



# Planning Commission

October 25, 2016

Public Hearing

Accessory Dwelling Units (ADU)  
and Junior Accessory Dwelling  
Units (JADU)

# Housing Element

**Goal H-2 Use land efficiently and sustainably.**

Develop a variety of housing to meet community needs and to promote sustainability

**Policy H-2.15 Second Dwelling Units.** Encourage well-designed, legal second units in all residential neighborhoods.

**Implementation Program H-2.15.a Second Unit Ordinance.** Continue to implement the Second Unit Ordinance.

**Implementation Program H-2.15.b Junior Second Units.** Review and adopt standards to allow the creation of junior second units...

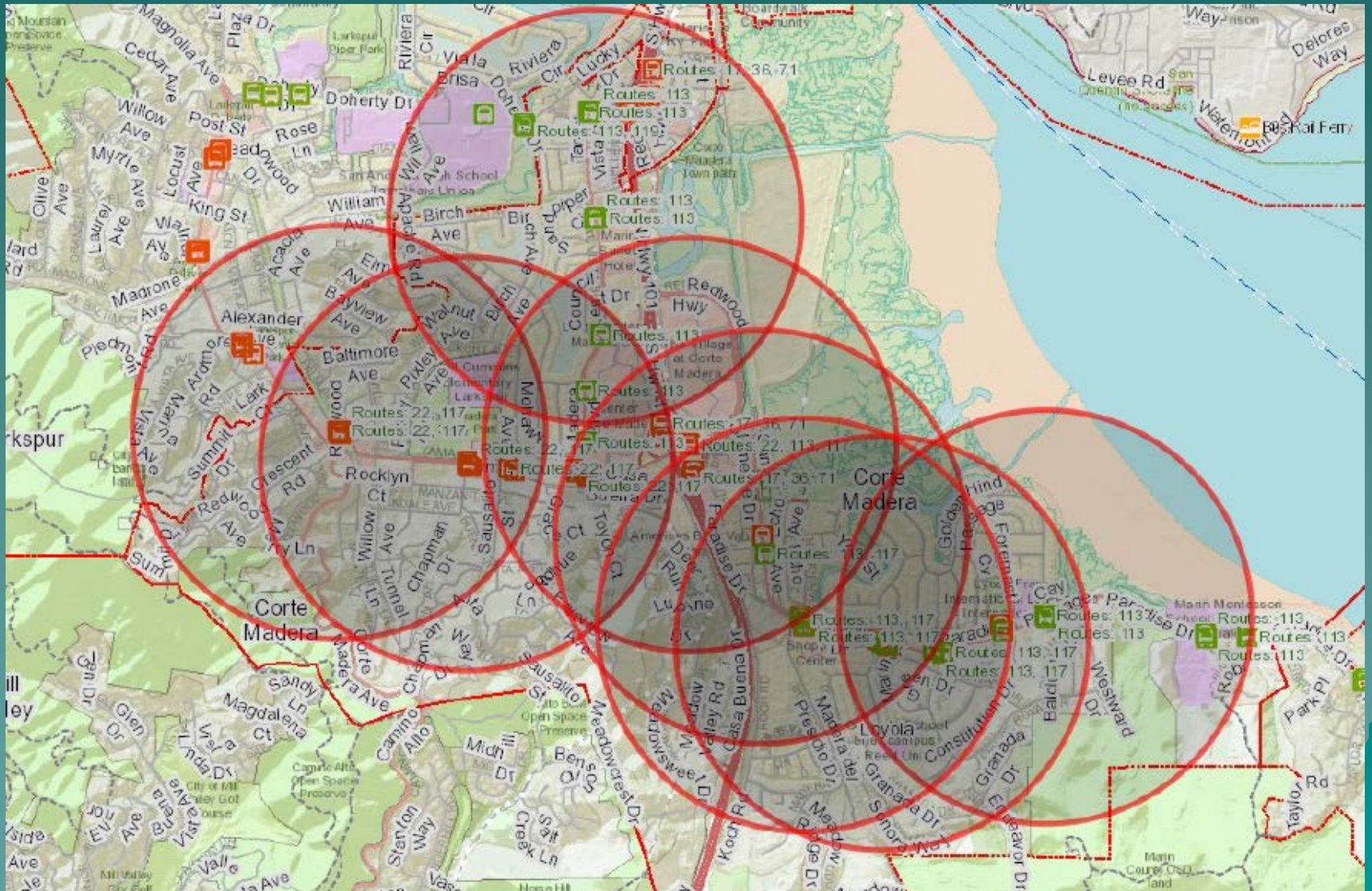
# ADU - Required Amendments

## ◆ Parking (Attachment 4 – Page 4)

– Not required for an ADU in any of the following instances:

- ◆ The ADU is located within one-half mile of public transit.
- ◆ The ADU is located within an architecturally and historically significant historic district
- ◆ The ADU is part of the existing primary residence or an existing accessory structure
- ◆ When on-street parking permits are required but not offered to the occupant of the ADU
- ◆ When there is a car share vehicle located within one block of the accessory dwelling unit

# Properties Within ½ mile of a Transit Stop





# ADU - Required Amendments

- ◆ Rental and Sale
- ◆ Chapter 18.20 Parking
- ◆ Chapter 18.04 Definitions

# ADU - Elective Amendments

- ◆ Permitted Zones
  - ◆ Landscaping
  - ◆ Size of Unit
  - ◆ Elevation
  - ◆ Rental
  - ◆ Appeals
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# Other Changes

- ◆ ADU shall not be required to provide fire sprinklers if they are not required for the primary residence
- ◆ ADU shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer
- ◆ For ADU created within an existing structure, a local agency shall not require the applicant to install a new or separate utility connection directly between the ADU and the utility or impose a related connection fee or capacity charge.
- ◆ For ADU created through the addition of new floor area, a local agency may require a new or separate utility connection directly between the ADU and the utility.

# Junior Accessory Dwelling Units (JADU)

- ◆ Housing Element
- ◆ State - AB 2406
- ◆ Other Additions
  - Parking
    - ◆ Correction of non-conforming parking at primary unit
    - ◆ Reconstruction / remodel / expansion of primary dwelling must adhere to parking requirements of the primary unit
  - Rentals
    - ◆ Shall not be rented for less than thirty consecutive days
  - Christmas Tree Hill
    - ◆ Regulations consistent with those applicable to ADU