

# HOUSING/ADU STUDY SESSION

PLANNING COMMISSION JUNE 10, 2020

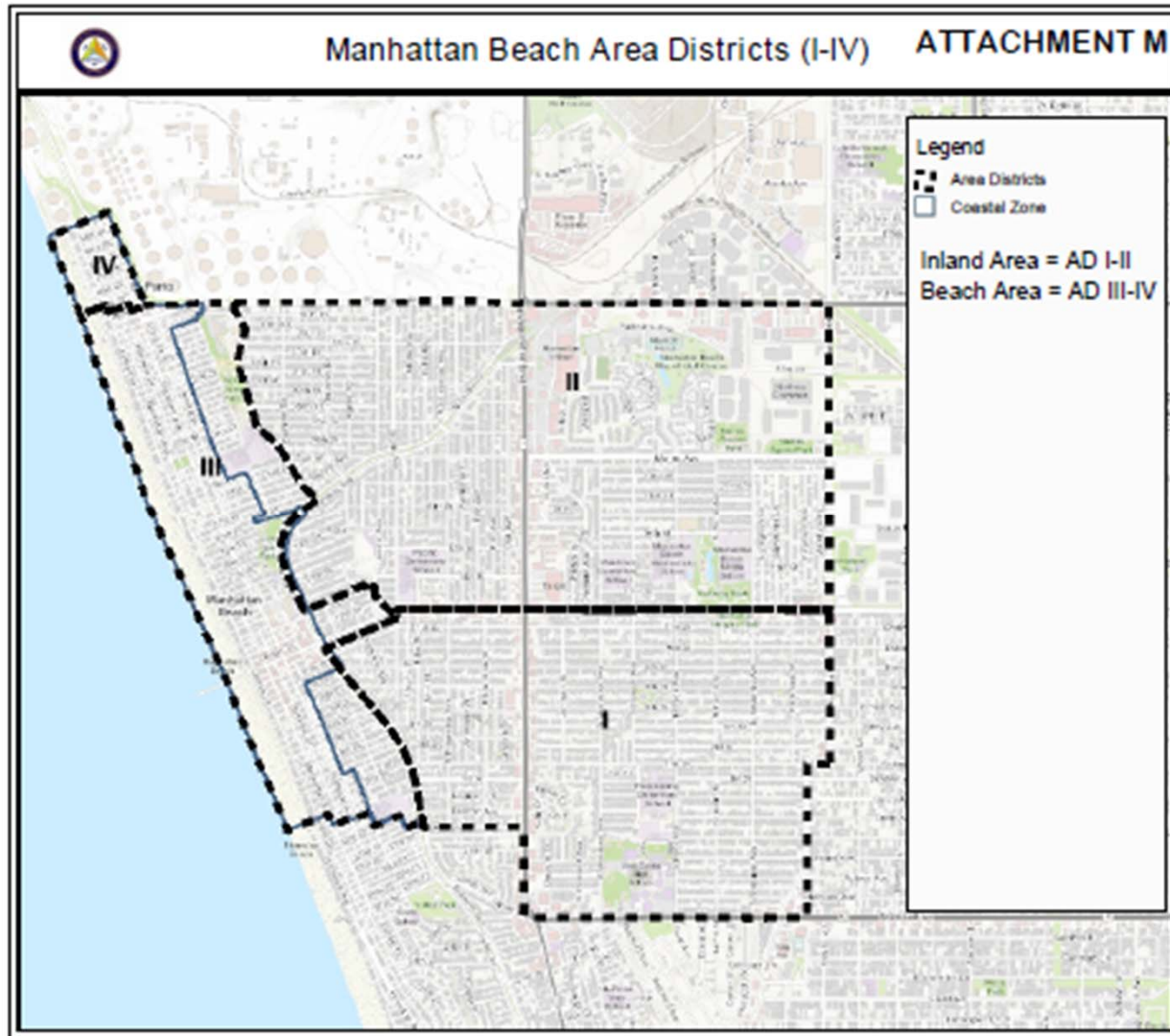


# BACKGROUND

- New State Housing Regulations in effect 1/1/20
- Housing Replacement and Accessory Dwelling Unit Urgency Ordinances Adopted by City Council
- Dwelling Units can no longer be demolished without being replaced on-site
- ADUs have even less restriction than previous few years when ADUs/JADUs first mandated by the State
- Permanent Ordinances must be adopted by 12/15/20



# AREA DISTRICTS



# CHANGES TO ADU REGULATIONS

- Maximum ADU areas set at 1,000, 850, and 800 sq. ft., changing City-established maximum of 700 sq. ft.
- Parking not required to be replaced when garage converted to ADU



# ADU ADJUSTMENTS NEEDED

- Maximum Accessory Building Area
  - City Maximum is 900 sf for small-to-medium size sites
  - Clarification needed for ADU cases
- Resulting Parking Conditions
  - Code prohibits parking in setbacks
  - Garage conversions will leave remnant driveways and other parking issues
- Kitchen/Cooking facilities need better definition



# ADDING ADU'S – BEACH AREA

Addition of ADU/JADU Options - Beach Area

Primary Units	SFR + Detached ADU	SFR + Attached ADU	SFR + JADU	SFR + JADU + Detached ADU	SFR + Multiple ADUs	SFR + Multiple JADUs	Two Primary Units + ADU	Two Primary Units + JADU	Two Primary Units + ADU + JADU	Two Primary Units + Multiple ADUs	Two Primary Units + Multiple JADUs	Two or More Pre-Existing Primary Units + ADU + Common Area to ADU or JADU	Two or More Pre-Existing Primary Units + One or Two Detached ADUs
SFR	Yes	No	No	No	No	No	-	-	-	-	-	-	-
Two or More Primary Units	-	-	-	-	-	-	No	No	No	No	No	Yes	Yes

