Coastal Program Part 1 is amended to read as follows:

20.16.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (Chapter 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Additional residential units to a maximum of 4 on any lot, and not exceeding the zoning density of the property;
- B. Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools, public safety facilities, schools, public utility facilities, but not including uses of a non-residential nature such as jails, rehabilitation centers, detention facilities, or corporation yards;
- C. Commercial kennels (ZA);
- D. Public stables on a minimum of 10 acres (ZA);
- E. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- F. Legal nonconforming use changed to a use of a similar or more restricted nature;
- G. Bed and Breakfast facilities, pursuant to Section 20.64.100;
- H. Commercial and noncommercial wind energy conversion systems;
- I. ~~Caretaker units meeting the development standard of Section 20.64.030 (not in Big Sur) [Repealed];~~
- J. Ridgeline development;
- K. Conversion of uncultivated land to cultivated agricultural use on land with 15% - 25% slopes (North County Area Plan only);

- L. Agricultural support services (ZA);
- | M. ~~Farm worker housing facility;~~
- | N. ~~Farm employee housing facility for more than two families or five single persons;~~
- O. Keeping and raising of mink (ZA);
- P. Water system facilities including wells and storage tanks serving 15 or more service connections (ZA);
- Q. Reserved;
- R. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding 10 days and not involving construction of permanent facilities (ZA);
- S. Accessory structures and uses prior to establishment of main use or structure (ZA);
- T. Large family day care facilities (ZA);
- U. Agricultural processing plants (ZA);
- V. Frog farms (ZA);
- W. Commercial hog and turkey raising on a minimum of 10 acres (ZA);
- X. Livestock feed yards on a minimum of 20 acres (ZA);
- Y. Animal sales yards on a minimum of 10 acres (ZA);
- Z. Dairies on a minimum of 40 acres (ZA);
- AA. Airports, heliports or landing strips for aircraft;
- BB. Animal hospitals (ZA);
- CC. Poultry farms on a minimum of 5 acres (ZA);
- DD. Sale of hay and grain not grown on the premises, on a minimum of 5 acres (ZA);
- EE. Riding and roping arena operations (ZA);
- FF. Greenhouses either on-site soil dependent or not on-site soil dependent (North County only);

- GG. Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- HH. Stands for the sale of agricultural products grown on the premises having permanent electricity, plumbing or paving (ZA);
- II. Cottage industries, pursuant to Section 20.64.095 (ZA);
- JJ. Reserved;
- KK. Creation or use of Transfer Development Credits pursuant to Chapter 20.64.90 of this Ordinance (Big Sur only);
- LL. Conditional Certificates of Compliance;
- MM. Detached structures accessory to any conditional use;
- NN. Other residential or agricultural uses of a similar nature, intensity and density as those listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and the applicable land use plan;
- OO. Mobile Home Parks, pursuant to Section 20.64.210;
- PP. Subdivisions;
- QQ. Lot Line Adjustments.
- RR. Wireless communication facilities, pursuant to Section 20.64.310.
- SS. Large residential care facility.
- TT. Supportive housing contained within the housing types of this Section;
- UU. Transitional Housing or Transitional Housing Development, contained within the housing types of this Section;

[20.17 – Watershed and Scenic Conservation Zone]**

SECTION 30. Section 20.17.040 of the Monterey County Code is amended to read as follows:

*Titles inserted for context only, will not be included in final ordinance.

**20.17.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE
PERMIT REQUIRED IN EACH CASE. (Chapter 20.76) UNLESS
EXEMPT (Section 20.70.120)**

- A. The first single family dwelling per legal lot of record;
- B. Guesthouses meeting the development standards of Section 20.64.020;
- C. The keeping of pets;
- D. Rooming and boarding of not more than 2 persons;
- E. Non-habitable accessory structures and accessory uses to any principal use;
- F. Temporary residences, pursuant to Section 20.64.070, used as living quarters the construction of the first dwelling on a lot;
- G. Cultivation, cutting and removal of Christmas trees;
- H. Small family day care homes conducted within an existing structure;
- I. ~~Licensed residential care homes for aged persons or hospices of not more than 6 persons including any permitted rooming and boarding conducted within an existing structure~~ Small residential care facility;
- J. Water system facilities including wells and storage tanks serving 14 or fewer service connections, pursuant to Title 15.04, Monterey County Code and replacement of water tanks and wells where no increase in service connections is created. The screening of any tanks and associated structures shall be approved by the Director of Planning and Building Inspection;
- K. Animal husbandry and small livestock farming, provided that not more than 1 horse, mule, cow, or similar livestock shall be kept for each 20,000 square feet of land area;
- L. All agricultural uses on a minimum of 10 acres including crop and tree farming, livestock farming, animal husbandry, apiaries, aviaries, except for those uses requiring a Coastal Administrative or Coastal Development Permit;
- M. Home occupations, pursuant to Section 20.64.090;
- N. Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving and where adequate restroom facilities exist on premises, subject to the approval of the Director of Environmental Health (ZA);

- O. Crop farming, tree farming, viticulture and horticulture;
- P. Intermittent livestock farming or animal husbandry such as "4-H" projects;
- Q. ~~Senior citizen units meeting the development standards of Section 20.64.010[Repealed];~~
- R. ~~Farm employee housing facility for not more than two families or five single persons;~~
- S. Second residential units not exceeding the zoning density of the property;
- T. Reduction in setback requirements provided the proposed reduction is 10% or less of the required setbacks;
- U. ~~The use of mobilehomes for farm employee quarters;~~
- V. Additions to existing, approved wireless communications facilities, pursuant to Section 20.64.310;
- W. Supportive Housing contained within a dwelling unit if the dwelling unit is a use allowed under this Section;
- X. Transitional Housing or Transitional Housing Development contained within a dwelling unit if the dwelling unit is a use allowed under this Section;
- Y. Employee Housing providing accommodations for up to six employees;

SECTION 31. Section 20.17.050 of the Monterey County Local Coastal Program Part 1 is amended to read as follows:

20.17.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (Chapter 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Additional residential units to a maximum of 4 on any lot, and not exceeding the zoning density of the property;
- B. Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools, public safety facilities, schools, public utility facilities, but not including uses of a non-residential nature such as jails, rehabilitation centers, detention facilities, or corporation yards;
- C. Commercial kennels (ZA);

- D. Public stables on a minimum of 10 acres (ZA);
- E. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- F. Legal nonconforming use changed to a use of a similar or more restricted nature;
- G. Bed and breakfast facilities, pursuant to Section 20.64.100;
- H. Commercial and noncommercial wind energy conversion systems;
- I. ~~Caretaker units meeting the development standard of Section 20.64.030~~[Repealed];
- J. Agricultural support services (ZA);
- K. ~~Farm worker housing facility;~~
- L. ~~Farm employee housing facility for more than two families or five single persons;~~
- M. Keeping and raising of mink (ZA);
- N. Water system facilities including wells and storage tanks serving 15 or more service connections;
- O. Reserved;
- P. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding 10 days and not involving construction of permanent facilities (ZA);
- Q. Accessory structures and uses prior to establishment of main use or structure (ZA);
- R. Large family day care facilities (ZA);
- S. Frog farms (ZA);
- T. Commercial hog and turkey raising on a minimum of 10 acres (ZA);
- U. Livestock feed yards on a minimum of 20 acres (ZA);
- V. Animal sales yards on a minimum of 10 acres (ZA);
- W. Dairies on a minimum of 40 acres (ZA);
- X. Animal hospitals (ZA);
- Y. Poultry farms on a minimum of 5 acres (ZA);

- Z. Riding and roping arena operations on a minimum of 10 acres (ZA);
- AA. Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- BB. Stands for the sale of agricultural products grown on the premises having permanent electricity, plumbing or paving;
- CC. Cottage industries, pursuant to Section 20.64.095 (ZA);
- DD. Reserved;
- EE. Creation or use of Transfer Development Credits pursuant to Chapter 20.64.90 of this Ordinance (Big Sur only);
- FF. Conditional Certificates of Compliance;
- GG. Detached structures accessory to any conditional use;
- HH. Other residential or agricultural uses of a similar nature, intensity and density as those listed in this Section determined by the Planning Commission to be consistent and compatible with this Chapter and the applicable land use plan;
- II. Subdivisions;
- JJ. Lot Line Adjustments.
- KK. Wireless communications facilities, pursuant to Section 20.64.310.
- LL. Supportive housing contained within the housing types of this Section;
- MM. Transitional Housing or Transitional Housing Development, contained within the housing types of this Section;
- NN. Accessory dwelling unit meeting the development standards of Section 20.64.030;

[20.24 – AGRICULTURAL INDUSTRIAL ZONING]**

SECTION 32. Section 20.24.060 of the Monterey County Local Coastal Program Part 1 is amended to read as follows:

**20.24.060 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT
PERMIT REQUIRED IN EACH CASE. (Chapter 20.70) UNLESS EXEMPT
(Section 20.70.120)**

- A. Contractors plants and storage yards including garages and sheds for the storage of vehicles, equipment and materials when such contractor is engaged in the servicing of the production of agricultural or horticultural products, including spraying, trimming, fertilizing, smudging, drainage, tree removal, and crop harvesting and marketing, as the principal activity of such plant or storage yard (ZA);
- B. Warehouses for the collection, packaging and distribution of agricultural and horticultural products (ZA);
- C. Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure (ZA);
- D. Sales and repair services for agricultural equipment (ZA);
- E. Offices accessory to permitted on-site uses not to exceed 25% of the overall floor area of the project (ZA)
- F. Agricultural processing plants (ZA);
- G. Processing for market of poultry, rabbits and small animals, but not including canning, rendering, tanning or reduction of meat or animal products (ZA)
- H. Manufacture of insecticides and pesticides;
- I. Fertilizer plants and yards;
- J. RESERVED;
- K. Public and quasi-public structures and uses and public utility structures and uses (ZA);
- L. Conditional Certificates of Compliance;
- M. Water system facilities including wells and storage tanks serving 15 or more service connections.
- N. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- O. Legal nonconforming use changed to a use of a similar or more restricted nature;

- P. Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- Q. Public and quasi-public uses including churches, parks, playgrounds, public safety facilities, public utility facilities, jails, rehabilitation centers and detention facilities;
- R. Any lots or establishments where alcoholic beverages are served, commercial places of amusement or recreation or any places where live entertainment is provided within 200 feet of the boundary of a residential district (ZA);
- S. Reserved;
- T. Ridgeline development;
- U. Wholesale stores, storage and warehouses for agricultural purposes (ZA);
- V. Chemical laboratories, electronic products and instrument manufacturing for agricultural purposes;
- W. Food processing, fish canning and other uses of a similar character for agricultural purposes;
- X. Propane distributorships, sales and service of appliances and related equipment for agricultural purposes;
- Y. Research laboratories, provided such use does not produce undue odor, smoke, noise or other objectionable effects for agricultural purposes;
- Z. Wholesale distributors of petroleum products, contractors yards, welding shops and other uses of a similar character for agricultural purposes;
- AA. Trucking operations, including office and facilities for repair, servicing, fueling, storage and dispatching of commercial trucks for agricultural purposes;
- BB. Reserved;
- CC. Other agricultural or agricultural industrial uses of a similar character, intensity and density as those listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and the applicable land use plan;
- DD. Animal Hospitals;
- EE. Kennels;
- FF. Employee Housing accessory to a permitted use;

GG. Subdivisions;

HH. Lot Line Adjustments.

II. Agricultural employee housing consisting of not more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household;

[20.30 – COASTAL AGRICULTURAL PRESERVE]**

SECTION 33. Section 20.30.040 of the Monterey County Local Coastal Program is amended to read as follows:

20.30.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. (CHAPTER 20.76) UNLESS EXEMPT (Section 20.70.120)

- A. Except for those uses requiring a Coastal Development Permit, all soil dependent agricultural uses, including crop and tree farming, dry land farming, livestock farming, greenhouses and vineyards;
- B. Single family dwellings accessory to the agricultural use of the property for an owner, operator or employees employed on-site (not in Carmel);
- C. All non-habitable accessory structures such as barns, stables, storage structures, and farm shops;
- D. Guesthouses meeting the development standards of Section 20.64.020;
- E. Cultivation, cutting or removal of Christmas trees;
- F. Temporary residences, pursuant to Section 20.64.070, used as living quarters during the construction of the first dwelling on a lot;
- G. Small family day care homes conducted within an existing structure;
- H. Water system facilities including wells and storage tanks serving 14 or fewer service connections, pursuant to Title 15.04, Monterey County Code and replacement of water tanks and wells where no increase in service connections is created. Service connections do not include livestock watering facilities;
- I. Rooming and boarding of not more than 2 persons;
- J. Hunting and fishing;
- K. Reserved;

*Titles inserted for context only, will not be included in final ordinance.

- L. Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving;
- M. Home occupations, pursuant to Section 20.64.090;
- N. The keeping of pets;
- O. ~~Senior citizen units meeting the development standards of Section 20.64.010~~[Repealed];
- P. Stands for the sale of agricultural products grown on the premises having permanent electricity, plumbing or paving where adequate restroom facilities exist on premises, subject to the approval of the Director of Environmental Health;
- Q. ~~Farm-Agricultural employee housing consisting facility for not more than five families or twelve single persons; of not more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household;~~
- R. Reduction in setback requirements for main structures, provided the proposed reduction is 10% or less of the required setback;
- S. Reduction in setback requirements for accessory structures, provided the proposed reduction is 80% or less of the proposed setback;
- T. Small Residential Care Facility, subject to the same standards as a single family dwelling;

SECTION 34. Section 20.30.050 of the Monterey County Local Coastal Plan is amended to read as follows:

20.30.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (CHAPTER 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Conversion of uncultivated land to cultivated agricultural use on land with 15% - 25% slopes (North County Area Plan only);
- B. Public utilities and infrastructure;
- C. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- D. Legal nonconforming use changed to a use of a similar or more restricted nature;
- E. Commercial and noncommercial wind energy conversion systems;

- F. Conditional Certificates of Compliance;
- G. Genetic Engineering Experiments, pursuant to Section 20.64.140;
- H. Ridgeline development;
- I. Agricultural support facilities (ZA);
- J. Large family day care facilities (ZA);
- K. Water system facilities including wells and storage tanks serving 15 or more service connections;
- L. Reserved;
- M. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding 10 days and not involving construction of permanent facilities (ZA);
- N. Frog farms (ZA);
- O. Commercial hog and turkey raising on a minimum of 10 acres (ZA);
- P. Livestock feed yards on a minimum of 20 acres (ZA);
- Q. Animal sales yards on a minimum of 10 acres (ZA);
- R. Dairies on a minimum of 40 acres (ZA);
- S. Heliports or landing strips for aircraft;
- T. Animal hospitals (ZA);
- U. Poultry farms on a minimum of 5 acres (ZA);
- V. Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- W. ~~Farm worker housing facility;~~
- X. Farm- Agricultural employee housing consisting of facilities for more than five families or more than twelve single persons; 37 or more beds in a group quarters or 13 or more units or spaces designed for use by a single family or household;
- Y. Non-soil dependent greenhouses and nurseries (ZA);
- Z. Reserved;

- AA. Other agricultural uses of a similar character, density and intensity to those uses listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and the applicable land use plan;
- BB. Subdivisions;
- CC. Lot Line Adjustments;
- DD. Wireless communications facilities, pursuant to Section 20.64.310.

