

# **ACCESSORY DWELLING UNITS**

#### **City Council**

September 4, 2018

Presentation by: Anne Wells, Planning Manager J. Ritterbeck, Senior Planner Shannon McAlpine, Intern Advance Planning Division



### **Background: Legislative**

#### State Law (2016, 2017, and 2018)



Governor's Office of
Planning and Research



Goleta General Plan Policy
 ADU Ordinance No. 18-01





#### **Research Topics**

- Front yard sites: lot configuration
- Housing characteristics: visual impacts
- Potential ADU sites

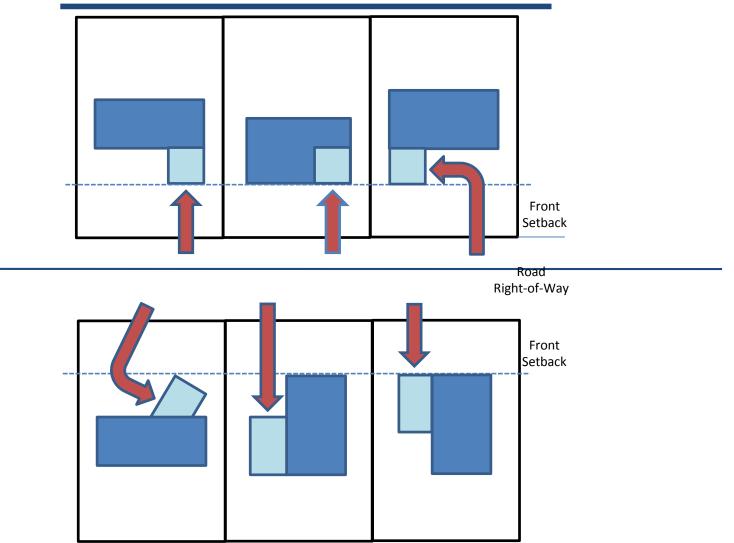


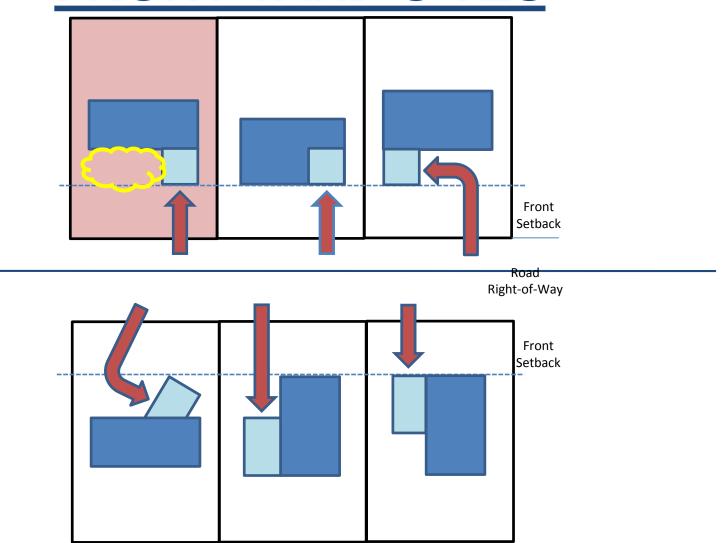


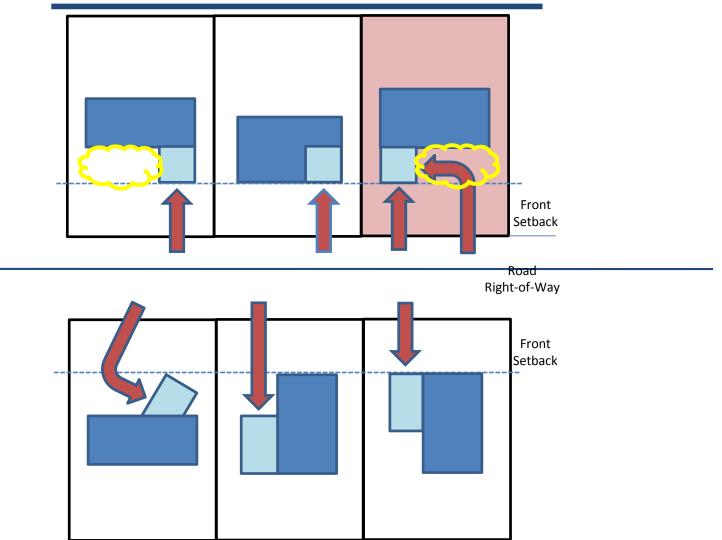
#### ACCESSORY DWELLING UNITS

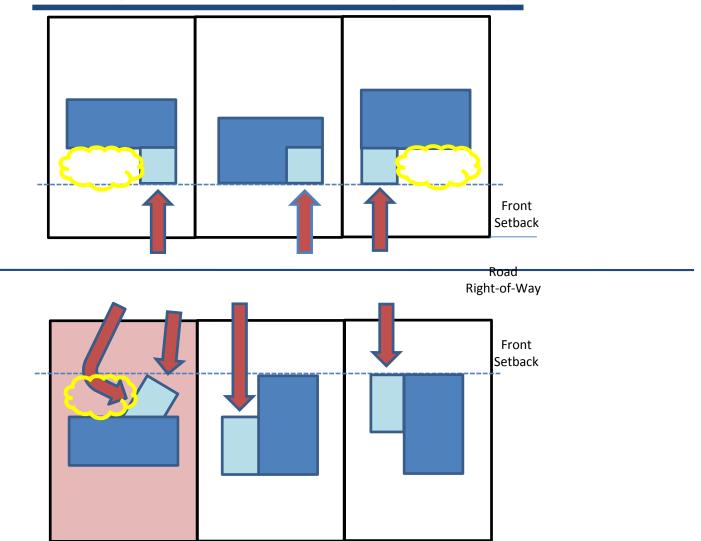
www.TheSantaBarbaraLifestyle.com

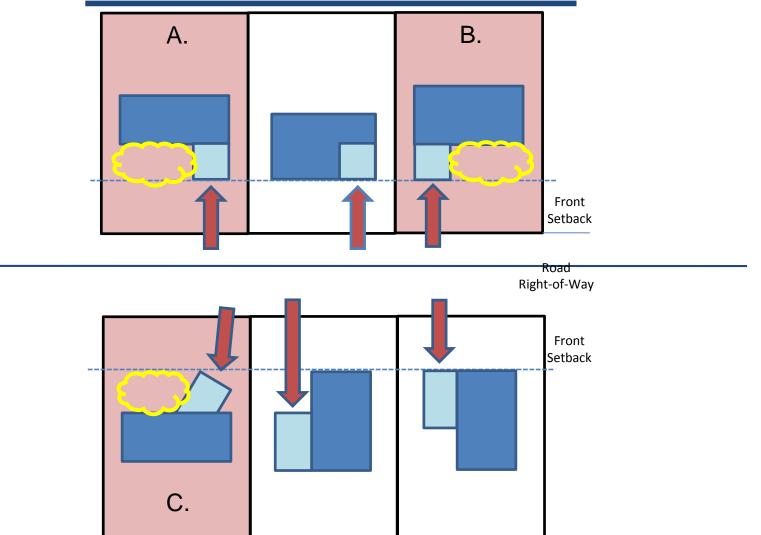








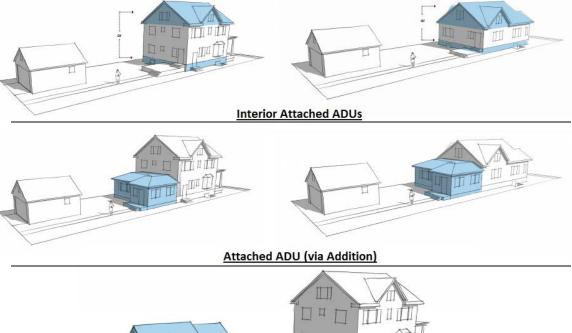




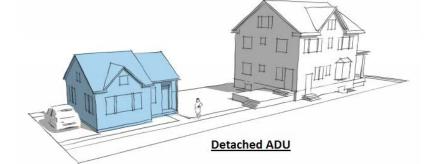
Of the 6 typical lot types: 1 would allow an ADU outright (A.); and 2 would require DRB (B.& C.) The remaining 3 types would require a Modification to the front setback.

