

Local Coastal Program Amendment 18-002 and Zone Text Amendment 18-004

Accessory Dwelling Unit (ADU) Regulations

Accessory Dwelling Unit (ADU)

- New State regulations supersede City's regulations on second units
- Requirements of Coastal Act not superseded – CDP still required
- Processed administratively without public hearing and within 120 days of completed application
- City allows both second unit and guest houses (no kitchen)
- No changes proposed for guest houses

Accessory Dwelling Unit (ADU)

- Consistency changes – references to second units changed to ADU - MMC & LCP
- Must meet Building Code and Environmental Health Approval required
- Must meet LCP requirements for protection of ESHA, bluffs, public views, and view corridors and MMC private primary views
- Junior ADU Ordinance – Optional

Standard	State Standard	Existing Standard	Proposed Standard
Location	<p>Single-family or multi-family</p> <p>Located on same lot as existing or proposed single-family dwelling</p>	<p>2nd units allowed in RR, SF, MF, MFBF and PD zones</p> <p>Clustered with primary unit to minimize fuel modification</p>	<p>No change in allowed zones</p> <p>No change in clustering requirements or other resource protection standards</p>
Unit Size	<p>Attached: up to 50% of existing living area; maximum 1,200 sq. ft.</p> <p>Detached: 1,200 sq. ft. maximum</p>	<p>900 sq. ft. for second unit, with 400 sq. ft. garage</p> <p>No difference between attached or detached</p>	<p>Attached: up to 50% of existing living area of primary residence; up to 900 sq. ft. maximum, plus 400 sq. ft. garage</p> <p>Detached: 900 sq. ft. maximum plus 400 sq. ft. garage</p>

Standard	State Standard	Existing Standard	Proposed Standard
Number	Minimum one per lot	Maximum one per lot	No change
Passageway	Cannot be required between street and ADU	Not addressed	Cannot be required between main street and ADU unless required by Fire Dept.
Setbacks	<p>No setback for existing garage converted to ADU</p> <p>Must meet Building/Fire Code</p> <p>5 feet from a side or rear lot line constructed above a garage</p>	<p>Remodel of existing garage can maintain setbacks with Fire Dept. approval and less than 50% walls demolished</p> <p>Additions of 2nd unit above existing garage must meet setbacks</p>	<p>No change</p> <p>5 feet from a side or rear lot line constructed above a garage</p>

Standard	State Standard	Existing Standard	Proposed Standard
Parking	<p>Maximum one space</p> <p>Covered, uncovered, tandem parking on a driveway or with mechanical lifts</p> <p>No parking required if the unit is located within:</p> <ul style="list-style-type: none"> - 1/2 mile from a public transit stop - an historic district - an existing primary residence or an existing accessory structure - an area where on-street parking permits are required but are not offered to the ADU occupant - one block of a car share service 	<p>One parking space for second unit (enclosed or unenclosed)</p>	<p>Maximum one space</p> <p>Covered, uncovered, or tandem parking on a driveway - Mechanical lifts not allowed</p> <p>No parking required if the unit is located within:</p> <ul style="list-style-type: none"> - 1/2 mile from a public transit stop as measured by actual walking distance - an existing primary residence or an existing accessory structure - an area where on-street parking permits are required but are not offered to the ADU occupant - one block of a car share service

Standard	State Standard	Existing Standard	Proposed Standard
Fire Sprinklers	No fire sprinklers if they not required for the principal residence	Fire Dept. currently requires fire sprinklers in all single-family dwellings and so they would be required in ADU	No change
Utilities	<p>In existing house - not subject to new water connection fee</p> <p>Connection fees - proportionate to the impact of the unit based on either its size or number of plumbing fixtures</p>	Current policy/regulations	<p>In existing house - not subject to new water connection fee</p> <p>Connection fees - proportionate to the impact of the ADU based on either its size or number of plumbing fixtures</p>

Standard	State Standard	Existing Standard	Proposed Standard
Garage Conversion	Replacement spaces - on the same lot including but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or the use of mechanical automobile lifts	Must meet current code, i.e. if enclosed parking, must be replaced with enclosed parking	Require replacement parking, as enclosed, unenclosed, or tandem. Use of mechanical automobile lifts not allowed
Owner Occupancy	Not required	Not required	No Change
Rental	Allowed	Allowed both short and long term	Allowed both short and long term
Deed Restriction	Not Required	Not Required	No Change

Proposed definition of car share vehicle

"Car share vehicle" means a motor vehicle that is operated as part of a regional fleet by a public or private car-sharing company or organization and provides hourly or daily service.

Summary

Provide Recommendations on ADU Regulations and Direct Staff to Prepare a Resolution for Adoption with Recommendation to City Council