


April 10, 2018



City Council
Accessory Dwelling
Units
Ordinance “A” & “B”

DEVELOPMENT SERVICES DEPARTMENT

Background

- **January 2017: Senate Bill 1069, Assembly Bill 2299, and Assembly Bill 2406**
- **Require a ministerial approval process for ADUs and Junior Accessory Dwelling Units (JADUs)**
- **CV's ADU Ord null and void**
- **January 2018, Senate Bill 229; and Assembly Bill 494**
- **Allow ADUs on lots with a proposed or existing primary residence, and**
- **Limited or no parking requirement**

Purpose




- **Comply with State law**
- **Maintain local regulatory control**

An aerial photograph of a city, likely San Francisco, showing a dense urban area with a winding road and a river or canal. In the background, there are large, dark, rolling hills or mountains under a clear sky. The text 'Regulations Summary' is overlaid in a large, bold, blue font with a white outline.

Regulations Summary

- **Nomenclature change**
- **Allowed in multi-family zones**
- **No minimum lot size requirement**
- **Maximum unit size of 1200 sq ft**
- **No garage replacement required**
- **Replacement parking in any configuration**

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- An aerial photograph of a city, likely San Francisco, showing a dense residential area with a winding road and a large body of water in the distance. The city is set against a backdrop of rolling hills and mountains under a clear sky. The image is overlaid with a semi-transparent dark blue rectangle containing a list of bullet points.
- **No required parking**
 - **Existing garages can be converted to an ADU and maintain the existing setback**
 - **5 ft setback above an existing garage**
 - **Other accessory structures**
 - **ADUs subject to design standards**
 - **City can require owner-occupancy**
 - **Cannot be sold separately**

Junior Accessory Dwelling Units

- They are limited to 500 sf in size and must be within the primary dwelling
- Can have independent or share sanitation features
- Only one per lot
- Owner-occupancy is required
- Cannot be sold separately
- A separate entrance from the primary dwelling
- No additional parking is required and
- Several other provisions listed in the ordinance

Related Amendments



- 19.04 (Definitions)
- 19.20 (Agricultural Zone)
- 19.22 (Residential Estates Zone)
- 19.24 (Single-Family Residence Zone)
- 19.26 (One- and Two-Family Residence Zone)
- 19.28 (Apartment Residential Zone)
- 19.48 (Planned Community Zone)



Ordinance “B”

**Waiving Residential Construction Tax
(RCT) CVMC 3.32 &
Parkland Acquisition and Development
(PAD) In-lieu Fees CVMC 17.10 for ADUs**



Waiver is 38% Reduction of Impact Fees on ADU Permits



▶ Example ADU Impact Fees & RCT (west of I-805):

Without Ordinance B	
PFDIF (multi-family)	\$9,950
WTDIF (medium density)	\$3,408
Traffic Sig. (med. density)	\$310
RCT (Condo. 2-bed)	\$400
West PAD (multi-family)	\$7,988
Total	\$22,056

With Ordinance B	
PFDIF (multi-family)	\$9,950
WTDIF (medium density)	\$3,408
Traffic Sig. (med. density)	\$310
RCT (Condo. 2-bed)	\$0
West PAD (multi-family)	\$0
Total	\$13,668

▶ Discount of about \$8,500

Recommendation

- Adopt Ordinance “A” amending Section 19.58.022 and CVMC sections that allow residential uses.
- Adopt Ordinance “B” amending CVMC Chapters 3.32 (Residential Construction Tax) and 17.10 (Parklands and Public Facilities).

Questions?

