



April 2, 2019

TO: Mayor and City Council

FROM: Mitzi A. Baker, AICP, Community Development

RE: **Brief** - ADU Ordinance for April 9, 2019 City Council Work Session

Origins, Purpose, Goals:

The Planning Commission initiated changes to the existing ADU regulations after considering the potential for expanding housing options in the community, for increasing density, supporting affordable housing, and offering opportunities for multi-generational living and senior friendly housing.

The Planning Commission relied on several community goals to guide their work. Those include:

Strategic Plan (2018-2020) Affordable Housing, *A Community Where Everyone Can Afford to Live*

- Review Best Practices for items such as opportunities for alternative housing types and styles, including mixed-use neighborhoods, accessory or mother-in-law apartments, modular homes, manufactured home parks and other innovative approaches to housing

Comprehensive Plan:

- HS1 Housing will strengthen the unique physical character of the community.
 - HS1.2 - Revise zoning and subdivision ordinances to ensure opportunities for development of alternative housing types and styles, including mixed-use neighborhoods, accessory or mother-in-law apartments, modular homes, manufactured home parks and other innovative approaches to housing.
 - HS1.6 - Establish standards for compact residential development and intensified land uses.
- HS3 The City should assist in providing affordable housing.
- LU4 Facilitate the creation of residential areas with strong neighborhood qualities.



- LU4.6 - Permit accessory structures as residential housing units (granny flats or mother-in-law apartments) within existing neighborhoods, especially near downtown.

The Commission examined reasons why more ADU's may not be being built in the City. Based on findings they made recommendations to amend the existing Ordinance to allow for standalone ADU's (not part of a garage) and to reduce regulatory policy for this housing type. They were intentional in pursuing minimal regulation in order to best enable expanding this housing option and to reduce costs and support affordable units in the mix of potential projects. In November 2018 the Planning Commission held a public hearing to consider ordinance changes and made recommendations to the City Council.

Previous Council Consideration:

The City Council heard the ordinance on First Reading January 8, 2019 and voted 5-2 to approve ordinance changes.

On February 12, 2019, the City Council considered the second reading of the ordinance changes. After lengthy discussion, the Council determined the second reading would be delayed to a future date and an additional public engagement effort would be held prior to scheduling the second reading.

An open house was held March 10, 2019. Approximately 60 individuals participated; many completed comment sheets and shared their preferences and opinions on policies for ADU's. The input gathered from attendees was synthesized and a summary report was created to convey the information for the Council's consideration (see attached).

Work Session:

Following expanded discussion of pending policy changes, examination of variables, need for clarification and consideration of public feedback, staff presents the following suggestions for the Council to consider. Additional detail is provided in the attached staff report and exhibits.



Consider refinements to the pending ADU ordinance revisions:

1. Allow exemption from 20% rental restriction where the owner occupies one of the dwelling units.
2. Require one parking space, but create an administrative waiver process if adequate parking is available or evidence no additional car will be present.
3. Allow ADU's up to 50% of gross living area sq. ft. per County records or 1,000 sq. ft. of living area, whichever is less.
4. Revise language to retain the existing ordinance compatibility language.
5. Revised language to clarify ADU's, and accompanying policies, apply to detached accessory dwelling units located on a property with an existing dwelling.
6. Retain pending ordinance language referring to exemption of ADU's from being calculated in the maximum 30% lot coverage.

Recommend consideration to initiate changes to the current rental ordinance to:

- a) Allow exemption from the 20% rental cap per block (where applicable) if one unit is owner occupied and one unit is an ADU (reconcile difference between LDC and rental ordinance)
- b) Remove parking language and requirements from the rental code. Parking requirements are specified in the LDC for each land use type. Rental code requirements are not consistent with the LDC parking requirements and the LDC is the superior location to include parking requirements for different land uses across the community.
- c) Consider other revisions to clean up language and also to clarify performance standards for maintaining a rental license and a process for license revocation when standards are not met.

EXHIBITS:

- Staff report
- Ordinance as approved by Council on January 8, 2018
- ADU informational summary document distributed at the ADU Open House event
- Summary of community comments