[20.32 – AGRICULTURAL CONSERVATION ZONE]**

SECTION 35. Section 20.32.040 of the Monterey County Local Coastal Program is amended to read as follows:

20.32.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. (CHAPTER 20.76) UNLESS EXEMPT (Section 20.70.120)

- A. Except for those uses requiring a Coastal Development Permit, all soil dependent agricultural uses including crop and tree farming, dry land farming, livestock farming, greenhouses and vineyards;
- B. Single family dwellings for an owner, operator or employees employed on-site;
- C. All non-habitable necessary, appurtenant accessory structures such as barns, stables, storage structures and farm shops;
- D. Guesthouses meeting the development standards of Section 20.64.020;
- E. Cultivation, cutting or removal of Christmas trees;
- F. Temporary residences, pursuant to Section 20.64.070, used as living quarters during the construction of the first dwelling on a lot;
- G. Small family day care homes conducted within an existing structure;
- H. Water system facilities including wells and storage tanks serving 14 or fewer service connections, pursuant to Title 15.04, Monterey County Code and replacement of water tanks and wells where no increase in service connections is created. Service connections do not include livestock watering facilities;
- I. Rooming and boarding of not more than 2 persons;

- J. The keeping of pets;
- K. Reserved;
- L. Home occupations, pursuant to Section 20.64.090;
- M. Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving;
- N. Hunting and fishing;
- O. Stands for the sale of agricultural products grown on the premises having permanent electricity, plumbing or paving where adequate restroom facilities exist on premises, subject to the approval of the Director of Environmental Health;
- P. ~~Senior citizen units meeting the development standards of Section 20.64.010~~[Repealed];
- Q. ~~Farm Agricultural employee housing consisting of facility for not more than five families or twelve single persons; not more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household;~~
- R. Reduction in setback requirements for main structures, provided the proposed reduction is 10% or less of the required setback;
- S. Reduction in setback requirements for accessory structures, provided the proposed reduction is 80% or less of the required setback;
- T. Additions to existing approved wireless communications facilities pursuant to Section 20.64.310;
- U. Small Residential Care Facility, subject to the same standards as a single family dwelling;

SECTION 36. Section 20.32.050 of the Monterey County Local Coastal Program is amended to read as follows:

20.32.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (CHAPTER 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Conversion of uncultivated land to cultivated agricultural use on land with 15% - 25% slopes (North County Area Plan only);

- B. Public utilities and infrastructure;
- C. Commercial and noncommercial wind energy conversion systems;
- D. Conditional Certificates of Compliance;
- E. Genetic Engineering Experiments, pursuant to Chapter 20.64.140;
- F. Ridgeline development;
- G. Agricultural support facilities (ZA);
- H. Large family day care homes accessory to the agricultural uses on site (ZA);
- I. Keeping and raising of mink (ZA);
- J. Any building, structure, or enclosure for the purpose of maintaining a zoo or zoological garden for the purpose of raising, maintaining or exhibiting any wild animal or animals;
- K. Reserved;
- L. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding 10 days and not involving construction of permanent facilities (ZA);
- M. Agricultural processing plants (ZA);
- N. Commercial hog and turkey raising on a minimum of 10 acres (ZA);
- O. Livestock feed yards on a minimum of 20 acres (ZA);
- P. Animal sales yards on a minimum of 10 acres (ZA);
- Q. Dairies on a minimum of 40 acres (ZA);
- R. Mushroom farms (North County Only);
- S. Poultry farms on a minimum of 5 acres (ZA);
- T. Water system facilities including wells and storage tanks serving 15 or more service connections;
- U. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- V. Legal nonconforming use changed to a use of a similar or more restricted nature;

- W. Reserved;
- X. Hunting and fishing facilities (ZA);
- Y. Public or private riding or hiking clubs with accessory structures and trails developed for such uses (ZA);
- Z. Commercial kennel;
- AA. ~~Farm worker housing;~~
- BB. Farm Agricultural employee housing consisting of facilities for more than five families or more than twelve single persons; 37 or more beds in a group quarters or 13 or more units or spaces designed for use by a single family or household;
- CC. Cottage industries, pursuant to Section 20.64.095 (ZA);
- DD. Non-soil dependent nurseries and greenhouses;
- EE. Other agricultural uses of a similar character, density and intensity to those uses listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and the applicable land use plan;
- FF. Subdivisions;
- GG. Lot Line Adjustments;
- HH. Wireless communication facilities pursuant to Section 20.64.310;

[20.58 – Parking]**

SECTION 37. Section 20.58.040 of the Monterey County Local Coastal Program is amended to read as follows:

20.58.040 PARKING SPACES REQUIRED.

The number of off-street parking spaces shall be not less than:

Use	Parking Spaces Required
Agricultural Processing Plant	1 space/500 square feet
Amusement Park	1 space/4 occupant
Appliance Repair	1 space/500 square feet
Art Gallery	1 space/500 square feet

*Titles inserted for context only, will not be included in final ordinance.

Auditorium	1 space/4 seat. If no fixed seating, 1 space/35 square feet
Automobile Repair	1 space/500 square feet of floor area
Automobile Sales	1 space/500 square feet of floor area plus 1 space/2,000 square feet outdoor sales, display or storage area
Automobile Services Station	1 space/500 square feet floor area
Bank	1 space/ 200 square feet
Bar, Lounge, Night Club,	1 space/ 3 seats.
Cocktail Lounge	Where seating is not fixed, 1 space 50 square feet
Barber Shop, Beauty Parlor	2 spaces/chair
Baseball Park	1 space/4 seats
Bed and Breakfast Facility	1 space/unit
Billiard Hall	2 spaces/table
Bowling alley	5 spaces/lane
Building Materials	1 space/500 square feet floor area plus 1 space/2000 square feet outdoor use area
Bus Depot	1 space/20 square feet waiting area plus 1 space/300 square feet office area
Cabinet Shop	1 space/500 square feet
Caretaker Unit	1 space/unit
Children's Home, Orphanage	1 space/4 beds plus 1 space/employee
Church	1 space/4 seat. If no fixed seating, 1 space/35 square feet
Cleaners	2 space plus spaces/1,000 square feet
Community Center	1 space/4 seats. If no fixed seating, 1 space/35 square feet
Contractor's Yard	1 space/ 3,000 square feet lot area
Convalescent Home, Nursing Home, Rest Home, Home for the Aged	1 space/3 beds
Convention Center, Meeting Hall, Exhibit Facility	1 space /4 seats or 1 space/ 50 square feet
Dance Hall	1 space/50 square feet
Dental Clinic/Office	1 space/200 square feet
Driving Range	1 space/tee
Equipment Rental	1 space/500 square feet floor area plus 1 space/2,000 square feet outdoor use area
Family Day Care Facility	1 space/employed plus 1 space/10 children
Farm Labor Housing Agricultural Employee Housing Facility	1 space/bedroom dwelling unit or 1 space/4 beds
Flea Market/Open Air Sales	1 space/200 square feet sales area
Freight Terminals	2 spaces/loading bay plus 1 space/250 square feet office space

Funeral Home, Mortuary	1 space/4 seats. If no fixed seating, 1 space/356 square feet
Golf Course	4 space/hole
Guesthouse	1 space/unit
Gymnasium, Spa, Health Studio	1 space/50 square feet
Heating, Air Conditioning, Electrical Shop	1 space/500 square feet
<u>Homeless Shelter</u>	<u>1 space/employee and 1 space/6 beds or portion thereof</u>
Hospital	12 spaces/bed
Hotel	1 space/unit plus 2 spaces/3 employees on largest shift plus other applicable requirement (i.e. restaurant, lounge, etc.)
Industrial Office	1 space/300 square feet
Laboratory	1 space/250 square feet
Library	1 space/200 square feet
Manufacturing	1 space/500 square feet
Marina	3 spaces/4 boat slips
Medical Clinic/Office	1 space/200 square feet
Miniature Golf	2 spaces/hole
Mini-Storage	2 spaces for manager plus 2 customer spaces
Motel	2 spaces for manager plus 1 space/unit
Museum	1 space/200 square feet
Nursery	1 space/2,000 square feet
Office	1 space/250 square feet
Open Air Sales	1 space/200 square feet sales area
Photography Studio	1 space/400 square feet
Post Office	5 spaces/services window plus 1 space/500 square feet of non-customer area
Printer, Copying, Reproduction	1 space/400 square feet
Race Track	1 space/4 seats
Recreational Enterprises	1 space/4 occupants capacity
Recreational Vehicle Park	1 standard vehicle space/1 R.V. space
Residential	
<u>Accessory dwelling unit</u>	<u>1 space/unit</u>
Single-Family Detached	2 spaces /unit
Duplex	2 spaces/unit
Triplex	2 spaces/unit
Multiple-Family Residential,	1 space/studio unit
Apartments, Townhouses,	1.5 spaces/1 bedroom unit
Condominiums, Cluster Homes	2 spaces/2 bedroom unit
	2.2 spaces/3 or more bedroom unit
	In addition, 1 guest parking space shall be provided for every 4 units
Boarding House, Rooming	1 space/guest room

House, Organizational	1 space/100 sq. ft. of guest room
Large Residential Care Facility	1 space/employee plus 2 additional spaces
Senior Citizen Housing complexes	1 space/2 units plus 1 guest space/8 units
Single Room Occupancy Facility	.5 spaces/unit (Within 2,000 feet of Public Transit)
Single Room Occupancy Facility	1 space/unit (Not within 2,000 feet of Public Transit)
Handicapped Housing	1 space/2 units plus 1 guest space/8 units
Mobile Home Park	2 spaces/unit plus 1 guest parking space/4 units
Restaurant	1 space/4 seats. Where seating is not fixed, 1 space/50 square feet of seating, waiting, or cocktail lounge area
Restaurant, Drive-In	1 space/3 seats enclosed plus 3 and Drive-Through spaces/ services window and 3 employee spaces
Retail, General	1 space/250 square feet
Retail, Large Item	1 space/500 square feet (i.e. Appliance Stores)
Savings and Loan	1 space/200 square feet
Schools:	
Pre-School, Day Care	1 space/employee plus 1 space/10 children
Kindergarten through Grade Nine	2 spaces/classroom plus 1 space/50 square feet in the Auditorium
High School	2 spaces/classroom plus 1 sapce/5 students
College, University	1 space/employee plus 1 space/3 students
Trade School, Vocational School, Business School, Professional School, Art Academy, Craft School, Music School, Dancing School	1 space/ employee plus 1 space/3 students
Shopping Center	1 space/250 square feet
Skating Rink	1 space/250 square feet
Social Care Facility	1 space/3 beds plus
Sanitarium, Welfare Institution, Asylum	1 space/employee on the largest shift
Social Club	1 space/50 square feet
Stable, Public	1 space/3 horses
Stadium, Sports Area	1 space/4 seats
Swimming Pool	1 space/100 square feet pool area
Tennis Court, Racquetball Courts	2 spaces/court
Theater	1 space/3 seats
Warehouse	1 space/500 square feet
Veterinary Hospital	1 space/250 square feet

[20.61 – New Chapter- Reasonable Accommodation]**

SECTION 38. Chapter 20.61 is added to the Monterey County Local Coastal Program to read as follows:

Chapter 20.61 REQUESTS FOR REASONABLE ACCOMMODATION

Sections:

20.61.010	Purpose.
20.61.020	Applicability.
20.61.030	Appropriate Authority.
20.61.040	Application.
20.61.050	Action by Appropriate Authority.
20.61.060	Revocation.
20.61.070	Effect.

20.61.010 Purpose.

The purpose of this Chapter is to provide a procedure for the County to modify or waive requirements of this Title in order to provide a reasonable accommodation to individuals with a disability if necessary to eliminate barriers to housing opportunities.

20.61.020 Applicability.

A. The provisions of this Chapter shall apply to all housing types in any zoning district within the unincorporated Coastal zone areas of the County.

B. This Chapter is intended to apply to any person who requires a reasonable accommodation, because of a disability.

C. A request for Reasonable Accommodation may include, but it is not limited to, a modification or exception to the rules, standards and practices of this Title for the siting, development and use of housing or housing- related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of their choice.

20.61.030 Appropriate Authority.

The Director of Planning is the Appropriate Authority to review and decide on all Requests for Reasonable Accommodation, unless said Reasonable Accommodation application is combined with another permit pursuant to Chapter 20.82 (Combined Development Permits) of this Title.

*Titles inserted for context only, will not be included in final ordinance.

20.61.040 Application.

A. A request for Reasonable Accommodation may be made by any person with a disability, his or her representative, or any entity such as a developer or provider of housing for individuals with disabilities, when the application of this Title acts as a barrier to fair housing opportunities.

B. A request for a Reasonable Accommodation shall be made in writing on a form prescribed by the Director of Planning and shall contain the following information:

1. Name, mailing address, contact information of individual(s) requesting Reasonable Accommodation;
2. Name, Mailing Address, Contact Information of property owner;
3. Physical Address and Assessor's Parcel Number of the property for which the Reasonable Accommodation is requested;
4. The current actual use of the property;
5. A statement setting forth the basis for the request, including verifiable third-party documentation of disability status.
6. The zoning code regulation from which Reasonable Accommodation is being requested; and
7. Reason that the requested Reasonable Accommodation is necessary for the individual(s) with the disability to use and enjoy the dwelling.

20.61.050 Action by Appropriate Authority.

A. A decision by the Appropriate Authority for a Reasonable Accommodation, not combined with another permit pursuant to Chapter 20.82 (Combined Development Permits) of this Title, shall be rendered in writing within thirty (30) days of the date of the application. If necessary to reach a determination on the request for Reasonable Accommodation, the Appropriate Authority may request further information from the applicant consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the thirty (30) day period to issue a decision is stopped until the applicant provides the information requested.

B. A decision by the Appropriate Authority for a Reasonable Accommodation combined with another permit pursuant to Chapter 20.82 (Combined Development Permits) shall have the same timeline for a decision rendered by the Appropriate Authority as that of the concurrent discretionary permit.

C. The Appropriate Authority in its consideration of a request for Reasonable Accommodation may grant, deny, or modify, in whole or in part, said accommodation, subject to making the following findings based on substantial evidence:

1. The housing, which is the subject of the request for Reasonable Accommodation, will be used by an individual(s) with a disability protected under fair housing laws;
2. The requested accommodation is necessary to make housing available to an individual with a disability protected under the fair housing laws;
3. The requested accommodation would not impose an undue financial or administrative burden on the County;
4. The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning;
5. The Reasonable Accommodation would not negatively impact property;
6. Alternative accommodations which may provide an equivalent level of benefit do not exist.

D. An accommodation shall run with the land, unless the Appropriate Authority finds that the accommodation should be of a temporary nature and requires that it be removed at a specified time or event.

E. In granting a request for Reasonable Accommodation, the Appropriate Authority may impose any conditions of approval deemed reasonable and necessary to ensure that the Reasonable Accommodation would comply with the findings required by Section 20.61.050.C.

F. Notwithstanding Section 20.90.120, the County will issue a Reasonable Accommodation, not associated with a discretionary permit, to grant access for a person with a disability in compliance with this Section and provided that the existing violation does not pose a risk to health and safety. The granting of the Reasonable Accommodation does not preclude the County from pursuing resolution of the code enforcement action.