\*Things to Remember:

- 1) Primary Unit includes apartments and condos
- 2) JADUs are always attached to the primary unit





# ADDING ADU'S - INLAND

## Addition of ADU/JADU Options - Inland

Primary Units	SFR + Detached ADU	SFR + Attached ADU	SFR + JADU	SFR + JADU + Detached ADU	SFR + Multiple ADUs	SFR + Multiple JADUs	Two Primary Units + ADU	Two Primary Units + JADU	Two Primary Units + ADU + JADU	Two Primary Units + Multiple ADUs	Two Primary Units + Multiple JADUs	Two or More Pre-Existing Primary Units + Converted Common Area to ADU or JADU	Two or More Pre-Existing Primary Units + One or Two Detached ADUs
SFR	Yes	Yes	Yes	Yes	No	No	-	-	-	-	-	-	-
Two or More Primary Units	-	-	-	-	-	-	No	No	No	No	No	Yes	Yes

**\*Things to Remember:**

- 1) Primary Unit includes apartments and condos
- 2) JADUs are always attached to the primary unit



# DWELLING REPLACEMENT ISSUES

- Nonconforming quantities of dwellings must be maintained. Provisions needed to remodel or replace those dwellings.
- Some multi-dwelling sites may not have adequate access for required parking.
- Replacement of dwellings with ADU's more difficult in Beach Area.
  - Generally prohibited (but one JADU permitted)
  - Exception for ADU if detached
  - Condo corner walk-street exception negated





# DWELLING REPLACEMENT- INLAND

Minimum Dwelling Replacement Options - Inland

Existing Permitted Development (includes ADUs) To Be Demolished	Replacement Options																		Comments	
	SFR	SFR + Detached ADU	SFR + Attached ADU	SFR + JADU	SFR + Detached ADU + JADU	SFR + Attached ADU + JADU	SFRS + Multiple ADUs	SFR + ADU + Multiple JADUs	Two Primary Units	Two Primary Units + ADU	Two Primary Units + JADU	Two Primary Units + ADU + JADU	Two Primary Units + Multiple ADUs	Two Primary Units + ADU + Multiple JADUs	Three Primary Units	Three or More Primary Units + JADU	Four or More Primary Units	Four Or More Units + ADU		
1 Existing Unit	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2 Existing Units	No	Yes	Yes	Yes	-	-	No	No	No	Yes	-	-	-	-	-	-	-	-	-	
3 Existing Units	No	No	No	No	Yes	Yes	No	No	No	No	No	Yes	-	-	-	Yes	-	-	-	ADUs cannot be replacement units. Only JADUs can be replacement units.
4 or More Existing Units	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes	No	No	ADUs cannot be replacement units. Only JADUs can be replacement units.

**\*Things to Remember:**

- 1) "Primary Units" Includes apartments and condos
- 2) An ADU can only be a replacement unit in conjunction with an SFR. ADUs cannot be replacement units in conjunction with multiple primary units. A single affordable JADU can be a replacement unit in conjunction with multiple primary units.
- 3) Replacement min pre-empts density max found in MBMC 10.12.030
- 4) All JADUs built as a replacement unit must be "affordable"



# DWELL. REPLACEMENT- BEACH AREA

Minimum Dwelling Replacement Options - Beach Area

Existing Permitted Development (includes ADUs) To Be Demolished	Minimum Dwelling Replacement Options - Beach Area																		Comments		
	SFR	SFR + Detached ADU	SFR + Attached ADU	SFR + Affordable JADU	SFR + Detached ADU + JADU	SFR + Attached ADU + JADU	SFRS + Multiple ADUs	SFR + Multiple JADUs	SFR + ADU + Multiple JADUs	Two Primary Units	Two Primary Units + ADU	Two Primary Units + Affordable JADU	Two Primary Units + ADU + JADU	Two Primary Units + Multiple ADUs	Two Primary Units + Multiple JADUs	Three Primary Units	Three or More Primary Units + Affordable JADU	Four or More Primary Units		Four or More Units + ADU	
1 Existing Unit	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2 Existing Units	No	Yes	No	Yes	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	Replacement pre-empts density max. in MBMC 10.12.030
3 Existing Units	No	No	No	No	Yes	No	No	No	No	No	No	Yes	-	-	-	Yes	-	-	-	-	Replacement pre-empts corner walk-street condo max
4 or More Units	No	No	No	No	No	No	No	No	No	No	No	No	No	No	-	Yes	Yes	No	-	-	Replacement pre-empts density max in MBMC 10.12.030

- \*Things to Remember:
- 1) "Primary Units" includes apartments and condos
  - 2) An ADU can only be a replacement unit in conjunction with an SFR. ADUs cannot be replacement units in conjunction with multiple primary units. A single affordable JADU can be a replacement unit in conjunction with multiple primary units.
  - 3) Replacement min pre-empts density max found in MBMC 10.12.030
  - 4) All JADUs built as a replacement unit must be "affordable"



# RECOMMENDATION

- Accept Public Input
- Discuss Housing/ADU Issues
- Direct Staff to Schedule Public Hearing for Permanent Housing/ADU Ordinances



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