



ACCESSORY DWELLING UNIT ORDINANCE

City Council

June 5, 2018

Presentation by:

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Purpose of Hearing

- ❑ Receive staff presentation
- ❑ Provide additional input on draft ADU Ordinance
- ❑ Make recommendation to staff to return for second reading and adoption of final ADU Ordinance



Hearing Agenda

- ❑ Interactive presentation by staff
- ❑ City Council follow-up questions
- ❑ Public comment on recommendations
- ❑ Council discussion and feedback on draft Ordinance
- ❑ Council motion



Background

- ❑ City: General Plan Policy & Implementation Program



- ❑ State Law (2016, 2017, and 2018)



Governor's Office of
Planning and Research



Background

- ❑ CC Initiation Hearing
- ❑ PC Workshop #1 – Size, Process, Location
- ❑ PC Workshop #2 – Fees, Parking, Design, JADUs, Rentals
- ❑ DRB Workshop #1 – Design Concepts
- ❑ DRB Workshop #2 – Final Design Recommendations
- ❑ HCD Preliminary Review
- ❑ CC Ordinance Committee
- ❑ PC Hearing recommending adoption



SIZE

❑ Previous approach

- Limits by lot size
- Excluded small lots
- Limited ADU size

Lot Size	Maximum ADU Size	Percent (%) of Single Family Residential Units in City
Less than 7,000 ft ²	Not Allowed	26.5%
7,000-9,999 ft ²	400 ft ² (Only attached ADUs allowed)	60%
10,000-19,999 ft ²	600 ft ²	12%
20,000-1 acre	800 ft ²	1%
Over 1 acre	1,000 ft ²	0.5%

❑ State requirements

- Attached: Maximum 1,200 sq. ft., ≤ 50% SFD
- Detached: Maximum 1,200 sq. ft.
- ADU does not count toward density

❑ Commission recommendation

- Standard ADU: Max. 800 sq. ft., ≤ 50% SFD
- Full kitchen & full bathroom, maximum two bedrooms
- Height limit: one-story, ≤ SFD, 12 or 16 feet
- Efficiency ADU: Min. 150 sq. ft / Max. 200 sq. ft.



SETBACKS

- ❑ Previous approach
 - Base zone standards
 - Not allowed in nonconforming structures

- ❑ State requirements
 - Nonconforming garage conversions
 - Max. 5-foot setback if above (E) garage

- ❑ Commission recommendation
 - Base zone standards
 - Follow State requirements for nonconforming structures

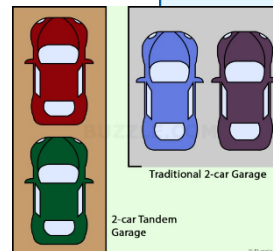
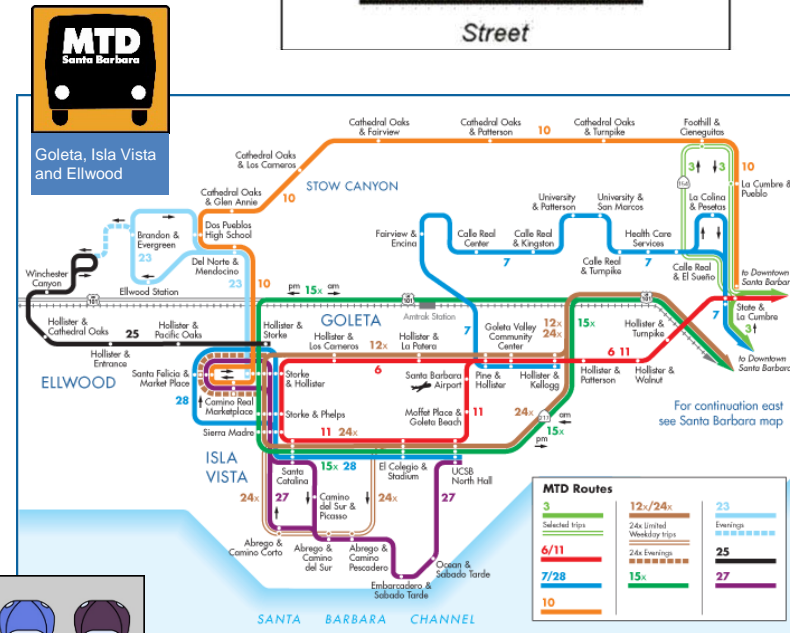
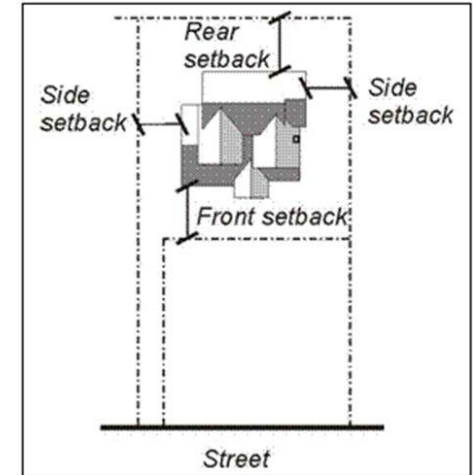