G. An appeal to the Board of Supervisors from the action of the Appropriate Authority, may be taken by the applicant if the Request for Reasonable Accommodation was not combined with another permit. If the Request for Reasonable Accommodation was combined with another permit pursuant to Chapter 20.82 (Combined Development Permit), then an appeal may be taken pursuant to the requirements for appeals of actions on Combined Development Permits.

20.61.060 Revocation.

A. Where one or more of the conditions of a Reasonable Accommodation have not been, or are not being complied with, or when a Reasonable Accommodation was granted on the basis of false material information, written or oral, given willfully or negligently by the applicant, the Appropriate Authority may revoke or modify the Reasonable Accommodation following public hearing pursuant to Chapter 20.84 of this Title.

B. An appeal may be taken from such revocation or modification pursuant to Chapter 20.86.

20.71.070 Effect.

No building permit shall be issued nor any structure constructed otherwise than in accordance with the conditions and terms of the Reasonable Accommodation granted, nor until ten days after the mailing of notice of granting of such Reasonable Accommodation by the Appropriate Authority, or by the Appeal Authority in the event of an appeal.

[20.64.010 –Section to be repealed-Senior Citizen Units]**

SECTION 39. Section 20.64.010 of the Monterey County Local Coastal Program is repealed.

21.64.010 – [Repealed].Regulations for senior citizen units.

- ~~A. Purpose: The purpose of this Section is to establish the regulations, standards and circumstances under which certain ancillary housing units may be developed on residential lots multiple residential units may not otherwise have been permitted.~~
- ~~B. Applicability: The provisions of this Section are applicable in all zoning districts which allow single family residences.~~
- ~~C. Regulations: A senior citizen unit shall be allowed on any lot or parcel in any zoning district (unless combined with a "B-8" District) that allows single family dwellings, subject to an Administrative Permit in each case, and subject to the following regulations:~~
- ~~1. An attached senior citizen unit shall not exceed seven hundred (700) square feet. A detached senior citizen unit shall not exceed eight hundred fifty (850) square feet.~~
 - ~~2. The senior citizen unit shall not be occupied by more than two persons, one of whom shall be sixty (60) years of age or handicapped.~~

- ~~3. Not more than one senior citizen unit shall be permitted on any lot or parcel.~~
- ~~4. The senior citizen unit shall conform with all of the zoning and development standards (lot coverage, height, setbacks, design, etc.) of the zoning district which governs the lot. A senior citizen unit attached to the principal residence shall be subject to the height, setback and coverage regulations of the principal residence. A senior citizen unit detached from principal dwelling shall be treated as a habitable accessory structure in regard to height, and setbacks.~~
- ~~5. The senior citizen unit shall be designed in such a manner as to be visually consistent and compatible with the principal residence on site and other residences in the area.~~
- ~~6. One usable and accessible parking space shall be provided in addition to the parking required for the other uses on site. Any garage or carport constructed in connection with the senior citizen unit is not considered part of the area of the unit, but is considered in the overall lot coverage.~~
- ~~7. In areas not served by public sewer systems, senior citizen units shall not be permitted on lots of less than two acres.~~
- ~~8. Senior citizen units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.~~
- ~~9. Senior citizen units are not permitted on any lot less than ten (10) acres where a guesthouse or a caretaker unit already exists. Such existing units may be converted to a senior citizen unit, subject to an Administrative Permit.~~
- ~~10. Subsequent subdivisions which divide the main residence from a senior citizen unit shall not be permitted except where created meet minimum lot size and density requirements of the existing zoning.~~
- ~~11. Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the senior citizen unit.~~
- ~~D. In order to grant the Administrative Permit, the Appropriate Authority shall make the following findings:~~
 - ~~1. That the establishment of the senior citizen unit will not, under the circumstances of the particular application detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and~~

2. ~~That the proposed senior citizen unit complies with all applicable requirements of Section 21.64.010C of this Title.~~
3. ~~That adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.~~
4. ~~That the proposed senior citizen unit will not adversely impact traffic conditions in the area.~~
5. ~~That the subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any, have been paid.~~

E. ~~Variances.~~

1. ~~Any senior citizen unit which does not comply with the provisions of this Section shall require a Use Permit. If the modifications to this Section are for size, height, or setbacks a variance shall also be required. The Zoning Administrator is the Appropriate Authority to consider said permit.~~
2. ~~Conversion of an existing structure, or portion of a structure, to a senior citizen unit when that structure exceeds the allowable height for a habitable accessory structure does not require a variance for an addition to height, provided no additional height is proposed for that structure.~~

[20.64.030 –Section to be amended-Accessory Dwelling Unit]**

SECTION 40. Section 20.64.030 of the Monterey County Local Coastal Program is amended to read as follows:

20.64.030 REGULATIONS FOR CARETAKER UNITS. REGULATIONS FOR ACCESSORY DWELLING UNITS

- A. Purpose: The purpose of this Section is to establish the regulations, standards and circumstances under which a dwelling unit accessory to the main residence on a lot may be established ~~for the purpose of providing continuous on-site care for persons and property.~~
- B. Applicability: The provisions of this Section are applicable in ~~all zoning districts which allow single family residences~~ the HDR, MDR, LDR, RDR, and WSC zoning districts.

- C. Permit Requirement. Accessory dwelling units shall require a Coastal Administrative permit in all cases due to significant water, sewer, habitat, visual, and traffic resource constraints that exist within the Monterey County Coastal Zone, which warrant permitting and review of each development consistent with the California Coastal Act requirements and the Monterey County Local Coastal Program policies and regulations.
- D. Exclusions to Applicability: Accessory dwelling units are specifically prohibited in the following areas due to specific adverse impacts on the coastal resources and public health, safety, and welfare that may result from allowing accessory dwelling units in these areas:
1. In any zoning district combined with a B-8 zoning overlay.
 2. In the North County Land Use Plan outside of the area of benefit of the Salinas Valley Water Project (Zone 2C) due to significant impacts from exacerbating the existing groundwater overdraft conditions.
 3. In the Carmel Planning Area lots less than 40 acres in area due to limited resources and infrastructure necessary to support development of the area. Limited resources include lack of water availability influenced by the over-drafting of the Carmel River and the Seaside groundwater basin and lack of sewers in the Carmel Highlands area.
 4. A maximum of 50 Accessory Dwelling units (including units previously permitted as caretaker units) approved in the Big Sur Planning Area from the time of certification of the Big Sur Coast Land Use Plan (April 9, 1986).
- EE. Regulations: ~~Caretaker~~ Accessory dwelling units may be allowed subject to a Coastal Administrative Permit in designated districts and subject in all cases to the following regulations:
1. Only one ~~caretaker~~ accessory dwelling unit per lot of shall be allowed.
 2. Accessory dwelling units shall not be permitted prior to a main residence and shall be located on the same lot as the main residence. Second units must provide complete independent living facilities for one or more persons and shall contain permanent provisions for living, sleeping, eating, cooking, and sanitation. Second units may be rented. The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under the same ownership.
 3. The minimum lot size for establishment of an accessory dwelling unit in areas not served by public sewers shall be two acres, except in North

County. In North County second units shall not be permitted outside zone 2C and within zone 2C, on lots less than 5 acres in an area not served by public sewer systems. The minimum lot size for establishment of a caretaker unit in areas not served by public sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres.

4. Accessory dwelling units shall not be subject to density requirements of the zoning district in which the lot is located. Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems.
5. The maximum floor area for an caretaker accessory dwelling unit is 850 square feet.
6. Parking for accessory dwelling units shall be consistent with the Parking Regulations of this Title (20.58). A minimum of 1 covered off-street parking space shall be provided for the caretaker unit.
7. Units permitted as a Senior Citizen unit or a Caretaker unit within the applicable zoning districts shall be considered an accessory dwelling unit for the purposes of this section. The caretaker unit shall not be separately rented let, or leased to other than the caretaker whether compensation be direct or indirect.
8. Accessory dwelling units shall conform to all of the zoning and development standards (lot coverage, height, setbacks, design, etc.) of the zoning district which governs the lot. An accessory dwelling unit attached to the principal residence shall be subject to the height, setback and coverage regulations of the principal residence. An accessory dwelling unit detached from the principal dwelling shall be treated as a habitable accessory structure in regard to height, and setbacks. Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.
9. Accessory dwelling units shall be designed in such a manner as to be visually consistent and compatible with the principal residence on-site and other residences in the area. Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit.

10. Accessory dwelling units are subject to review and approval by the Director of Environmental Health to ensure adequate sewage disposal and water supply facilities exist or are readily available to serve the unit. The applicant shall record a deed restriction as a condition of project approval, stating that the caretaker unit shall not be rented to other than the caretaker.
11. Accessory dwelling units are subject to all the resource protection policies of the applicable Land Use Plan and shall not be permitted to substantially degrade resources at the site or in the area. Some of the resources constraints that may preclude development of an accessory dwelling unit include but are not limited to:
 - a. Areas containing environmentally sensitive habitat.
 - i. In no case shall accessory dwelling units be permitted within native Cypress habitat (Del Monte Forest).
 - b. Areas where the accessory dwelling unit would cause a substantial adverse impact on visual resources.
 - i. In no case shall an accessory dwelling unit be permitted with the critical viewshed (Big Sur);
 - c. Areas determined to have a critically short water supply.
 - d. Forest health and tree resources;
 - e. Hazards including slopes, beach and bluff erosion, fire, traffic and other health and safety conditions;
 - f. Potential impacts to historic and archaeological resources; and
 - g. Conflicts with public access.

DF. In order to grant the Coastal Administrative Permit the Appropriate Authority shall make the following findings.

1. That the establishment of the ~~caretaker~~ accessory dwelling unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
2. That the proposed ~~caretaker~~ accessory dwelling unit complies with all of the applicable requirements of Section 20.64.030(C) of this Title.
3. That the subject property upon which the ~~caretaker~~ accessory dwelling unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title and that all zoning violation abatement costs, if any, have been paid.
4. That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.

~~E.G.~~ Any caretaker-accessory dwelling unit proposal which does not comply with the provisions of this Section with regard to size, height, or setbacks shall require a Variance. The Zoning Administrator shall be the Appropriate Authority to consider said permits.

~~F.~~ There shall be a maximum of 50 Caretaker Units approved in the Big Sur Planning Area from the time of certification of the Big Sur Coast Land Use Plan (April 9, 1986).

~~G.~~ Caretaker Units shall not be allowed on parcels under 40 acres in the Carmel Planning Area and shall not count towards maximum density.

~~H.~~ Caretaker Units shall count towards density in the North County Planning Area.

~~I.~~ Caretaker Units shall be subject to the overall buildout in Del Monte Forest as defined by Table A in the Del Monte Forest Land Use Plan.

[20.64.033 –Section to be added-Single room occupancy]**

SECTION 41. Section 20.64.033 is added to the Monterey County Local Coastal Program to read as follows:

20.64.033 – Regulations for single room occupancy (SRO) Facilities

- A. Purpose: The purpose of this Section is to establish the development standards for Single Room Occupancy (SRO) Facilities. SRO Facilities meeting these development standards are allowed subject to a Coastal Development Permit in the High Density Residential Zoning Districts, thus providing additional affordable housing opportunities.
- B. Applicability. The provisions of this section are applicable in the High Density Residential and Zoning Districts.
- C. Regulations. A Single Room Occupancy Facility may be allowed, subject to a Coastal Development Permit in each case, and subject to the following standards:
 - 1. Unit Size. Excluding the bathroom area and closet, the Single Room Occupancy unit must be a minimum of 150 square feet in floor area and the maximum size shall be not more than 400 square feet. Each unit shall be designed to accommodate a maximum of two people.
 - 2. Private Facilities. Each Single Room Occupancy Unit must include a closet and may contain either kitchen facilities or bath facilities but not both.
 - a. Complete common cooking facilities/kitchens must be provided if any unit within the SRO Facility does not have a kitchen. One complete cooking facility/kitchen shall be provided within the SRO Facility for every twenty SRO units or portion thereof that do

- not have kitchens, or have one kitchen on any floor where SRO units without kitchens are located.
- b. Common bathrooms must be located on any floor with units that do not have full bathrooms. Common bathrooms shall be either single occupant use with provisions for privacy or multi-occupant use with separate provisions for men and women. Common bathrooms shall have shower or bathtub facilities at a ratio of one for every seven units or fraction thereof. Each shared shower or bathtub facility shall be provided with an interior lockable door.
 3. Common Space. Each SRO Facility shall have at least ten square feet of common usable area per unit; however no SRO facility shall provide less than two hundred square feet of common outdoor area and two hundred square feet of common indoor area. Maintenance areas, laundry facilities, storage (including bicycle storage), and common hallways shall not be included as usable indoor common space. Landscape areas that are less than eight feet wide shall not be included as outdoor common space.
 4. Management. A SRO Facility with twelve or more units shall provide twenty-four-hour on-site management, and include a dwelling unit designated for the manager. All SRO Facilities must have a management plan approved by the Appropriate Authority. The management plan shall contain management policies, maintenance plans, rental procedures, tenant rules, and security procedures.
 5. Laundry Facilities. Single Room Occupancy Facilities shall include laundry facilities.

[20.64.180 – Density of Development]

SECTION 42. Subsection E of Section 20.64.180 of the Monterey County Local Coastal Program Part 1 is amended to read as follows:

E. On-site density for, ~~caretaker quarters~~ accessory dwelling units, guesthouses, ~~senior citizen units~~, ~~farm worker housing~~, agricultural farm-employee housing facilities, ~~farm employee quarters~~ and employee housing accessory to an allowed use, shall be determined as follows:

<i>Type of Unit</i>	<i>North County</i>	<i>Big Sur Coast</i>	<i>Carmel Area</i>	<i>Del Monte Forest</i>
Caretaker <u>Accessory Dwelling Units</u>	Based on parcel zoning <u>Within Zone 2C only.</u> <u>Excluded from density</u>	Maximum of 50 in planning areas	Excluded from density. <u>40 acre minimum</u>	Subject to overall buildout, LUP Table A. <u>Excluded from density.</u>
Senior Citizen Units	Subject to LUPs overall	Not Permitted	Not Permitted	Subject to overall

	buildout cap			buildout, LUP Table A
Guesthouses	Excluded from density	Excluded from density	Excluded from density	Excluded from density
Commercial Employee Housing	Subject to LUPs overall buildout cap	Maximum of 300 in planning area	Permitted per Section 20.146.120.B.3	Not permitted
<u>Agricultural Employee Housing</u> Ranch/Farm Employee/Farm Worker Housing	Based on parcel zoning	Permitted per Section 20.145.14.0.B4c1	Excluded from density	Not permitted

All other residential development is subject to the density established by the parcel's zoning district, except if provided elsewhere in this Chapter.

"Excluded from density" means that the units may be considered in addition to the density allowed by the parcel's zoning classification.

SECTION 43. Subsection F of Section 20.64.180 of the Monterey County Local Coastal Program Part 1 is amended to read as follows:

F. For the purposes of calculating residential density, employee housing units, including agricultural ~~farm~~-employee and ~~farm~~-worker-housing facilities, shall be considered a residential unit at the following ratio:

1 unit/850 square feet of floor area. Where the building contains non-residential uses, such as equipment storage or tack rooms, the calculation of floor area shall not include those non-residential areas.