# **HOUSING CHARACTERISTICS**

- "Subordinate"
  - Size
  - Appearance
  - Location

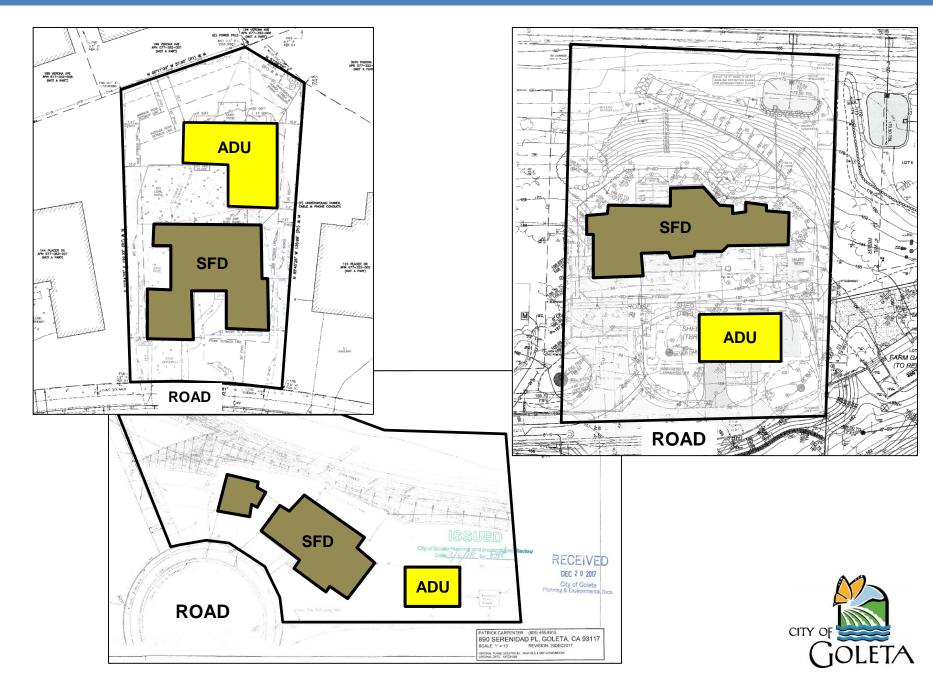


- Permitted ADUs
  - 4 attached
  - 3 detached





#### Accessory Dwelling Unit (ADU) Ordinance



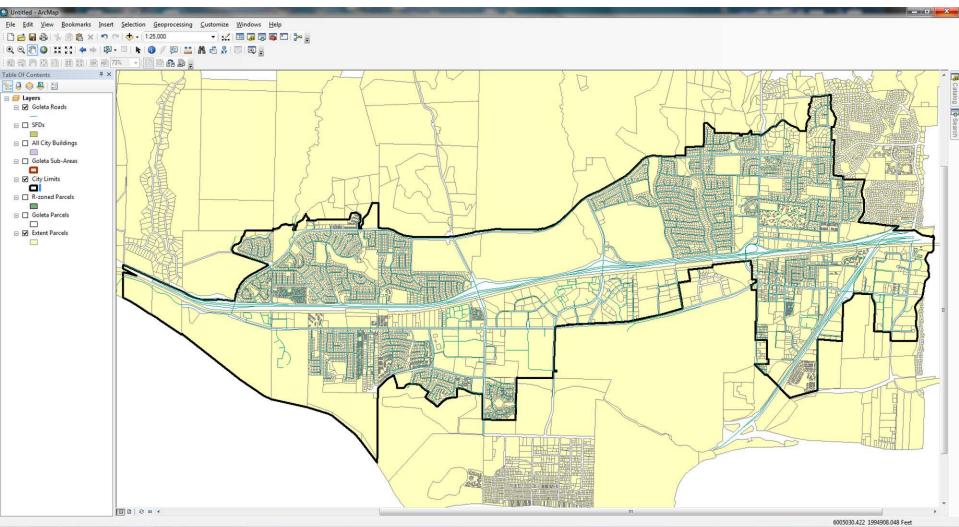