PARKING

- ❑ Previous approach
 - One space per bedroom
 - No parking in setbacks

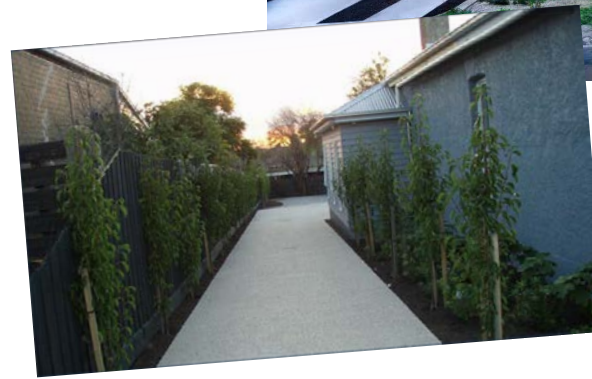
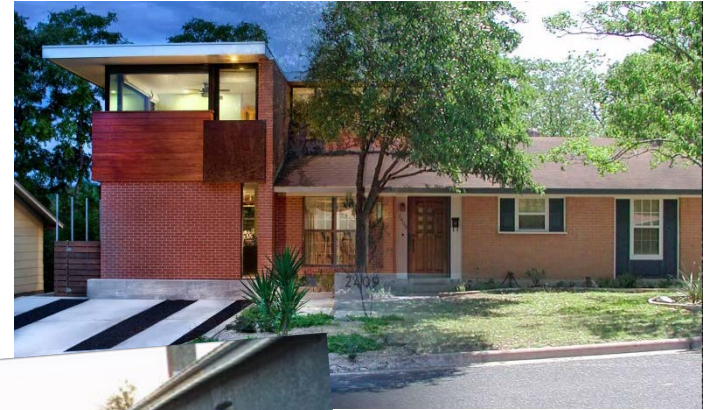
- ❑ State requirements
 - State's ½-mile [bus stop buffer](#)
 - SFD parking in any configuration

- ❑ Commission recommendation
 - No additional ADU parking
 - Retain parking for SFD
 - Setbacks & tandem



DESIGN

- ❑ Previous approach
 - Neighborhood compatibility
 - Protect neighbor privacy
- ❑ State requirements
 - Can require landscaping
 - Can address architecture
- ❑ Commission recommendation
 - Require screening
 - Drought-tolerant species
 - Similar style as SFD
 - Allow variation for solar

A checklist form titled "ADU Application Checklist" with a list of items to be checked off. The form includes a header with the City of Goleta logo and a footer with a URL: <http://www.cityofgoleta.org>.

JUNIOR ADUs

❑ Previous approach

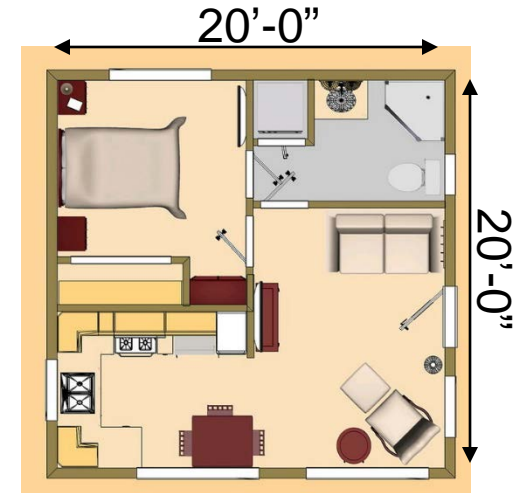
- Viewed as off-campus student housing
- Prohibitive parcel size restrictions

❑ State requirements

- Must allow at least an efficiency unit
- Junior ADUs are optional

❑ Commission recommendation

- No specific provision for JADUs
- JADU standards incorporated



OWNER & RENTAL STANDARDS

- ❑ Previous approach
 - On-site owner residency
 - Restrictive covenant
- ❑ State requirements
 - Can require owner-occupant
 - Can have rental term minimum
- ❑ Commission recommendation
 - Recorded covenant
 - Owner-occupant for 5 years
 - Rentals longer than 30 days



FEES

- ❑ Previous approach
 - DIFs applicable
 - Reduced permit fee
 - Amnesty period
- ❑ State requirements
 - Streamlined permitting
 - Currently allows impact fees
- ❑ Commission recommendation
 - \$600 “Accessory Structure” application fee
 - No fines
 - DIFs TBD



