

# ADU Workshop

August 16, 2018

# Two Topics for Meeting

- Custom Homes on Landmark
  - New City ADU Ordinance

# ADU Definition

- *Accessory dwelling unit” means a residential dwelling unit attached to or detached from the primary single-family residential dwelling unit on the same property which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation*

# ADU Survey Results

- Allow: 8 %
- Allow with Conditions: 33%
- Don't Allow: 54%
- Need more Information: 5%

-Other-

- Require Notification: 51%
- Family Members only: 58%
- Owner Occupancy Required: 68 %
- No Restrictions: 7%

# Custom Home Plans

## 1607 Landmark

- 5800 Sq. Ft.
- 4 Bed House; 3 Bed ADU; 1 Bed Guest House
- Parking: 4 covered; 5 uncovered

## 1601 Landmark

- 4000 Sq. Ft.
- 4 Bed House; 1 Bed ADU
- Parking: 3 covered; 2 uncovered

# What did HARC Review?

## Initial Concerns

- Roofing Material
- Parking
- 3 Bed ADU + Guest House
- Driveway Surface/Runoff
- Landscaping (Trees)

## Builder-Agreed Changes

- Improved Roof Material (Tile)
- Added 2 Parking Spaces
- Different Trees

# HARC Review (Cont.)

- Unresolved: Owner Occupancy
- CC&Rs prevent short-term rentals
- No Authority for HARC to Deny ADUs
- Review Completed in April

# What about the City's Review of Homes?

- Ongoing – Planning and Public Works Involved
  - Public Works for Driveway Runoff issues
- Plans being reviewed under State ADU Law
- Under State Law
  - City Cannot Prohibit ADUs
  - Max. ADU Size: 1,200 Sq. Ft.
  - Parking: 1 space per ADU (can be on driveway)
  - Design compatible with main house
  - Owner-Occupancy & Short-Term Rentals: Up to City



# CC&Rs – Strengths and Weaknesses

- Second Family Residential Units allowed
- Guest Houses allowed
- No provision to prevent ADUs outright
- No lease restrictions
- No garage conversions allowed
- No short-term rentals allowed
- No parking other than on driveway
- No commercial uses allowed

# What will City Ordinance Do?

- Will not affect 1601 and 1607 Custom Homes
- Cannot prohibit ADUs
- Provides some “tweaks” to State Law:
  - Minimum Lot Size for ADU: 4,500 Sq. Ft.
  - Maximum ADU Size: 1,000 Sq. Ft.
  - Parking: Main house needs 2 spaces, 1 covered
  - Owner Occupancy: Not Decided
  - Short-Term Rentals: Prohibited

# Discussion/Suggestions

- Questions for City Meeting in HB (August 21)
  - Comments on City Ordinance