

ADU STUDY SESSION

PLANNING COMMISSION JULY 22, 2020



ADU STATE LAWS

- In 2019, California law passed ADU legislative bills effective January 1, 2020.
 - Government Code Section 65852.2 restricts local cities related to ADU's
- State law requires cities to adopt local Ordinance related to:
 - Location based on water/sewer, traffic flow and public safety services
 - Setbacks
 - Maximum unit sizes
 - Garage conversion, no replacement parking
 - No minimum lot size
 - Owner not required to live on site, except JADU's
 - Development Impact Fees



ADU STATE LAWS CONT.

- State law requires the following to be approved with a building permit:
 - ADU/JADU's on single family lots
 - One new or within existing space
 - Detached ADU's on single family lots
 - 4 foot rear and side setbacks, no greater than 800 sf.
 - Converted ADU's in existing multifamily dwellings
 - Within storage rooms, boiler rooms, attics, basements and garages
 - Detached ADU's on multifamily lots
 - Two detached ADU's on existing multifamily dwelling
 - 16 foot height limit, 4 foot rear and side setbacks

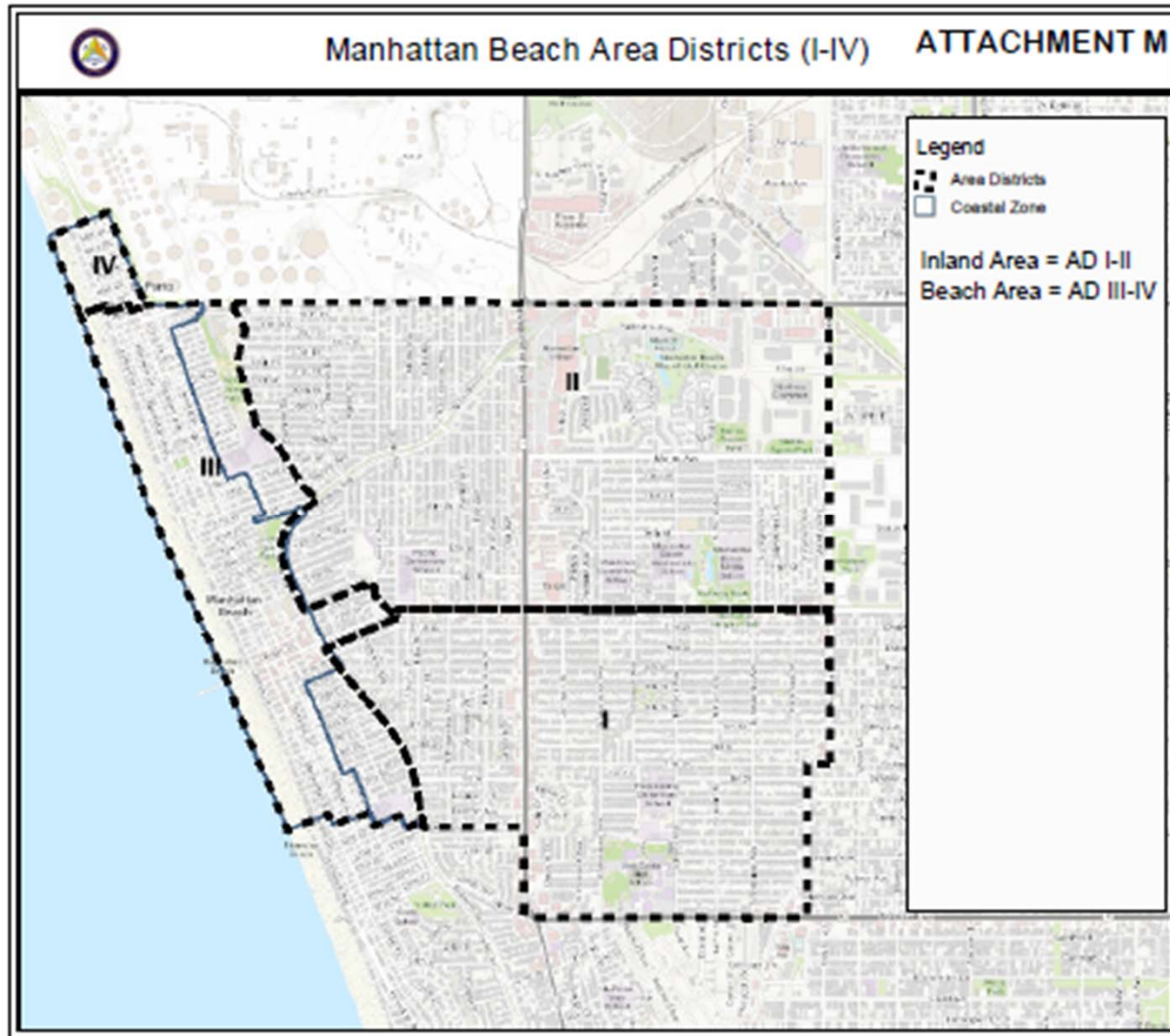


BACKGROUND

- City Council adopted Urgency Ordinances No. 20-0004-U and 20-0005-U December 17, 2019
- Permanent Ordinances must be adopted by 12/15/20
- ADU/Housing Study Session on June 10, 2020
- Planning Commission requested follow up study session:
 - Provide Surrounding City Comparisons
 - Direction on Local ADU regulations
 - Future Code Amendments



AREA DISTRICTS



ADU TOPICS OF DISCUSSION

- Proposed permanent ADU changes:
 - Designation/Locations.
 - Unit sizes
 - Minimum size 220 SF, efficiency unit.
 - Maximum size
 - 850 SF (studio or 1 bedroom) or 1,000 SF (more than 1 bedroom).
 - Detached ADU, 1,200 square feet (current default per State law)
 - Allow 800 SF ADU, 16 feet max height, 4 feet side and rear setbacks



ADU TOPICS OF DISCUSSION, CONT.

- Separation Requirements
 - MBMC Section 10.12.030, required 10 foot
 - Green Building Code, less than 10 feet.
 - Other cities, required 5 or 6 feet.
- Parking/Driveway Requirements
 - MBMC Section 10.64.020(F)(2), no parking in required yards.
 - Conversion of existing garages, no required replacement parking.
 - Other cities allow driveway to remain.



ADU TOPICS OF DISCUSSION, CONT.

- Clarification of Kitchen Standards
 - ADU's
 - Full kitchen - Preparation, cooking, washing, storage and refrigeration (permanent fixtures).
 - JADU's
 - Efficiency kitchen - Cooking, small food preparation and storage area (no permanent fixtures)



SUMMARY OF OTHER CITIES

- Staff researched nearby cities: Torrance, Hermosa Beach, El Segundo and Redondo Beach
- Same regulations proposed for permanent ADU ordinance
 - Driveway remains for garage conversions
 - Full kitchen required for ADU's
 - 6 or 5 foot building separation



RECOMMENDATION

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



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