SECTION 44. Subsection G of Section 20.64.180 of the Monterey County Local Coastal Program Part 1 is amended to read as follows:

G. Buildout Limitations

1. In North County, a total of 2, 043 new lots or units may be created from the date of certification of the North County Land Use Plan. Also see build-out explanation and further information in Section 20.144.140.B.3.a. Approval of new residential units and lots may not exceed the build-out figure, as per the development standard.

2. In Big Sur, a total of 100 new residential lots may be created by new subdivisions and 50 new accessory dwelling units may be permitted from the date of certification of the Big Sur Coast Land Use Plan, as provided in Table 1 of the Big Sur Coast Land Use Plan.

3. Where this ordinance establishes a numerical cap on a type of unit in a certain area, the Planning and Building Inspection Department shall maintain a running tally of the number of units permitted since certification of the relevant land use plan. Findings for approval shall include the following: "This is the () out of a maximum of () (e.g., Accessory Dwelling Units ~~caretaker units~~) to be approved for the () Land Use Plan Area.

[20.64.330 –New section- Homeless Shelter]**

SECTION 45. Section 20.64.330 is added to the Monterey County Local Coastal Program Part 1 to read as follows:

20.64.330 – Regulations for Homeless Shelter.

- A. Purpose: The purpose of this Section is to provide development standards for Homeless Shelters in the unincorporated areas of Monterey County.
- B. Applicability. The provisions of this section are applicable in the High Density Residential Zoning Districts.
- C. Regulations. A Homeless Shelter is a principal use allowed, subject to a Coastal Administrative Permit, in the High Density Residential Zoning Districts, subject to the following standards in each case:
 - 1. Location: Homeless Shelters shall be permitted only where adequate water supply and sewage disposal facilities exist as determined by the Director of Environmental Health and Homeless Shelters shall be located no further than 2500 feet from a public transit stop.
 - 2. Size Limits. The maximum number of clients permitted to be served (eating, showering or sleeping) nightly shall not exceed the total number of beds provided within the facility or one person per 125 square feet of floor area, which ever is less.
 - 3. Management. At a minimum, one on-site manager and one supporting staff member shall be provided in each sleeping area that is in use. Managers and supporting staff shall not be counted for the purpose of calculating the size limits pursuant to this Section.
 - 4. Operations Plan. The operator of the Homeless Shelter shall submit an operations plan to the Director of Planning as part of the application submittal packet, for review and approval. The Operations Plan shall contain, at a minimum, the following elements:
 - a. Security Plan. The security plan shall include provisions for onsite security including lighting, security cameras, and other measures appropriate to provide for adequate health and safety of clients and management and to aid in avoiding the potential for nuisances within near the site. The operator shall also demonstrate that emergency service providers including the Sheriff's Office, the local Fire Department and the appropriate Ambulance operators have been adequately notified and will provide services to the shelter.

- b. Neighborhood Relations Plan. The Plan shall include provisions for addressing potential neighborhood concerns, including regular meetings with abutting neighbors and contact information in case of emergency.
5. Proximity to other homeless shelters. No homeless shelter shall be within a 300 foot radius from another homeless shelter.
6. Length of stay. Individual occupancy is limited to six or fewer consecutive months and shall not exceed 300 days within a 12 month period.
7. Segregated Sleeping Areas. Segregated lavatory and bathing areas shall be provided if the Homeless Shelter accommodates both men and women in the same building. Segregated sleeping, lavatory and bathing areas for families may also be provided.
8. Onsite waiting and intake areas. A minimum of 5 percent of the total square footage of a homeless shelter shall be designated for indoor on-site waiting and client intake areas. In addition, an exterior waiting area shall be provided, the minimum size of which is equal to or larger than the minimum interior waiting and intake area.
9. Off-street parking shall be provided, in accordance with Section 20.58.040.

[20.65 – New Chapter- Density Bonus and Incentives]**

SECTION 46. Chapter 20.65 is added to the Monterey County Local Coastal Program Part 1 to read as follows:

Chapter 20.65 Density bonus and incentives

Sections:

20.65.010 – Purpose

20.65.020 – Applicability

20.65.030 – Definitions

20.65.040 – Application Requirements

20.65.050 – Eligibility for Density Bonus

20.65.060 - Density Bonus Calculations

20.65.070 – Eligibility and Application Requirements for Incentives

20.65.080 – Child Care Facilities

20.65.090 – Donation of Land

20.65.100 –General Requirements

20.65.110 – Qualifying Units – Agreement Required.

20.65.010 – Purpose.

The purpose of this Chapter is to implement California Government Code Sections 65915 through 65917. These regulations are intended to work in conjunction

with the requirements of the Inclusionary Housing Ordinance (Chapter 18.40 of Monterey County Code) and shall not be interpreted to alter or in any way diminish the requirements of the Inclusionary Housing Ordinance.

20.65.020 – Applicability.

The provisions of this Chapter are applicable in all residential zoning districts.

20.65.030 – Definitions.

- A. “Affordable Rent” means a monthly amount which, together with utility allowance, does not exceed the following:
 - 1. For very low income Density Bonus Units, one-twelfth of thirty (30) percent of the maximum income for a very low income household, adjusted by household size.
 - 2. For low income Density Bonus units, one-twelfth of thirty (30) percent of sixty (60) percent of median income, adjusted for household size.
 - 3. For moderate income Density Bonus Units, one-twelfth of thirty (30) percent of one hundred ten (110) percent of median income, adjusted for household size.
- B. “Affordable Sales Price” means a sales price at which moderate, Low or Very Low Income Households can qualify for the purchase of Qualifying Units, calculated on the basis of the same underwriting criteria utilized by the County for the County’s Inclusionary Housing Ordinance.
- C. “Base Units” means the number of units allowed under the land use and zoning designation included within the Housing Development.
- D. “Child Care Facility” means a facility, other than a day care home, licensed by the State of California to provide non-medical care to children under 18 years of age in need of personal services, supervision or assistance on less than a 24-hour basis.
- E. “Density Bonus” means an increase in density over the otherwise maximum allowable residential density under the applicable Zoning Ordinance and General Plan Land Use designation taking into account all applicable limitations.
- F. “Density Bonus Housing Agreement” means a legally binding agreement between the County and an applicant, governing how the applicant shall comply with this Section.
- G. “Household” means one or more individuals who occupy one dwelling unit.
- H. “Housing Development” means a project providing residential units including a subdivision, a planned unit development, multifamily dwellings, or condominium project. Housing developments consist of development of residential units or creation of unimproved residential lots and also include either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, where the result of the rehabilitation would be a net increase in available residential units.
- I. “Incentive” means enticements for providing affordable housing proposed by the developer or the County that result in identifiable, financially sufficient, and actual cost reductions for a qualified Housing Development.

- J. "Inclusionary Unit" means a dwelling unit which is restricted for affordability pursuant to the County's Inclusionary Housing Ordinance.
- K. "Low Income Household" or "Lower Income Household" means a household, with an annual income which does not exceed the United States Department of Housing and Urban Development annual determination for low income Households with incomes of up to eighty (80) percent of the Median Income, adjusted for household size.
- L. "Low Income Unit" or "Lower Income Unit" means a qualifying unit or Inclusionary Unit reserved for occupancy by Low Income Households at an affordable rent or sales price.
- M. "Maximum allowable residential density" means the density allowed under the General Plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range applicable to the project. Maximum allowable residential density takes into account limitations to density pursuant to General Plan policies and Zoning Ordinance regulations.
- N. "Median Income" means the median income as determined periodically by the United States Department of Housing and Urban Development for the Salinas Metropolitan Statistical Area and updated on an annual basis.
- O. "Moderate Income Household" means a household, with an annual income which does not exceed the United States Department of Housing and Urban Development annual determination for moderate income households with incomes of one hundred twenty (120) percent of the Median Income, adjusted for household size.
- P. "Moderate Income Unit" means a qualifying unit or Inclusionary Unit reserved for occupancy by moderate income households at an affordable rent or sales price.
- Q. "Qualifying Units" means a dwelling or dwellings designated for occupancy by very low, low, or moderate income households, within a housing development, in connection with a request for a Density Bonus.
- R. "Senior Citizen Housing Development" means a housing project where residency is restricted to persons 62 years of age or older, or 55 years of age or older and that is designed to meet the physical and social needs of senior citizens. A housing development shall be presumed to meet those needs when it does the following:
 - 1. Entryways, walkways, and hallways in the common areas of the development, and doorways and paths of access to and within the housing units, shall be as wide as required by current laws applicable to new multifamily housing construction for provision of access to persons using a standard-width wheelchair.
 - 2. Walkways and hallways in the common areas of the development shall be equipped with standard height railings or grab bars to assist persons who have difficulty with walking.
 - 3. Walkways and hallways in the common areas shall have lighting conditions which area of sufficient brightness to assist persons who have difficulty seeing.
 - 4. Access to all common areas and housing units within the development shall be provided without use of stairs, either by means of an elevator or sloped walking ramps.
 - 5. The development shall be designed to encourage social contact by providing at least one common room and at least some common open space.

- 6. Refuse collection shall be provided in a manner that requires a minimum of physical exertion by residents; and
- 7. The development complies with all the applicable requirements for accessibility.
- S. "Very Low Income Household" means a household with an annual income which does not exceed the United States Department of Housing and Urban Development annual determination for very low income Households earning fifty (50) percent of the Median Income, adjusted for household size.
- T. "Very Low Income Unit" means a qualifying unit or Inclusionary Unit reserved for occupancy by Very Low Income Households at an affordable rent or sales price.

20.65.040 – Density Bonus Application Requirements.

An applicant who is seeking a Density Bonus for a Housing Development: shall submit to the Planning Department the following information:

- A. A site plan that identifies all units in the project including the location of all base units, qualifying units and inclusionary units.
- B. A narrative briefly describing:
 - 1. The project
 - 2. The number of base units permitted under the General Plan and zoning
 - 3. The number of qualifying units based on Density Bonus criteria of this Chapter
 - 4. The total number of units proposed in the project (Base Units plus Density Bonus Units)
 - 5. A breakdown of units proposed for very low, low, and moderate income, senior citizen, and/or market rate units
 - 6. Any requested incentive(s) including an explanation as to why the incentive(s) is required for the housing development; and
 - 7. A description of how the proposal complies with the requirements of the Inclusionary Housing Ordinance (Chapter 18.40).
- C. Information demonstrating that appropriate and sufficient infrastructure capacity (e.g. water, sewer, roadway) and water supply are available to serve the project at the density proposed.
- D. At the option of the applicant, a written request to meet with the County to discuss the Density Bonus and Incentives request including any request for a waiver or reduction of development standards.
- E. Any such additional information as may be requested by the Director of Planning or the Director of the Redevelopment and Housing Office to evaluate the request for a Density Bonus or Incentive(s). This additional information may include but is not limited to financial studies.

20.65.050 – Eligibility for Density Bonus

An application for a Housing Development containing five or more units shall qualify for a density bonus and at least one other incentive as provided by this Chapter if the applicant does one or more of the following:

- A. Agrees to construct and maintain at least five (5) percent of the base units for very low income households;
- B. Agrees to construct and maintain at least ten (10) percent of the base units for low income households;
- C. Agrees to construct and maintain at least ten (10) percent of the base units in a condominium project or Planned Development project dedicated to moderate income households, provided that all units in the development are offered to the public for purchase;
- D. Agrees to construct and maintain a Senior Citizen Housing Development;
- E. Donates land to the County for the construction of very low income units pursuant to the provisions of this Chapter; or
- F. Includes a qualifying Child Care Facility in addition to providing housing described in subsections a, b, or c of this Section.

20.65.060 - Density Bonus Calculations.

- A. The granting of a density bonus or the granting of a density bonus together with an incentive(s) shall not be interpreted, in and of itself, to require a General Plan amendment, specific plan amendment, rezone, or other discretionary approval.
- B. An applicant must choose a density bonus from only one applicable affordability category of this Chapter and may not combine categories, with the exception of a Child Care Facility or land donation, which may be combined with an affordable housing development for an additional Density Bonus up to a combined maximum of thirty five (35) percent.
- C. The calculation of Qualifying units shall be based on the number of Base Units. In no event shall a Density Bonus exceed 35 percent of Base Units. A Housing Development that satisfies all applicable provisions of this Chapter shall be allowed the following applicable Density Bonuses:

1. The Density Bonus for Very Low Income Units shall be calculated as follows.

Percentage of Very Low Income Units	Maximum Density Bonus (Percent of Base Units)
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

2. The Density Bonus for Low Income Units shall be calculated as follows:

Percentage of Low Income Units	Maximum Density Bonus (Percent of Base Units)
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35 ²

3. The Density Bonus for Moderate Income Units shall be calculated as follows:

Percentage of Moderate Income Units	Maximum Density Bonus (Percent of Base Units)
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30

36	31
37	32
38	33
39	34
40	35

4. Senior citizen housing developments qualify for a 20 % Density Bonus.
5. Apartment conversions to condominium projects that provide at least 33% of the total units of the proposed condominium project to persons and families of low or moderate income, or 15% of the total units of the project to lower income households, and agrees to pay for the reasonable necessary administrative costs incurred by the County, qualify for a 25% density bonus or other incentives of equivalent financial value. An applicant shall be ineligible for a Density Bonus or other incentives if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under the other provisions of this section.

20.65.070 – Eligibility and Application Requirements for Incentives

- A. A Housing Development qualifying for a Density Bonus is entitled to at least one Incentive in addition to the Density Bonus. Incentives are available for qualifying Housing Developments as follows:
 1. One (1) Incentive for a Senior Citizen Housing Development or for a Housing Development that restricts at least:
 1. Five (5) percent of base units for Very Low Income Households;
 2. Ten (10) percent of base units for Low Income Households; or
 3. Ten (10) percent of base units for Moderate Income Households within a Condominium project or a Planned Unit Development.
 2. Two (2) Incentives for a Housing Development that restricts at least:
 - a. Ten (10) percent of the base units for Very Low Income Households;
 - b. Twenty (20) percent of the base units for Low Income Households; or
 - c. Twenty (20) percent of the base units for Moderate Income Households within a Condominium project or a Planned Unit Development.
 3. Three (3) Incentives for a Housing Development that restricts at least:
 - a. Fifteen (15) percent of base units for Very Low Income Households;
 - b. Thirty (30) percent of base units for Low Income Households; or
 - c. Thirty (30) percent of base units for Moderate Income Households within a Condominium project or a Planned Unit Development.
- B. The Appropriate Authority for the Housing Development shall grant the incentive unless the Appropriate Authority makes a written finding, based upon substantial evidence, of any of the following:
 1. That the Incentive is not necessary in order to provide for affordable housing costs; or
 2. That the Incentive would result in specific adverse impacts upon the public health, safety, or the physical environment for which there is no feasible method to

- satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low, and Moderate Income Households.
3. That the Incentive would be contrary to the County's Certified Local Costal Program or State or Federal law.
- C. Where a Housing Development qualifies for Incentives pursuant to this Chapter the applicant may request any of the following Incentives:
1. A reduction in site development standards such as:
 - a. Reduced minimum lot sizes and/or dimensions
 - b. Reduced minimum setbacks
 - c. Increased Lot Coverage
 - d. Increased Maximum building heights; or
 - e. Reduced on-site parking requirements
 2. Approval of a mixed use zoning in conjunction with the Housing Development if commercial, office, or other land uses will reduce the cost of the housing development and if the commercial, office or other land uses are compatible with the Housing Development and the existing or planned development in the area where the proposed Housing Development will be located; or
 3. Other regulatory incentives proposed by the developer or the County, which result in identifiable, financially sufficient and actual cost reductions.
 4. In addition to the requested incentives above, and not counting toward the eligible number of incentives, any applicant qualifying for a Density Bonus may request, inclusive of handicapped and guest parking, the following parking ratios:
 - a. Zero to one bedrooms: One onsite parking space
 - b. Two to three bedrooms: Two onsite parking spaces
 - c. Four or more bedrooms: Two and one-half parking spaces
- If the total number of parking spaces for the development is other than a whole number, the number shall be rounded up to the next whole number.

