

HPOA BOARD MEETING

SEPTEMBER 18, 2018



HIDDENBROOKE PROPERTY OWNERS ASSOCIATION

CITY ADU ORDINANCE

- Council will discuss on September 25
- Taken off Consent Calendar; now an Action Item
- Key protections for HOAs not in Ordinance
 - Owner-Occupancy of ADU or main home
 - Deed Restrictions requiring Owner Occupancy by future owners of ADU Home
- Other cities require Owner Occupancy – Fairfield, Benicia, American Canyon
- Ordinance will have no impact on Custom Home projects

NEW ACCESSORY DWELLING UNIT (ADU) RULES



ADU COMPONENT/FEATURE	CITY ORDINANCE	NEW RULE
Type of ADU	Attached, detached or within a home	Same
Minimum Lot Size	4,500 Sq Ft	0.25 acres (10,900 Sq ft)
Maximum Height	25 Ft	Not higher than the house
Detached ADU Location <ul style="list-style-type: none">Existing Production Home	Not specified	Rear Yard



ADU COMPONENT/FEATURE	CITY ORDINANCE	NEW RULE
Detached ADU Location • Custom Home		Side or Rear yard
ADU Size	1,000 Sq Ft or 50% of floor area of residential unit if attached or built inside	800 Sq Ft
Number of Bedrooms	Not specified	One (1) bedroom allowed
Design Standards	Compatibility with existing design features	Compatibility with existing design features (roof, trim, windows, doors, paint color, siding, etc).



ADU COMPONENT/FEATURE	CITY ORDINANCE	NEW RULE
Setbacks -Attached or Detached	5 Ft from rear and side property lines. Also 5 Ft from main house for detached ADU	5 Ft. from property line (same as current Design Guidelines)
View Corridors (???)	None	An ADU may not obstruct the view corridor of a neighboring home
Garage Conversion to ADU	Allowed	<ul style="list-style-type: none"> • Not allowed per CC&R section 4.1.11 • No portion of an existing garage may be used as part of an ADU



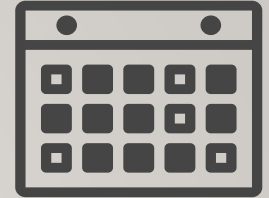
ADU COMPONENT/FEATURE	CITY ORDINANCE	NEW RULE
Parking Requirements <ul style="list-style-type: none"> Existing Homes 	One additional space per ADU; may be tandem parking on driveway	<ul style="list-style-type: none"> Same All ADU and owner vehicles must be contained in driveway and garage(s)
Parking Requirements <ul style="list-style-type: none"> Custom Homes 	Not specified	One covered space per ADU plus 2-3 covered for the home, depending on number of bedrooms
Prohibition of Multiple ADUs/Guest Houses on one lot	No more than one ADU per lot	No more than one ADU or Guest House per lot



ADU COMPONENT/FEATURE	CITY ORDINANCE	NEW RULE
Rentals	<ul style="list-style-type: none"> -Owner occupancy not required (current) -No short term rentals 	<p>An ADU may be rented if</p> <ul style="list-style-type: none"> a) the Owner of the Lot resides in the primary residence b) Only one lease allowed per Lot c) No short term rentals (CC&Rs)
Proof of Notification		<p>When submitting an application to HARC for any ADU, owners must first provide notification to all neighbors within 500 ft. of their home</p>
Fines		<p>\$100 per day for a violation of the Rules</p>



NEXT MEETINGS...



-
- SEPTEMBER 25: COUNCIL MEETING RE. CITY ADU ORDINANCE
 - OCTOBER 10: HARC MEETING
 - Next BOARD MEETING: To be Determined