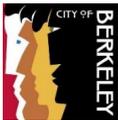


Item 10 A | Presentation, Planning Commission
July 16, 2025

ADU Ordinance Amendment: Off-Street Parking



Justin Horner, Principal Planner

Agenda

I. Background

II. Proposed Change

III. Staff Recommendation

Internal

I. Background

January 2025 HCD ADU Handbook:

A local agency **may not impose** development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subs. (a), (b).) This includes, but is not limited to, **parking**, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.).

Land Use	Number of Required Off-Street Parking Spaces
Accessory Dwelling Unit	<p><u>Junior ADU</u>: None required</p> <p><u>ADU outside of Hillside Overlay</u>: None required</p> <p>ADU within Hillside Overlay: 1 per ADU unless the parcel satisfies the criteria in subdivision (a) of Government Code Section 66322, using the definition of public transit as established in subdivision (l) of Government Code 66313.</p>

Staff Recommendation

- Conduct a public hearing, receive public comment, and upon conclusion, make a recommendation to the City Council to adopt the proposed amendment.

Alternate Consideration

- Remove existing parking requirements *only* for State-mandated ADUs and maintain parking requirement for larger ADUs.

Internal

Thank you!

Justin Horner, Principal Planner
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Internal

	State Mandated	July 29 th CC Packet
Height, Detached ADUs		
Lot with new/existing SFH or multifamily unit	16 ft	25 ft
Lot with new/existing SFH or multi-family unit within 0.5 miles of major transit stop or High Quality Transit Corridor	18 ft	
Lot with new/existing multifamily, multi-story dwelling	18 ft	
Height, Attached ADUs	25 ft or height limit applicable to the existing building, whichever is lower	
Height, Number of Stories	No limit allowed	No limit proposed
Maximum Size	800 sf	1,200 sf
Setbacks		
Side	4 ft	4 ft
Rear	4 ft	4 ft
Off-Street Parking	Cannot require	None required