20.65.080 – Child Care Facilities

- A. When an applicant proposes a Housing Development that is eligible for a Density Bonus under this Chapter and includes a Child Care Facility on the premises or adjacent to the Housing Development, the applicant shall receive an additional Density Bonus that is in an amount of square feet of residential space that is equal to the square footage of the child care facility; or the applicant may receive another incentive that contributes significantly to the economic feasibility of the construction of the Child Care Facility, provided that, in both cases, the following conditions are incorporated in the conditions of approval for the Housing Development:
1. The Child Care Facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the affordable units are required to remain affordable pursuant to the terms of the Affordable Housing Agreement required by Subsection N of this Section.
 2. Attendance of children at the Child Care Facility shall have an equal percentage or greater of children from Very Low, Low, and Moderate Income Households than the percentage of affordable units in the Housing Development.

- B. The County may deny the request for a Density Bonus or Incentive for a Child Care Facility if the County finds, based upon substantial evidence, that the community has adequate Child Care Facilities without the facilities being considered as part of the subject Housing Development.

20.65.090 – Donation of Land

- A. When an applicant for a tentative subdivision map, parcel map or other residential development donates land to the County, the applicant shall be entitled to a density bonus above the maximum allowable residential density, up to a maximum of thirty five (35) percent depending on the amount of land donated. This increase shall be in addition to any increase in density permitted by this Chapter up to a maximum combined density increase of 35 percent. A Density Bonus for Donation of Land shall only be considered if all of the following conditions are met:
1. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.
 2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in the amount not less than 10% of the residential units in the proposed development.
 3. The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned for development as affordable housing, and is, or will be, served by adequate public facilities and infrastructure. The transferred land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income units on the transferred land, except that the County may subject the proposed development to subsequent design review if the design is not reviewed by the County prior to the time of transfer.
 4. The transferred land and the units constructed on said land shall be subject to a deed restriction ensuring continued affordability of the units for a period of at least 30 years and subject to restrictions consistent with California Government Code Section 65915 (c)(1) and (2).
 5. The land is transferred to the County or to a housing developer approved by the County.
 6. The transferred land shall be within the boundary of the proposed development or, if the County determines appropriate, within one-quarter mile of the boundary of the proposed development.

20.65.100 –General Requirements.

- A. An applicant may request a meeting with the Planning Department and the Redevelopment and Housing Office of Monterey County prior to the submittal of a development application to discuss incentive requests.
- B. The Appropriate Authority to consider the Density Bonus is the Appropriate Authority for the qualifying Housing Development of which the Density Bonus is a component.
- C. Qualifying units shall be comparable in number of bedrooms, exterior appearance and overall quality of construction to the market rate units within the Housing Development. The qualifying units shall be considered as part of the Housing Development for which the density bonus is being considered. To the greatest extent feasible, the qualifying units shall be located throughout the Housing Development that also includes market rate units. Qualifying units may be clustered or located off-site subject to the approval of the Appropriate Authority when this furthers affordable housing opportunities.
- D. The qualifying units must be developed either prior to or concurrent with the development of the market rate units.
- E. The Affordable Housing Overlay (AHO) zone provides density bonus and other incentives for projects that provide a significant amount of affordable housing. Density bonuses and other development incentives granted pursuant to the AHO zone includes the incentives offered in this Chapter, and shall not be in addition to the development incentives offered in this Chapter.

20.65.110 – Density Bonus and Inclusionary Housing Ordinance.

- A. All residential development shall comply with the Inclusionary Housing Ordinance contained in Chapter 18.40 of the Monterey County Code. Granting of a Density Bonus by itself does not in any way satisfy the requirements of the Inclusionary Housing Ordinance.
- B. The total number of Inclusionary Units is calculated based upon the total number of units within the Housing Development (Base Units plus Density Bonus) The qualifying units required under this chapter is based upon the number of Base Units.

20.65.120 – Qualifying Units – Agreement Required.

- A. Qualifying units may be used to satisfy the Inclusionary Housing requirements of Chapter 18.40 of the Monterey County Code. If qualifying units are applied to the Inclusionary Housing requirements, those units will be subject to the affordability provisions of the Inclusionary Housing Ordinance. The applicant will be required to enter into an Inclusionary Housing Developer Agreement governing these units pursuant to the County's Inclusionary Housing Ordinance.
- B. All qualifying units not included within the Inclusionary Housing Developer Agreement shall be subject to the following provisions:
 - 1. Duration of Affordability. The applicant shall agree to, and the County shall ensure, the continued availability of the Qualifying Units and other incentives for a period of at least 30 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

2. Unit Affordability Requirements.
 - a. Rental Units. Rents for the low income and moderate income qualifying units shall be set at an affordable rent as defined in section 21.65.030.
 - b. Owner-occupied Units. Owner-occupied qualifying units shall be available at an affordable housing sales price as defined in section 21.65.030
3. Occupancy and Resale of Very Low, Low, and Moderate Income for sale units.
 - a. An applicant shall agree to, and the County shall ensure, that the occupant of very low, low, or moderate income units are persons and families of the appropriate income and that the units are offered at an affordable housing cost.
 - b. The County shall enforce an equity sharing agreement as specified in California Government Code Section 65915(c)(2).
4. Location and Type of Qualifying Units.
 - a. Location/Dispersal of Units. Qualifying units shall be comparable in number of bedrooms, exterior appearance and overall quality of construction to the market rate units within the Housing Development. The qualifying units shall be considered as part of the Housing Development for which the density bonus is being considered. To the greatest extent feasible, the qualifying units shall be located throughout the Housing Development that also includes market rate units. Qualifying units may be clustered or located off-site subject to the approval of the Appropriate Authority , if such clustering or off-site location furthers affordable housing opportunities.
 - b. Phasing. If a project is to be phased, the qualifying units shall be phased in the same proportion as the market rate units or phased in another sequence acceptable to the County. The qualifying units shall be constructed concurrently with or prior to construction of the market rate units.
 - c. Exterior Appearance. The exterior appearance and quality of the reserved units shall generally be similar to the market rate units, with exterior materials and improvements similar to and architecturally compatible with the market rate units in the development.
5. Applicant shall enter into and record an agreement with the County containing and implementing these provisions.

[20.70.120, Subsection C –Section to be amended- Exemptions from Coastal Development Permits]

SECTION 47. Section 20.70.120, Subsection C of the Monterey County Local Coastal Program is amended to read as follows:

20.70.120 Exemptions from Coastal Development Permits

The projects listed below shall be exempt from the requirement for a Coastal Development Permit. Requirements for any other permits are unaffected by this Section.

- A. The maintenance, alteration, or addition to existing single-family dwellings, including the establishment or expansion of non-habitable accessory structures not exceeding 1000 square feet and normally associated with residential uses such as garages, decks, workshops, and storage buildings not exceeding 1000 square feet; however, the following classes of development shall require a permit because they involve a risk of adverse environmental impact:
1. Improvements to a single-family structure on a beach, wetland or seaward of the mean high tide line or within 50 feet of a coastal bluff edge.
 2. Any significant alteration of landforms including removal or placement of vegetation on a beach, wetland or sand dune, or within 50 feet of the edge of a coastal bluff.
 3. The expansion or construction of water wells or septic systems.
 4. On property located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in scenic road corridors, improvement that would result in an increase of 10% or more of internal floor area of an existing structure, the construction of an additional story (including lofts) in an existing structure, and/or any significant non-attached structure such as garages in excess of 1000 square feet, fences over 6 feet in height, shoreline protective works, docks or trees or satellite dishes.
 5. In areas determined to have critically short water supply that must be maintained for the protection of coastal resources or public recreational use, the construction of any specified major water using development not essential to residential use including but not limited to swimming pools, or construction or extension of any landscaping irrigation system.
 6. Additions or expansions to developments which, by condition of previous permit issued by the County of Monterey or Coastal Commission, which by condition of such permit requires development permits for such addition or expansion.
- B. The maintenance, alteration, or addition to existing structures other than single-family dwellings and public works facilities; however, the following classes of development shall require a permit because they involve a risk of adverse environmental impact:
1. Improvements to any structure on a beach, wetland, stream or lake, or seaward of the mean high tide line or within 50 feet of a coastal bluff edge.
 2. Any significant alteration of landforms including removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff or stream or in areas of natural vegetation designated as a sensitive habitat.
 3. The expansion or construction of water wells or septic systems serving 5 or more service connections.
 4. On property located between the sea and the first public road paralleling the sea or within 300 feet of the inland intent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in scenic road corridors an improvement that would result in an increase of 10% or more of

internal floor area of the existing structure, and/or the construction of an additional story (including lofts) in an existing structure, or satellite dishes.

5. In areas determined to have critically short water supply that must be maintained for the protection of coastal recreation or public recreational use, the construction of any specified major water using development including but not limited to swimming pools or the construction or extension of any landscaping irrigation system.
 6. Any improvement to a structure which increases the intensity of use of the structure or changes the nature of the use.
 7. Any improvement made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion or motel/hotel time-sharing conversion.
 8. Addition or expansion to developments which by condition of previous permit issued by the County of Monterey or Coastal Commission requires development permits for such addition or expansion.
- C. Use of existing or permitted structures for keeping of pets, small family day care homes, ~~licensed residential care homes for not more than 6 people~~ small residential care facility, employee housing providing accommodations for up to six employees, Supportive Housing or Transitional Housing/Transitional Housing Development, Agricultural Employee Housing, rooming and boarding, home occupations pursuant to Section 20.64.090, and animal husbandry and small livestock farming.
- D. Maintenance dredging of existing navigation channels or moving dredged material from such channels to a disposal area outside the Coastal Zone, pursuant to a permit from the United States Army Corps of Engineers.
- E. Repair or maintenance activities and safety improvements that do not result in an addition to, or enlargement or expansion of, the object of such repair or maintenance activities; however, the following classes of development shall require a permit because they involve a risk of adverse environmental impact:
1. Any method of repair or maintenance of a seawall, revetment, bluff retaining wall, breakwater, groin, or similar shoreline work that involves:
 - a. Repair or maintenance involving substantial alteration of the foundation of the protective work including pilings and other surface or subsurface structures;
 - b. The placement, whether temporary or permanent, of riprap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in coastal waters, streams, wetlands, estuaries and lakes or on a shoreline protective work;
 - c. The replacement of 20% or more of the materials of an existing structure with materials of a different kind; or

- d. The presence,, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area or bluff or within 20 feet of coastal water or streams.
- 2. The replacement of 50% or more of a seawall, revetment, bluff retaining wall, breakwater, groin or similar protective work under 1 ownership.
- 3. Any repair or maintenance to facilities or structures or work located in an environmentally sensitive habitat area, any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams that includes:
 - a. The placement or removal, whether temporary or permanent, of riprap, rocks, sand or other beach materials or any other forms of solid materials;
 - b. The presence, whether temporary or permanent, of mechanized equipment or construction material.

The provisions of this subsection 3 shall not be applicable to routine, regularly occurring maintenance on existing golf courses and public access improvements.

- F. Any category of development requested by the County as a Categorical Exclusion pursuant to Section 13241 of the Coastal Commission's Regulations and approved by the Coastal Commission pursuant to Coastal Act Section 13241 of the Regulations.
- G. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development provided that the County may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources. In the Big Sur Coast area, the exception shall not apply to the installation of utility poles and lines within the "Critical Viewshed". (See Coastal Commission's September 5, 1978 "Repair, Maintenance and Utility Hook-Up Exclusions from Permit Requirements" document for further detail on which public utility projects are exempt.)
- H. The replacement of any structure, other than a public works facility, destroyed by natural disaster. Such replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10%, and shall be sited in the same location on the affected property as the destroyed structure. Structures which are destroyed by natural disaster in the Carmel Meadows and Carmel Point areas may be rebuilt to their original height and bulk of that existing prior to the disaster. Applicant shall provide proof of previous dimensions.

As used in this subdivision, "natural disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.

As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

- I. Harvesting of agricultural crops, including kelp.
- J. Timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'Berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511). Road development and grading work shall be considered part of the timber operation only if all of the following apply:
 - 1. Such work is for the exclusive purpose of timber operations;
 - 2. Such work is shown on the approved timber harvest plan; and,
 - 3. Such work is located on the premises, within the immediate area of timber operations.
- K. Land division brought about in connection with the purchase of land by a public agency for public recreational use.
- L. Encroachment permits.
- M. Any project undertaken by a federal agency.
- N. Any project which has a valid permit from the Coastal Commission.
- O. Tree removal (which is not major vegetation) excepted by any section of the Monterey County Coastal Implementation Plan.
- P. Public works determined by the Coastal Commission to be consistent with a Public Work Plan certified by the Coastal Commission pursuant to Coastal Act Section 30605.
- Q. Abatement of dangerous buildings pursuant to Chapter 18.20 of this Title and other abatements of nuisances pursuant to Section 20.90.130 of this Title.
- R. Repair and maintenance activities, and safety improvements on public or private roads that do not result in an addition to, or enlargement or expansion of the object of such repair or maintenance activities. (See Coastal Commission's September 5, 1978 "Repair, Maintenance and Utility Hook-Up Exclusions from Permit Requirements" document for further detail on which public road projects are exempt.)

SECTION 48. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 49. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day following its adoption.

PASSED AND ADOPTED on this ____ day of May, 2011, by the following vote:

AYES: Supervisors

NOES:

ABSENT:

ABSTAIN:

Jane Parker, Chair
Monterey County Board of Supervisors

A T T E S T:

GAIL T. BORKOWSKI
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM BY:

Leroy W. Blankenship
Assistant County Counsel

EXHIBIT B

PRELIMINARY DRAFT AMENDMENTS TO LOCAL COASTAL PROGRAM AND IMPLEMENTATION PLANS

Subsection N of Section 20.144.020 of Part 2 of the Monterey County Local Coastal Program is amended to read as follows:

- N. Caretaker's Quarters is a permanent residences, secondary and accessory to an existing main residence, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site. The caretaker's unit may not be rented let or leased.~~[Repealed]~~.

Subsection C1 is added to Section 20.144.020 of the Coastal Implementation Plan Part 2 to read as follows:

- C1. Accessory dwelling units are permanent residences, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented.