Next Steps

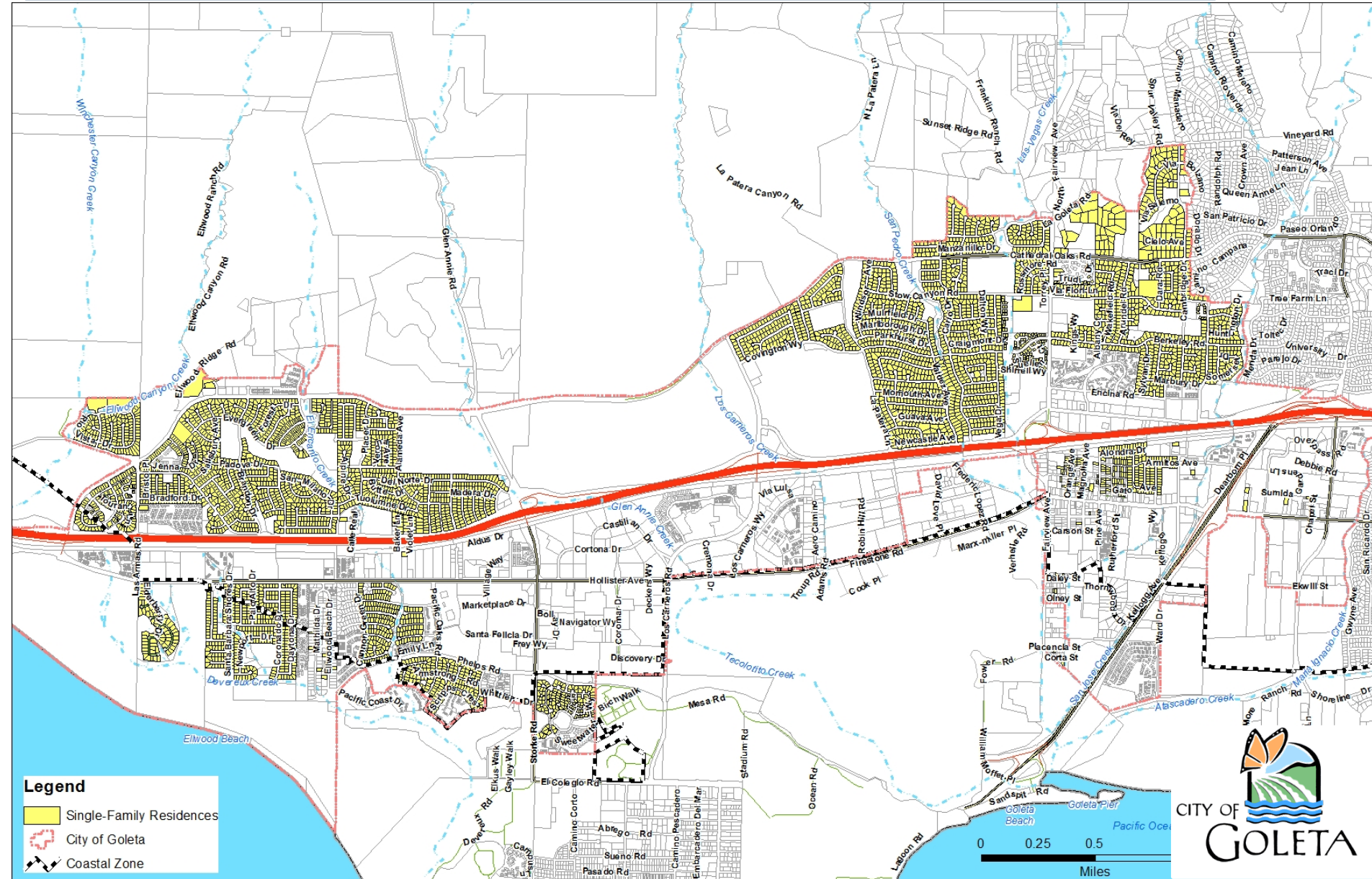
- ❑ Incorporate any Council edits
- ❑ Return for second reading and adoption
- ❑ Integrate ADU Ordinance into New Zoning Ordinance

Recommendation

Introduce and conduct the first reading (by title only) and waive further reading, of Ordinance No. 18-___, entitled “An Ordinance of the City Council of the City of Goleta, California, Repealing or Amending Sections 35-69.3.9, 35-68.12, 35-70.3.9, 35-70.5.2, 35-70.10, 35-71.3.8, 35-71.13, 35-73.3.9, 35-73.4.2(c), 35-73.10, 35-120.14, 35-142, 35-179.2.3.f.(2), 35-216.3.11, 35-219.3.8, 35-219.13.B, 35-291, and 35-321.2.3.f.(2), of the Goleta Municipal Code Pertaining to the Processing of and Development Standards for Residential Second Units and Adopting New Development Standards for Accessory Dwelling Units”

Maps

Possible ADU Locations: (E) SFDs



Possible ADU Locations: MTS Buffers

