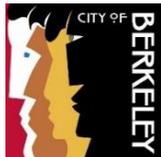


Item 10 B | Presentation, Planning Commission
June 4, 2025

Accessory Dwelling Units Ordinance Amendments



Branka Tatarevic, Associate Planner

Agenda

- **Background**
- **Proposed Changes**
- **Staff Recommendation**
- **Q&A**

Planning Commission Input – March 5, 2025

The Commission:

Received a report on:

- HCD's May 2024 letter
- Recent State ADU law changes

Provided direction to staff to:

- Bring the ordinance into compliance with State law
- Incorporate HCD's additional recommendations

Proposed Changes – Commission Input

Allows:

SFR lots: 1 conversion ADU, 1 new construction ADU, 1 JADU

Multifamily lots: up to 8 detached ADUs + 25% interior ADUs

Removes:

Front setback and building separation standards

“legally established” requirement for conversion ADUs

Adds:

150 sq ft ingress/egress allowance for conversion ADUs

Proposed Changes – State Law

- **Clarifies ministerial ADU review and 60-day decision timeline**
- **Adds denial notice requirement (Gov. Code § 66317(b))**
- **Updates parking exemption and public transit definitions**
- **Adds references to new Gov. Code §§ 66314–66341**

Proposed Changes – Technical Edits

- **Updates outdated Government Code references**
- **Removes terms like “duplex” for consistency**
- **Clarifies deed restriction and separate sale provisions**

Staff Recommendation

Staff recommends the Commission:

Conduct a public hearing

Receive public comment

Recommend Council adopt the ordinance to:

- Comply with State law
- Address HCD feedback

Internal

Thank you!

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