Paragraph 2 of Subsection a of Subsection 3 of Section 20.144.140 of Part 2 of the Monterey County Local Coastal Program is amended to read as follows:

Between the time of LUP certification (June, 1982) and Coastal Implementation Plan preparation (July, 1987), a total of 168 lots were approved and a total of 119 final building permits were issued. As well, there were a total of 405 vacant residential parcels as of July, 1987. (These figures were calculated through use of County Planning Department and Assessor computer records.) Subtracting these figures from the 2,043 new lots or units provides the remaining build-out that may be permitted after County assumption of coastal development permitting authority, exclusive of one single family dwelling on a vacant lot of record. That remaining build-out figure is 1,351 new lots or units. This figure shall include senior citizen units, caretaker accessory dwelling units, multiple family dwellings, employee housing, and lots created through subdivision approved after County assumption of permitting authority, but shall exclude development of a single-family dwelling on a vacant lot of record. (Ref. Policy 2.5.3.A.2 & 4.3.3)

Subsection b of Subsection 3 of Section 20.144.140 of the Monterey County Local Coastal Program Part 2 is amended to read as follows:

- b. ~~Caretaker's Quarters~~Accessory Dwelling Units
- 1) ~~Caretaker quarters~~ Accessory dwelling units are defined as "a permanent residence, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented structure, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions on the site."
 - 2) Only one ~~caretaker unit~~ accessory dwelling unit per legal lot of record shall be allowed.
 - 3) ~~The caretaker shall be employed exclusively on the parcel for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions specific to the site. As such, prior to the application being considered complete, the applicant for a caretaker unit shall provide evidence which demonstrates necessity for such unit by demonstrating that: 1) there is a security problem, or 2) some type of continuous care is required, and 3) the owner is unable to personally perform the needed function, or requires additional assistance to a sufficient degree to warrant a caretaker. Acceptable evidence shall include such items as a letter from a doctor stating medical needs, a letter from a police department describing the area's security problems, or employee job descriptions.~~
 - 4) The minimum lot size for establishment of an ~~caretaker~~ accessory dwelling unit shall be two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.
 - 5) ~~Caretaker~~ Accessory dwelling units shall be subject to density requirements of the zoning district in which the parcel is located. During project review, pursuant to Section 20.140.080, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the development standards of this ordinance.
 - 6) ~~Caretaker~~ Accessory dwelling units attached to the main residence are encouraged; however, the maximum building size for an attached or a detached ~~caretaker~~ Accessory Dwelling unit shall be ~~850~~ 1,200 square feet.
 - 7) A minimum of one off-street parking space shall be provided for the ~~caretaker~~ accessory dwelling unit.

- 8) ~~The caretaker unit shall not be rented.~~
- 9) Subsequent subdivisions which divide a main residence from a caretaker's residence accessory dwelling unit shall not be permitted.
- 10) ~~The applicant shall record a deed restriction as a condition of project approval, pursuant to Section 20.142.130.B, stating that the caretaker unit shall not be rented and that a subsequent subdivision which divides a main residence from the caretaker's residence shall not be permitted.~~

Paragraph 2 of Section 5.1.2 of Chapter 5 of the Big Sur Land Use Plan is amended to read as follows:

A serious housing shortage exists for employees in Big Sur, particularly in the visitor industry. Because there is little housing available, employees have at times been forced to camp-out, live in cars, or move in with friends. The shortage of affordable housing has also made recruitment of skilled employees difficult. Several factors affect solutions to the housing problems: the costs of land and housing precludes the use of traditional housing assistance programs; and year-round employment is not at a high enough level to support traditional single and multiple family housing projects. Employee housing provided by an employer must be a primary source of affordable housing in the area. Caretaker housing Accessory dwelling unit housing, which has traditionally provided shelter from many long-time residents and employees, will also continue to be an important element of the affordable housing supply.

Paragraph 1 of Section 5.3.3 of Chapter 5 of the Big Sur Land Use Plan is amended to read as follows:

5.3.3 *Summary of Development Potential*

The plan permits development on existing vacant or partially developed parcels based on conformance to the standards of the plan. It is estimated that there are 800 such parcels and that approximately 100 new parcels could be created through subdivision. The plan also permits up to 50 ~~caretakers houses~~ accessory dwelling units. Expansion of lodging facilities in the Big Sur Valley, Lucia, Pacific Valley and Gorda is possible to some extent. Up to 50 hostel units can be constructed. Employee housing may also be constructed to serve commercial visitor-serving facilities and State and Forest Service facilities. The inn unit density standards are expected to hold inn development to less than 300 new units.

Subsection c of Subsection 2 of Subsection I of Section 5.4.3 of the Big Sur Land Use Plan is amended to read as follows:

- c) Encourage the use of ~~caretaker's accommodations~~ accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. Applicants for ~~detached care takers~~

residences shall demonstrate a need for the unit as part of the development review process. ~~Detached caretaker's accessory dwelling units~~ residences shall not exceed ~~850-1,200~~ square feet in size. Subdivisions shall not be permitted to divide a principal residence from an ~~an caretaker's accessory dwelling unit~~ residence. Only one ~~caretaker's accessory dwelling unit~~ shall be allowed on the parcel. All such units shall be considered as part of the residential buildout allowed by this plan. A total of 50 such units may be allowed in the area of the Big Sur Land Use Plan.

Subsection N of Section 20.145.020 of the Monterey County Coastal Implementation Plan Part 3 is amended to read as follows:

N. ~~Caretaker's Quarters is a permanent residences, secondary and accessory to an existing main residence, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site. The caretaker's unit may not be rented let or leased. [Repealed].~~

Subsection C1 is added to Section 20.144.020 of the Coastal Implementation Plan Part 2 to read as follows:

C1. Accessory Dwelling Units are permanent residences, secondary to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented.

Subsection b of Subsection 4 of Subsection B of Section 20.145.140 of the Monterey County Costal Implementation Plan Part 3 is amended to read as follows:

b. ~~Caretaker's Quarters~~Accessory Dwelling Units shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit. Only one accessory dwelling unit shall be allowed on the parcel. All such units shall be considered as part of the residential buildout allowed by this plan. A total of 50 such units may be allowed in the area of the Big Sur Land Use Plan. Accessory Dwelling Units shall not be permitted where it would cause a substantial adverse impact on resources at the site or in the area including but not limited to, locating a structure within the critical viewshed, environmentally sensitive habitat, on slopes, within 150 feet of rivers, streams, or creeks, or where it would adversely impact existing or planned public access.

- 1) ~~The caretaker's quarters shall be a permanent residence, secondary and accessory to an existing main residence, to be inhabited by a person employed exclusively on the parcel.~~
- 2) ~~The caretaker shall be employed exclusively on the parcel for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions specific to the site. As such, prior to the application being considered complete, the applicant for a caretaker unit shall provide evidence which~~

demonstrates necessity for such unit by demonstrating that: 1) there is a security problem, or 2) some type of continuous care is required, and 3) the owner is unable to personally perform the needed function, or requires additional assistance to a sufficient degree to warrant a caretaker. Acceptable evidence shall include such items as a letter from a doctor stating medical needs, a letter from a police department describing the area's security problems, or employee job descriptions.

- 3) — One caretaker unit shall be allowed per parcel or per existing main residence.
- 4) — The minimum parcel size for establishment of a caretaker unit shall be 2 acres.
- 5) — During project review, pursuant to Section 20.140.080, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Big Sur Coast Land Use Plan and the standards of this ordinance.
- 6) — Caretaker units attached to the main residence are encouraged; however, the maximum building size for an attached or a detached caretaker unit shall be 850 square feet.
- 7) — The caretaker unit shall not be rented, leased or otherwise let.
- 8) — Subsequent subdivisions which divide a main residence from a caretaker's residence shall not be permitted.
- 9) — As a condition of project approval, the applicant shall record a deed restriction as a condition of project approval, pursuant to Section 20.142.130.B, prior to issuance of building permits, that the caretaker unit shall not be rented, leased, or let nor subsequently divided from the main residence. (Ref. Policy 5.4.3.I.2.e)
- 10) — A maximum of 50 caretaker units may be approved in the Big Sur Coast Land Use Plan, after the certification of the LUP. (Ref. LUP Table 1)

Subsection C of Subsection 2 of Subsection c of Section 20.145.150 of the Monterey County Coastal Implementation Plan Part 3 is amended to read as follows:

- c. Development of commercial, visitor-serving, and residential (more than one unit per parcel exclusive of caretakers accessory dwelling units or other non-principal residences) uses shall provide for dedicating and installing access through the parcel.

Subsection c of Subsection 2 of Subsection H of Section 4.4.3 of the Carmel Land Use Plan is amended to read as follows:

- c) Encourage the use of caretaker's accommodations accessory dwelling units as an appropriate means of providing

affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. It is preferred that these accommodations be attached to the principal residence. ~~Detached caretaker's houses~~accessory dwelling units shall not exceed ~~850-~~ 1,200 square feet in size and shall be limited to parcels of 40 acres or greater. Subdivisions shall not be permitted to divide a principal residence from a ~~caretaker's house~~accessory dwelling unit. Additional employee housing is permitted for priority uses (i.e. ranching) in one dormitory/bunkhouse or in temporary structures (i.e., mobile homes) consistent with all other plan policies. Only one ~~caretakers' accessory dwelling unit~~ shall be allowed on a parcel.

Subsection 2 of Subsection E of Section 20.146.120 of the Monterey County Coastal Implementation Plan Part 4 is amended to read as follows:

2. ~~Caretakers' quarters~~Accessory dwelling units may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. ~~Caretakers' quarters~~Accessory dwelling units (attached and detached) are defined as "a permanent residence, secondary and accessory to an existing main structure, which provides complete independent living facilities for one or more persons. ~~for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site~~". In the Carmel Area Land Use Plan area, the following criteria shall be used in applications for ~~detached caretakers' residences~~accessory dwelling units:
 - a. Only one ~~caretakers' accessory dwelling unit~~ shall be allowed on a parcel.
 - b. The minimum lot size shall be 40 acres.
 - c. ~~Caretakers' quarters~~Accessory dwelling units shall not exceed ~~850-~~ 1,200 square feet.
 - d. ~~Caretakers' quarters shall be permitted only upon a clear demonstration of need by the property owner or resident. The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers' unit include:~~
 - 1) ~~a security problem on the site;~~

2) ~~a situation which requires continuous care (i.e. medical problems of an individual (s) or plants, animals, equipment storage)~~

3) ~~the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.~~

~~Acceptable evidence shall include (but is not limited to) such items as a letter from a doctor stating medical needs of an individual, a letter from a police department describing the area's security problems, or employee job descriptions of person intended to be housed in the caretakers' quarters.~~

- e. ~~Caretakers quarters~~ Accessory dwelling units shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.
- f. ~~Caretaker~~ Accessory dwelling units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Carmel Area Land Use Plan and this ordinance.
- g. A minimum of one off-street parking space shall be provided for the ~~caretaker~~ accessory dwelling unit.
- h. ~~One of the occupants of the caretakers quarters shall be employed on the property as their principal place of employment.~~
- i. Additional employee housing is permitted for priority uses (i.e. ranching) in one dormitory/bunkhouse or in temporary structures (i.e. mobile homes) consistent with all other plan policies.
- j. ~~The caretaker unit shall not be rented.~~
- k. ~~Prior to the issuance of building permits for caretakers quarters or use of an existing building for caretakers quarters, the property owner shall cause to be recorded a~~

~~deed restriction reflecting the regulations applicable to the caretakers quarters. (Ref. Policy 4.4.3.H-2c)~~

Policy 78a of the Del Monte Forest Land Use Plan is amended to read as follows:

- 78a. Encourage the use of ~~caretakers' accommodations~~accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~Applicants for detached caretakers' residences shall demonstrate a need for the unit as part of the development review process. Detached caretakers' residences~~accessory dwelling units shall not exceed ~~850~~1,200 square feet in size. Subdivisions shall not be permitted to divide a principle residence from an accessory dwelling unit ~~caretakers' residence~~. Only one ~~caretakers' accessory dwelling~~ unit shall be allowed on the parcel.

Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies.

The Residential Land Use discussion of Chapter 3 of the Del Monte Forest Land Use Plan is amended to read as follows:

Residential Land Use

New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 du/acre), and medium density (maximum of 4 du/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories.

~~Caretakers units, servants quarters, and other separate houses, but not senior citizen units,~~Accessory dwelling units are considered units of residential development for the purpose of calculating density buildout. The County shall not approve such units in excess of the density buildout allocated by this plan for each the Del Monte Forest Land Use planning area.

Subsection 1 of Subsection N of Section 20.147.020 of the Monterey County Coastal Implementation Plan Part 5 is amended to read as follows:

- 1) Residential Land Use: New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 dwelling unit/acre), and medium density (maximum of 4 dwelling unit/acre). Most of the existing and new residential development areas within the Forest fall within the low or

medium categories. ~~Caretakers units, servants quarters, and other separate houses, but not senior citizen units.~~ Accessory dwelling units are considered units of residential development for the purpose of calculating density buildout. The County shall not approve such units in excess of the density buildout allocated by this plan for each ~~the Del Monte Forest Land Use~~ planning area.

Subsection 4 of Subsection B of Section 20.147.090 of the Monterey County Coastal Implementation Plan Part 5 is amended to read as follows:

4. ~~Caretakers quarters~~ Accessory dwelling units may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. ~~Caretakers quarters~~ Accessory dwelling units (attached and detached) are defined as “a permanent residence, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented ~~structure, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site~~”. In the Del Monte Forest Area Land Use Plan area, the following criteria shall be used in applications for ~~detached caretakers’ residences~~ accessory dwelling units:
 - a. ~~One caretaker~~ accessory dwelling unit shall be allowed per lot, subject to first obtaining a use permit as approved by ~~the Zoning Administrator or Planning Commission, as applicable.~~
 - b. The minimum lot size is two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.
 - c. ~~Caretakers quarters~~ Accessory dwelling units shall not exceed ~~850~~ 1,200 square feet.
 - d. ~~The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers’ unit include:~~
 - 1) a security problem on the site;

2) ~~a situation which requires continuous care (i.e. medical problems of an individual(s) or plants, animals, equipment storage)~~

3) ~~the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.~~

e. ~~Caretakers quarters~~ Accessory dwelling units shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.

f. ~~Caretaker~~ Accessory dwelling units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Del Monte Forest Land Use Plan and this ordinance.

g. ~~One of the occupants of the caretakers quarters shall be employed on the property as their principal place of employment.~~

h. A minimum of one off-street parking space shall be provided for the caretaker accessory dwelling unit.

i. Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies (Ref. Policy #78a Del Monte Forest Area Land Use Plan).

j. ~~The caretaker unit shall not be rented.~~

k. ~~Prior to the issuance of building permits for caretaker's quarters or use of an existing building for caretakers quarters, the property owner shall record deed restrictions reflecting the regulations applicable to the caretakers quarters.~~

Subsection N of Section 20.144.020 of Part 2 of the Monterey County Local Coastal Program is amended to read as follows:

- N. ~~Caretaker's Quarters~~ is a permanent residences, secondary and accessory to an existing main residence, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site. The caretaker's unit may not be rented let or leased.~~[Repealed]~~.

Subsection C1 is added to Section 20.144.020 of the Coastal Implementation Plan Part 2 to read as follows:

- C1. Accessory dwelling units are permanent residences, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented.

