

Accessory Dwelling Unit Policies and Programs

Planning Commission

September 8, 2020

Accessory Dwelling Units

- ADUs are smaller, independent residential units located on the same lot as an existing housing unit



- Junior ADUs (JADUs) are ADUs that are 500 square feet or smaller and can only be attached to a single-family dwelling unit



State Legislation prohibits:

- Minimum lot size
- Owner-occupancy requirements
- Cities from denying ADUs with 16-foot heights or 4-foot side and rear yard setbacks

ADU Policies and Programs

ADU Ordinance Amendment

- Objective Design Standards
- Inclusion of Altos de Monterey and Mission Street Specific Plan as eligible zones
- Other amendments

Housing Element Policies and Programs

- Two ADUs or a Duplex
- ADU Amnesty Program
- Streamlined Application
- Homeowner Assistance
- Fee Reduction Program
- Monitoring Program
- Education and Promotion Program

August 11, 2020 Planning Commission Recap

Eligible Zones

- Allow ADUs in the Altos de Monterey
- Consider allowing ADUs in the Mission Street Specific Plan for existing single/multi-family residents or mixed use areas where residential use is permissible

Location on Site

- Allow ADUs over a detached garage if they meet objective design standards

Height/Setbacks

- Allow reduced setbacks that align with the primary structure of 4-feet (whichever is less)

Interior Facility

- Allow ADUs to have a maximum of two bedrooms

Utilities

- Allow ADUs to have a separate utilities

Entrance/Visibility

- Remove the requirement for ADU entrances to not be visible from the public right-of-way

August 11, 2020 Planning Commission Recap

Need for a citywide Short-Term Rental Policy

Preference for objective design standards or prototypical layouts over standardized plans

Need to balance objective design standards with flexibility to promote ADUs

Need to manage parking supply created by ADUs

Interest in facilitating ADU development as a means to meet the City's RHNA allocation

Two ADUs or Duplexes

Allowing a single-family residence to have two ADUs or two JADUs

Allowing the conversion of a Single Family zoned property to convert to a duplex if and only if an ADU or JADU is simultaneously developed as a deed restricted affordable unit

- Would provide additional affordable housing units

ADU Amnesty Program (non-historic properties)

Provide owners of an existing unpermitted ADU with an opportunity and streamlined process to bring their unit into compliance without code enforcement action, if the ADU is deed restricted as affordable

- The City could count the existing unit towards its RHNA allocation

Streamlined Application Process

Objective design guidelines for ADUs

Architectural design resources to help homeowners save time and money

Guidance for historic properties

Shortened ADU processing timeframes

- Will make it easier and more likely for homeowners to build an ADU

Homeowner Assistance Resources

Provide homeowners with a list of resources including architects, builders, and lenders

Additional resources could be provided to homeowners who commit to renting at affordable rates

- Would help make it easier and more likely for homeowners to build ADUs

Fee Reduction Program

Conduct fee studies to identify opportunities for permit fee or impact fee reductions for ADUs and/or affordable housing units

- Would help reduce cost constraints to building an ADU

Monitoring Program

Some form of monitoring will be required by HCD

- Tracking ADU creation, loss, affordability and occupancy certificates will help the City identify potential opportunities and constraints towards the development of ADUs

Education and Promotion Program

Provide homeowner outreach and promotional materials regarding ADU and Junior ADU opportunities, incentives, and new policies and programs

- Will help educate residents about the benefits, opportunities, and resources that are available to them to make it easier for them to build an ADU

Next Steps

October/November 2020: Draft ADU Ordinance presentation to the Planning Commission

November 2020: First Reading and Introduction of the Revised ADU Ordinance by City Council

December 2020: Second Reading and Adoption of the Revised ADU Ordinance by City Council

January-March 2021: Submit Draft Housing Element to HCD including additional ADU Policies and Programs