Paragraph 2 of Subsection a of Subsection 3 of Section 20.144.140 of Part 2 of the Monterey County Local Coastal Program is amended to read as follows:

Between the time of LUP certification (June, 1982) and Coastal Implementation Plan preparation (July, 1987), a total of 168 lots were approved and a total of 119 final building permits were issued. As well, there were a total of 405 vacant residential parcels as of July, 1987. (These figures were calculated through use of County Planning Department and Assessor computer records.) Subtracting these figures from the 2,043 new lots or units provides the remaining build-out that may be permitted after County assumption of coastal development permitting authority, exclusive of one single family dwelling on a vacant lot of record. That remaining build-out figure is 1,351 new lots or units. This figure shall include ~~senior citizen units, caretaker accessory dwelling units~~, multiple family dwellings, employee housing, and lots created through subdivision approved after County assumption of permitting authority, but shall exclude development of a single-family dwelling on a vacant lot of record. (Ref. Policy 2.5.3.A.2 & 4.3.3)

Subsection b of Subsection 3 of Section 20.144.140 of the Monterey County Local Coastal Program Part 2 is amended to read as follows:

- b. ~~Caretaker's Quarters~~Accessory Dwelling Units
1) ~~Caretaker quarters~~Accessory dwelling units are defined as "a permanent residence, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel

- ~~as the single-family dwelling is situated and may be rented structure, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions on the site."~~
- 2) ~~Only one caretaker unit accessory dwelling unit per legal lot of record shall be allowed.~~
 - 3) ~~The caretaker shall be employed exclusively on the parcel for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions specific to the site. As such, prior to the application being considered complete, the applicant for a caretaker unit shall provide evidence which demonstrates necessity for such unit by demonstrating that: 1) there is a security problem, or 2) some type of continuous care is required, and 3) the owner is unable to personally perform the needed function, or requires additional assistance to a sufficient degree to warrant a caretaker. Acceptable evidence shall include such items as a letter from a doctor stating medical needs, a letter from a police department describing the area's security problems, or employee job descriptions.~~
 - 4) ~~The minimum lot size for establishment of an caretaker accessory dwelling unit shall be two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.~~
 - 5) ~~Caretaker Accessory dwelling units shall be subject to density requirements of the zoning district in which the parcel is located. During project review, pursuant to Section 20.140.080, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the development standards of this ordinance.~~
 - 6) ~~Caretaker Accessory dwelling units attached to the main residence are encouraged; however, the maximum building size for an attached or a detached caretaker unit shall be 8501,200 square feet.~~
 - 7) ~~A minimum of one off-street parking space shall be provided for the caretaker accessory dwelling unit.~~
 - 8) ~~The caretaker unit shall not be rented.~~
 - 9) ~~Subsequent subdivisions which divide a main residence from a caretaker's residence accessory dwelling unit shall not be permitted.~~
 - 10) ~~The applicant shall record a deed restriction as a condition of project approval, pursuant to Section 20.142.130.B, stating that the caretaker unit shall not be rented and that a subsequent subdivision which divides a main residence from the caretaker's residence shall not be permitted.~~

Paragraph 2 of Section 5.1.2 of Chapter 5 of the Big Sur Land Use Plan is amended to read as follows:

A serious housing shortage exists for employees in Big Sur, particularly in the visitor industry. Because there is little housing available, employees have at times been forced to camp-out, live in cars, or move in with friends. The shortage of affordable housing has also made recruitment of skilled employees difficult. Several factors affect solutions to the housing problems: the costs of land and housing precludes the use of traditional housing assistance programs; and year-round employment is not at a high enough level to support traditional single and multiple family housing projects. Employee housing provided by an employer must be a primary source of affordable housing in the area. ~~Caretaker housing~~Accessory dwelling unit housing, which has traditionally provided shelter from many long-time residents and employees, will also continue to be an important element of the affordable housing supply.

Paragraph 1 of Section 5.3.3 of Chapter 5 of the Big Sur Land Use Plan is amended to read as follows:

5.3.3 Summary of Development Potential

The plan permits development on existing vacant or partially developed parcels based on conformance to the standards of the plan. It is estimated that there are 800 such parcels and that approximately 100 new parcels could be created through subdivision. The plan also permits up to 50 ~~caretakers houses~~accessory dwelling units. Expansion of lodging facilities in the Big Sur Valley, Lucia, Pacific Valley and Gorda is possible to some extent. Up to 50 hostel units can be constructed. Employee housing may also be constructed to serve commercial visitor-serving facilities and State and Forest Service facilities. The inn unit density standards are expected to hold inn development to less than 300 new units.

Subsection c of Subsection 2 of Subsection I of Section 5.4.3 of the Big Sur Land Use Plan is amended to read as follows:

- c) Encourage the use of ~~caretaker's accommodations~~accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~Applicants for detached care takers' residences shall demonstrate a need for the unit as part of the development review process. Detached caretaker's accessory dwelling units residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principal residence from an caretaker's accessory dwelling unit residence. Only one caretaker's accessory dwelling unit shall be allowed on the parcel. All such units shall be considered as part of the residential buildout allowed by this plan. A total of 50 such units may be allowed in the area of the Big Sur Land Use Plan.~~

Subsection N of Section 20.145.020 of the Monterey County Coastal Implementation Plan Part 3 is amended to read as follows:

N. Caretaker's Quarters is a permanent residences, secondary and accessory to an existing main residence, for persons employed exclusively on site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site. The caretaker's unit may not be rented let or leased. ~~[Repealed]~~.

Subsection C1 is added to Section 20.144.020 of the Coastal Implementation Plan Part 2 to read as follows:

C1. Accessory Dwelling Units are permanent residences, secondary to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented.

Subsection b of Subsection 4 of Subsection B of Section 20.145.140 of the Monterey County Costal Implementation Plan Part 3 is amended to read as follows:

b. ~~Caretaker's Quarters~~Accessory Dwelling Units shall not exceed 1,200 square feet in size. Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit. Only one accessory dwelling unit shall be allowed on the parcel. All such units shall be considered as part of the residential buildout allowed by this plan. A total of 50 such units may be allowed in the area of the Big Sur Land Use Plan. Accessory Dwelling Units shall not be permitted where it would cause a substantial adverse impact on resources at the site or in the area including but not limited to, locating a structure within the critical viewshed, environmentally sensitive habitat, on slopes, within 150 feet of rivers, streams, or creeks, or where it would adversely impact existing or planned public access.

- 1) ~~— The caretaker's quarters shall be a permanent residence, secondary and accessory to an existing main residence, to be inhabited by a person employed exclusively on the parcel.~~
- 2) ~~— The caretaker shall be employed exclusively on the parcel for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions specific to the site. As such, prior to the application being considered complete, the applicant for a caretaker unit shall provide evidence which demonstrates necessity for such unit by demonstrating that: 1) there is a security problem, or 2) some type of continuous care is required, and 3) the owner is unable to personally perform the needed function, or requires additional assistance to a sufficient degree to warrant a caretaker. Acceptable evidence shall include such items as a letter from a doctor stating medical needs, a letter from a police department describing the area's security problems, or employee job descriptions.~~

- 3) ~~One caretaker unit shall be allowed per parcel or per existing main residence.~~
- 4) ~~The minimum parcel size for establishment of a caretaker unit shall be 2 acres.~~
- 5) ~~During project review, pursuant to Section 20.140.080, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Big Sur Coast Land Use Plan and the standards of this ordinance.~~
- 6) ~~Caretaker units attached to the main residence are encouraged; however, the maximum building size for an attached or a detached caretaker unit shall be 850 square feet.~~
- 7) ~~The caretaker unit shall not be rented, leased or otherwise let.~~
- 8) ~~Subsequent subdivisions which divide a main residence from a caretaker's residence shall not be permitted.~~
- 9) ~~As a condition of project approval, the applicant shall record a deed restriction as a condition of project approval, pursuant to Section 20.142.130.B, prior to issuance of building permits, that the caretaker unit shall not be rented, leased, or let nor subsequently divided from the main residence. (Ref. Policy 5.4.3.I.2.e)~~
- 10) ~~A maximum of 50 caretaker units may be approved in the Big Sur Coast Land Use Plan, after the certification of the LUP. (Ref. LUP Table 1)~~

Subsection C of Subsection 2 of Subsection c of Section 20.145.150 of the Monterey County Coastal Implementation Plan Part 3 is amended to read as follows:

- c. Development of commercial, visitor-serving, and residential (more than one unit per parcel exclusive of ~~caretakers accessory dwelling units~~ or other non-principal residences) uses shall provide for dedicating and installing access through the parcel.

Subsection c of Subsection 2 of Subsection H of Section 4.4.3 of the Carmel Land Use Plan is amended to read as follows:

- c) Encourage the use of ~~caretaker's accommodations~~accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. It is preferred that these accommodations be attached to the principal residence. ~~Detached caretaker's houses~~accessory dwelling units shall not exceed ~~8501,200~~ square feet in size and shall be limited to parcels of 40 acres or greater. Subdivisions shall not be permitted to divide a principal residence from a ~~caretaker's house~~accessory dwelling unit. Additional

employee housing is permitted for priority uses (i.e. ranching) in one dormitory/bunkhouse or in temporary structures (i.e., mobile homes) consistent with all other plan policies. Only one ~~caretakers~~ accessory dwelling unit shall be allowed on a parcel.

Subsection 2 of Subsection E of Section 20.146.120 of the Monterey County Coastal Implementation Plan Part 4 is amended to read as follows:

2. ~~Caretakers quarters~~ Accessory dwelling units may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. ~~Caretakers quarters~~ Accessory dwelling units (attached and detached) are defined as “a permanent residence, secondary and accessory to an existing main structure, which provides complete independent living facilities for one or more persons, ~~for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site~~”. In the Carmel Area Land Use Plan area, the following criteria shall be used in applications for ~~detached caretakers’ residences~~ accessory dwelling units:
 - a. Only one ~~caretakers~~ accessory dwelling unit shall be allowed on a parcel.
 - b. The minimum lot size shall be 40 acres.
 - c. ~~Caretakers quarters~~ Accessory dwelling units shall not exceed ~~850~~ 1,200 square feet.
 - d. ~~Caretakers quarters shall be permitted only upon a clear demonstration of need by the property owner or resident. The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers’ unit include:~~
 - 1) ~~— a security problem on the site;~~
 - 2) ~~— a situation which requires continuous care (i.e. medical problems of an individual (s) or plants, animals, equipment storage)~~
 - 3) ~~— the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.~~

~~Acceptable evidence shall include (but is not limited to) such items as a letter from a doctor stating medical needs of an individual, a letter from a police department describing the area's security problems, or employee job descriptions of person intended to be housed in the caretakers' quarters.~~

- e. ~~Caretakers quarters~~ Accessory dwelling units shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.
- f. ~~Caretaker~~ Accessory dwelling units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Carmel Area Land Use Plan and this ordinance.
- g. A minimum of one off-street parking space shall be provided for the ~~caretaker~~ accessory dwelling unit.
- h. ~~One of the occupants of the caretakers quarters shall be employed on the property as their principal place of employment.~~
- i. Additional employee housing is permitted for priority uses (i.e. ranching) in one dormitory/bunkhouse or in temporary structures (i.e. mobile homes) consistent with all other plan policies.
- j. ~~The caretaker unit shall not be rented.~~
- k. ~~Prior to the issuance of building permits for caretakers quarters or use of an existing building for caretakers quarters, the property owner shall cause to be recorded a deed restriction reflecting the regulations applicable to the caretakers quarters. (Ref. Policy 4.4.3.H 2c)~~

Policy 78a of the Del Monte Forest Land Use Plan is amended to read as follows:

- 78a. Encourage the use of ~~caretakers' accommodations~~ accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~Applicants for detached caretakers' residences shall demonstrate a need for the unit as~~

part of the development review process. ~~Detached caretakers' residences~~ accessory dwelling units shall not exceed ~~850-1,200~~ square feet in size. Subdivisions shall not be permitted to divide a principle residence from ~~an accessory dwelling unit-caretakers' residence~~. Only one ~~caretakers' accessory dwelling~~ unit shall be allowed on the parcel.

Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies.

The Residential Land Use discussion of Chapter 3 of the Del Monte Forest Land Use Plan is amended to read as follows:

Residential Land Use

New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 du/acre), and medium density (maximum of 4 du/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories.

~~Caretakers units, servants quarters, and other separate houses, but not senior citizen units,~~ Accessory dwelling units are considered units of residential development for the purpose of calculating ~~density~~ buildout. The County shall not approve such units in excess of the ~~density~~ buildout allocated by this plan for each the Del Monte Forest Land Use planning area.

Subsection 1 of Subsection N of Section 20.147.020 of the Monterey County Coastal Implementation Plan Part 5 is amended to read as follows:

- 1) Residential Land Use: New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 dwelling unit/acre), and medium density (maximum of 4 dwelling unit/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories. ~~Caretakers units, servants quarters, and other separate houses, but not senior citizen units,~~ Accessory dwelling units are considered units of residential development for the purpose of calculating ~~density~~ buildout. The County shall not approve such units in excess of the ~~density~~ buildout allocated by this plan for each the Del Monte Forest Land Use planning area.

Subsection 4 of Subsection B of Section 20.147.090 of the Monterey County Coastal Implementation Plan Part 5 is amended to read as follows:

4. ~~Caretakers quarters~~Accessory dwelling units may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. ~~Caretakers quarters~~Accessory dwelling units (attached and detached) are defined as “a permanent residence, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented structure, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site”. In the Del Monte Forest Area Land Use Plan area, the following criteria shall be used in applications for ~~detached caretakers’ residences~~accessory dwelling units:

- a. One ~~caretaker~~accessory dwelling unit shall be allowed per lot, ~~subject to first obtaining a use permit as approved by the Zoning Administrator or Planning Commission, as applicable.~~
- b. The minimum lot size is two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.
- c. ~~Caretakers quarters~~Accessory dwelling units shall not exceed 850 square feet.
- d. ~~The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers’ unit include:~~
 - 1) ~~a security problem on the site;~~
 - 2) ~~a situation which requires continuous care (i.e. medical problems of an individual(s) or plants, animals, equipment storage)~~
 - 3) ~~the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.~~

- e. ~~Caretakers quarters~~Accessory dwelling units shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.
- f. ~~Caretaker~~Accessory dwelling units shall be excluded from density requirements. However, during the use-permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Del Monte Forest Land Use Plan and this ordinance.
- g. ~~One of the occupants of the caretakers quarters shall be employed on the property as their principal place of employment.~~
- h. A minimum of one off-street parking space shall be provided for the ~~caretaker~~accessory dwelling unit.
- i. Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies (Ref. Policy #78a Del Monte Forest Area Land Use Plan).
- j. ~~The caretaker unit shall not be rented.~~
- k. ~~Prior to the issuance of building permits for caretaker's quarters or use of an existing building for caretakers quarters, the property owner shall record deed restrictions reflecting the regulations applicable to the caretakers quarters.~~

Subsection N of Section 20.144.020 of Part 2 of the Monterey County Local Coastal Program is amended to read as follows:

- N. ~~Caretaker's Quarters is a permanent residences, secondary and accessory to an existing main residence, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site. The caretaker's unit may not be rented let or leased.~~[Repealed].

Subsection C1 is added to Section 20.144.020 of the Coastal Implementation Plan Part 2 to read as follows:

C1. Accessory dwelling units are permanent residences, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented.

Paragraph 2 of Subsection a of Subsection 3 of Section 20.144.140 of Part 2 of the Monterey County Local Coastal Program is amended to read as follows:

Between the time of LUP certification (June, 1982) and Coastal Implementation Plan preparation (July, 1987), a total of 168 lots were approved and a total of 119 final building permits were issued. As well, there were a total of 405 vacant residential parcels as of July, 1987. (These figures were calculated through use of County Planning Department and Assessor computer records.) Subtracting these figures from the 2,043 new lots or units provides the remaining build-out that may be permitted after County assumption of coastal development permitting authority, exclusive of one single family dwelling on a vacant lot of record. That remaining build-out figure is 1,351 new lots or units. This figure shall include ~~senior citizen units, caretaker~~ accessory dwelling units, multiple family dwellings, employee housing, and lots created through subdivision approved after County assumption of permitting authority, but shall exclude development of a single-family dwelling on a vacant lot of record. (Ref. Policy 2.5.3.A.2 & 4.3.3)

Subsection b of Subsection 3 of Section 20.144.140 of the Monterey County Local Coastal Program Part 2 is amended to read as follows:

b. ~~Caretaker's Quarters~~ Accessory Dwelling Units

- 1) ~~Caretaker quarters~~ Accessory dwelling units are defined as "a permanent residence, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented structure, for persons employed exclusively on site, for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions on the site."
- 2) Only one ~~caretaker unit~~ accessory dwelling unit per legal lot of record shall be allowed.
- 3) ~~The caretaker shall be employed exclusively on the parcel for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions specific to the site. As such, prior to the application being considered complete, the applicant for a caretaker unit shall provide evidence which demonstrates necessity for such unit by demonstrating that: 1)~~

there is a security problem, or 2) some type of continuous care is required, and 3) the owner is unable to personally perform the needed function, or requires additional assistance to a sufficient degree to warrant a caretaker. Acceptable evidence shall include such items as a letter from a doctor stating medical needs, a letter from a police department describing the area's security problems, or employee job descriptions.

- 4) The minimum lot size for establishment of an caretaker accessory dwelling unit shall be two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.
- 5) Caretaker Accessory dwelling units shall be subject to density requirements of the zoning district in which the parcel is located. During project review, pursuant to Section 20.140.080, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the development standards of this ordinance.
- 6) Caretaker Accessory dwelling units attached to the main residence are encouraged; however, the maximum building size for an attached or a detached caretaker unit shall be 850-1,200 square feet.
- 7) A minimum of one off-street parking space shall be provided for the caretaker accessory dwelling unit.
- 8) ~~The caretaker unit shall not be rented.~~
- 9) Subsequent subdivisions which divide a main residence from a caretaker's residence accessory dwelling unit shall not be permitted.
- 10) ~~The applicant shall record a deed restriction as a condition of project approval, pursuant to Section 20.142.130.B, stating that the caretaker unit shall not be rented and that a subsequent subdivision which divides a main residence from the caretaker's residence shall not be permitted.~~

Paragraph 2 of Section 5.1.2 of Chapter 5 of the Big Sur Land Use Plan is amended to read as follows:

A serious housing shortage exists for employees in Big Sur, particularly in the visitor industry. Because there is little housing available, employees have at times been forced to camp-out, live in cars, or move in with friends. The shortage of affordable housing has also made recruitment of skilled employees difficult. Several factors affect solutions to the housing problems: the costs of land and housing precludes the use of traditional housing assistance programs; and year-round employment is not at a high enough level to support traditional single and multiple family housing projects. Employee housing provided by an employer must be a primary source of affordable housing in the area.

~~Caretaker housing~~ Accessory dwelling unit housing, which has traditionally provided shelter from many long-time residents and employees, will also continue to be an important element of the affordable housing supply.

Paragraph 1 of Section 5.3.3 of Chapter 5 of the Big Sur Land Use Plan is amended to read as follows:

5.3.3 Summary of Development Potential

The plan permits development on existing vacant or partially developed parcels based on conformance to the standards of the plan. It is estimated that there are 800 such parcels and that approximately 100 new parcels could be created through subdivision. The plan also permits up to 50 ~~caretakers houses~~ accessory dwelling units. Expansion of lodging facilities in the Big Sur Valley, Lucia, Pacific Valley and Gorda is possible to some extent. Up to 50 hostel units can be constructed. Employee housing may also be constructed to serve commercial visitor-serving facilities and State and Forest Service facilities. The inn unit density standards are expected to hold inn development to less than 300 new units.

Subsection c of Subsection 2 of Subsection I of Section 5.4.3 of the Big Sur Land Use Plan is amended to read as follows:

- c) Encourage the use of ~~caretaker's accommodations~~ accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~Applicants for detached care takers' residences shall demonstrate a need for the unit as part of the development review process. Detached caretaker's accessory dwelling units residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principal residence from an caretaker's accessory dwelling unit residence. Only one caretaker's accessory dwelling unit shall be allowed on the parcel. All such units shall be considered as part of the residential buildout allowed by this plan. A total of 50 such units may be allowed in the area of the Big Sur Land Use Plan.~~

Subsection N of Section 20.145.020 of the Monterey County Coastal Implementation Plan Part 3 is amended to read as follows:

N. ~~Caretaker's Quarters is a permanent residences, secondary and accessory to an existing main residence, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site. The caretaker's unit may not be rented let or leased. [Repealed].~~

Subsection C1 is added to Section 20.144.020 of the Coastal Implementation Plan Part 2 to read as follows:

C1. Accessory Dwelling Units are permanent residences, secondary to an existing main dwelling which provides complete independent living facilities for one or

more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented.

Subsection b of Subsection 4 of Subsection B of Section 20.145.140 of the Monterey County Coastal Implementation Plan Part 3 is amended to read as follows:

- b. ~~Caretaker's Quarters~~Accessory Dwelling Units shall not exceed 1,200 square feet in size. Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit. Only one accessory dwelling unit shall be allowed on the parcel. All such units shall be considered as part of the residential buildout allowed by this plan. A total of 50 such units may be allowed in the area of the Big Sur Land Use Plan. Accessory Dwelling Units shall not be permitted where it would cause a substantial adverse impact on resources at the site or in the area including but not limited to, locating a structure within the critical viewshed, environmentally sensitive habitat, on slopes, within 150 feet of rivers, streams, or creeks, or where it would adversely impact existing or planned public access.
- 1) ~~The caretaker's quarters shall be a permanent residence, secondary and accessory to an existing main residence, to be inhabited by a person employed exclusively on the parcel.~~
 - 2) ~~The caretaker shall be employed exclusively on the parcel for purposes of security or to provide continuous care for persons, plants, animals, equipment, or other conditions specific to the site. As such, prior to the application being considered complete, the applicant for a caretaker unit shall provide evidence which demonstrates necessity for such unit by demonstrating that: 1) there is a security problem, or 2) some type of continuous care is required, and 3) the owner is unable to personally perform the needed function, or requires additional assistance to a sufficient degree to warrant a caretaker. Acceptable evidence shall include such items as a letter from a doctor stating medical needs, a letter from a police department describing the area's security problems, or employee job descriptions.~~
 - 3) ~~One caretaker unit shall be allowed per parcel or per existing main residence.~~
 - 4) ~~The minimum parcel size for establishment of a caretaker unit shall be 2 acres.~~
 - 5) ~~During project review, pursuant to Section 20.140.080, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Big Sur Coast Land Use Plan and the standards of this ordinance.~~
 - 6) ~~Caretaker units attached to the main residence are encouraged; however, the maximum building size for an attached or a detached caretaker unit shall be 850 square feet.~~
 - 7) ~~The caretaker unit shall not be rented, leased or otherwise let.~~

- 8) ~~Subsequent subdivisions which divide a main residence from a caretaker's residence shall not be permitted.~~
- 9) ~~As a condition of project approval, the applicant shall record a deed restriction as a condition of project approval, pursuant to Section 20.142.130.B, prior to issuance of building permits, that the caretaker unit shall not be rented, leased, or let nor subsequently divided from the main residence. (Ref. Policy 5.4.3.I.2.c)~~
- 10) ~~A maximum of 50 caretaker units may be approved in the Big Sur Coast Land Use Plan, after the certification of the LUP. (Ref. LUP Table 1)~~

Subsection C of Subsection 2 of Subsection c of Section 20.145.150 of the Monterey County Coastal Implementation Plan Part 3 is amended to read as follows:

- c. Development of commercial, visitor-serving, and residential (more than one unit per parcel exclusive of ~~caretakers accessory dwelling units~~ or other non-principal residences) uses shall provide for dedicating and installing access through the parcel.

Subsection c of Subsection 2 of Subsection H of Section 4.4.3 of the Carmel Land Use Plan is amended to read as follows:

- c) Encourage the use of ~~caretaker's accommodations~~accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. It is preferred that these accommodations be attached to the principal residence. ~~Detached caretaker's houses~~accessory dwelling units shall not exceed ~~850-1,200~~ square feet in size and shall be limited to parcels of 40 acres or greater. Subdivisions shall not be permitted to divide a principal residence from a ~~caretaker's house~~accessory dwelling unit. Additional employee housing is permitted for priority uses (i.e. ranching) in one dormitory/bunkhouse or in temporary structures (i.e., mobile homes) consistent with all other plan policies. Only one ~~caretakers accessory dwelling~~ unit shall be allowed on a parcel.

Subsection 2 of Subsection E of Section 20.146.120 of the Monterey County Coastal Implementation Plan Part 4 is amended to read as follows:

2. ~~Caretakers quarters~~Accessory dwelling units may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. ~~Caretakers quarters~~Accessory dwelling units (attached and detached) are defined as "a permanent

residence, secondary and accessory to an existing main structure, which provides complete independent living facilities for one or more persons. ~~for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site~~". In the Carmel Area Land Use Plan area, the following criteria shall be used in applications for ~~detached caretakers' residences~~ accessory dwelling units:

- a. Only one ~~caretakers~~ accessory dwelling unit shall be allowed on a parcel.
- b. The minimum lot size shall be 40 acres.
- c. ~~Caretakers quarters~~ Accessory dwelling units shall not exceed ~~850~~ 1,200 square feet.
- d. ~~Caretakers quarters shall be permitted only upon a clear demonstration of need by the property owner or resident. The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers' unit include:~~

- 1) ~~—— a security problem on the site;~~
- 2) ~~—— a situation which requires continuous care (i.e. medical problems of an individual (s) or plants, animals, equipment storage)~~
- 3) ~~—— the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.~~

~~Acceptable evidence shall include (but is not limited to) such items as a letter from a doctor stating medical needs of an individual, a letter from a police department describing the area's security problems, or employee job descriptions of person intended to be housed in the caretakers' quarters.~~

- e. ~~Caretakers quarters~~ Accessory dwelling units shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.

- f. ~~Caretaker~~ Accessory dwelling units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Carmel Area Land Use Plan and this ordinance.
- g. A minimum of one off-street parking space shall be provided for the ~~caretaker~~ accessory dwelling unit.
- h. ~~One of the occupants of the caretakers quarters shall be employed on the property as their principal place of employment.~~
- i. Additional employee housing is permitted for priority uses (i.e. ranching) in one dormitory/bunkhouse or in temporary structures (i.e. mobile homes) consistent with all other plan policies.
- j. ~~The caretaker unit shall not be rented.~~
- k. ~~Prior to the issuance of building permits for caretakers quarters or use of an existing building for caretakers quarters, the property owner shall cause to be recorded a deed restriction reflecting the regulations applicable to the caretakers quarters. (Ref. Policy 4.4.3.H 2c)~~

Policy 78a of the Del Monte Forest Land Use Plan is amended to read as follows:

- 78a. Encourage the use of ~~caretakers' accommodations~~ accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~Applicants for detached caretakers' residences shall demonstrate a need for the unit as part of the development review process. Detached caretakers' residences~~ accessory dwelling units shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principle residence from an accessory dwelling unit ~~caretakers' residence~~. Only one ~~caretakers' accessory dwelling unit~~ shall be allowed on the parcel.

Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies.

The Residential Land Use discussion of Chapter 3 of the Del Monte Forest Land Use Plan is amended to read as follows:

Residential Land Use

New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 du/acre), and medium density (maximum of 4 du/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories.

~~Caretakers units, servants quarters, and other separate houses, but not senior citizen units,~~Accessory dwelling units are considered units of residential development for the purpose of calculating density buildout. The County shall not approve such units in excess of the density buildout allocated by this plan for ~~each~~the Del Monte Forest Land Use planning area.

Subsection 1 of Subsection N of Section 20.147.020 of the Monterey County Coastal Implementation Plan Part 5 is amended to read as follows:

- 1) Residential Land Use: New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 dwelling unit/acre), and medium density (maximum of 4 dwelling unit/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories. ~~Caretakers units, servants quarters, and other separate houses, but not senior citizen units,~~Accessory dwelling units are considered units of residential development for the purpose of calculating density buildout. The County shall not approve such units in excess of the density buildout allocated by this plan for ~~each~~the Del Monte Forest Land Use planning area.

Subsection 4 of Subsection B of Section 20.147.090 of the Monterey County Coastal Implementation Plan Part 5 is amended to read as follows:

4. ~~Caretakers quarters~~Accessory dwelling units may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. ~~Caretakers quarters~~Accessory dwelling units (attached and detached) are defined as "a permanent residence, secondary and accessory to an existing main dwelling which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and may be rented ~~structure, for persons employed exclusively on-site, for purposes of security or~~

~~to provide continuous care for persons, plants, animals, equipment or other conditions on the site".~~ In the Del Monte Forest Area Land Use Plan area, the following criteria shall be used in applications for ~~detached caretakers' residences~~accessory dwelling units:

- a. ~~One caretaker accessory dwelling unit shall be allowed per lot, subject to first obtaining a use permit as approved by the Zoning Administrator or Planning Commission, as applicable.~~
- b. The minimum lot size is two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.
- c. ~~Caretakers quarters~~Accessory dwelling units shall not exceed ~~850~~1,200 square feet.
- d. ~~The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers; unit include:~~
 - ~~1) a security problem on the site;~~
 - ~~2) a situation which requires continuous care (i.e. medical problems of an individual(s) or plants, animals, equipment storage)~~
 - ~~3) the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.~~
- e. ~~Caretakers quarters~~Accessory dwelling units shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.
- f. ~~Caretaker~~Accessory dwelling units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Del Monte Forest Land Use Plan and this ordinance.

- g. ~~One of the occupants of the caretakers quarters shall be employed on the property as their principal place of employment.~~
- h. A minimum of one off-street parking space shall be provided for the caretaker accessory dwelling unit.
- i. Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies (Ref. Policy #78a Del Monte Forest Area Land Use Plan).
- j. ~~The caretaker unit shall not be rented.~~
- k. ~~Prior to the issuance of building permits for caretaker's quarters or use of an existing building for caretakers quarters, the property owner shall record deed restrictions reflecting the regulations applicable to the caretakers quarters.~~