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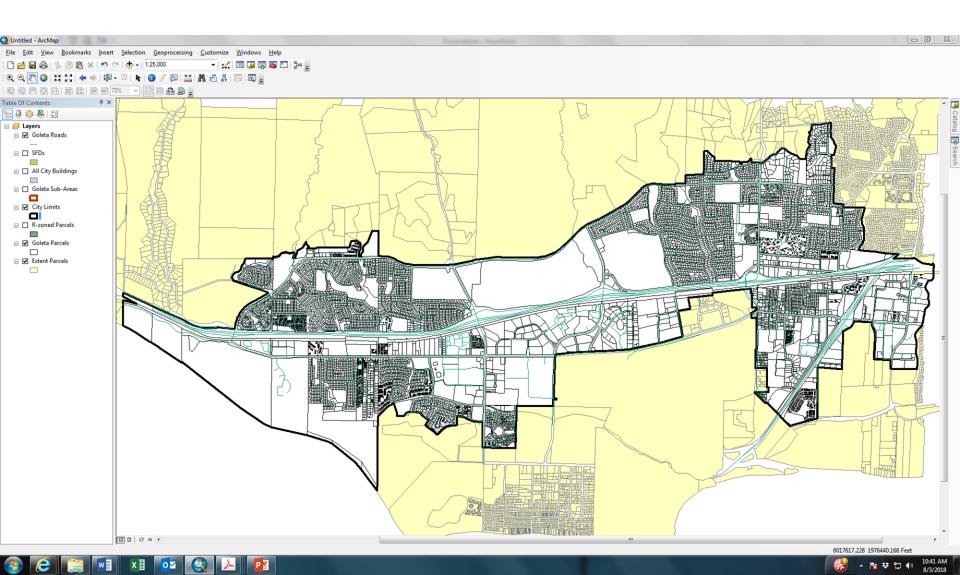
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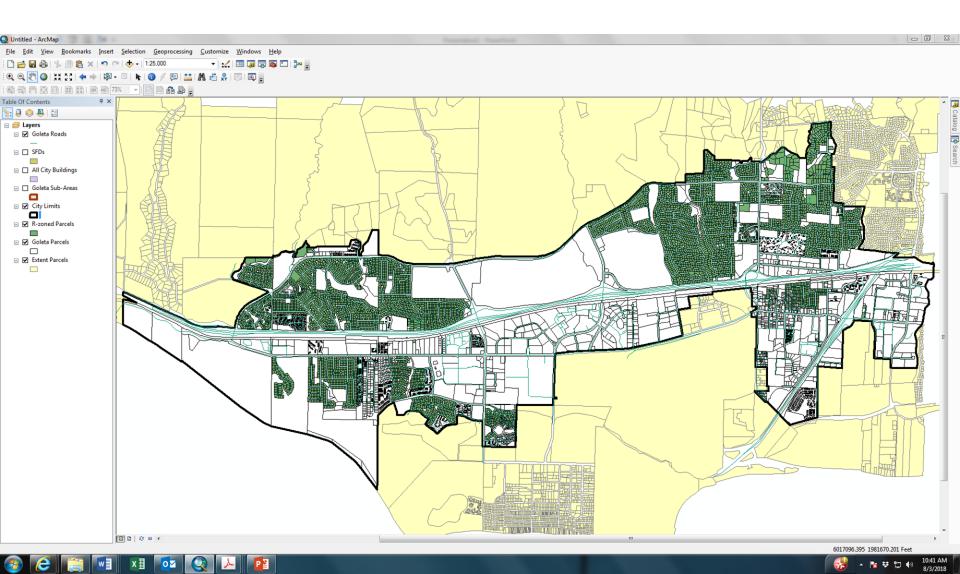
#### **POTENTIAL SITES**

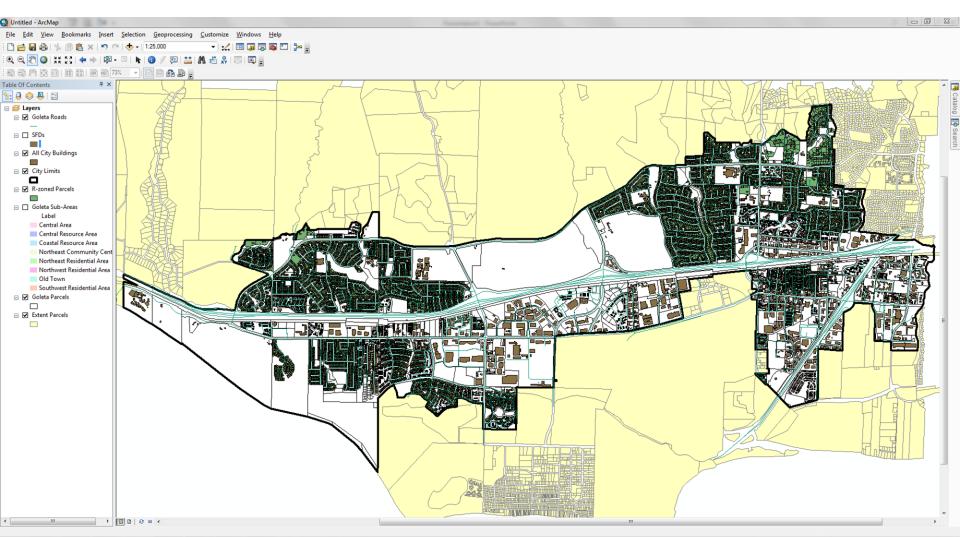


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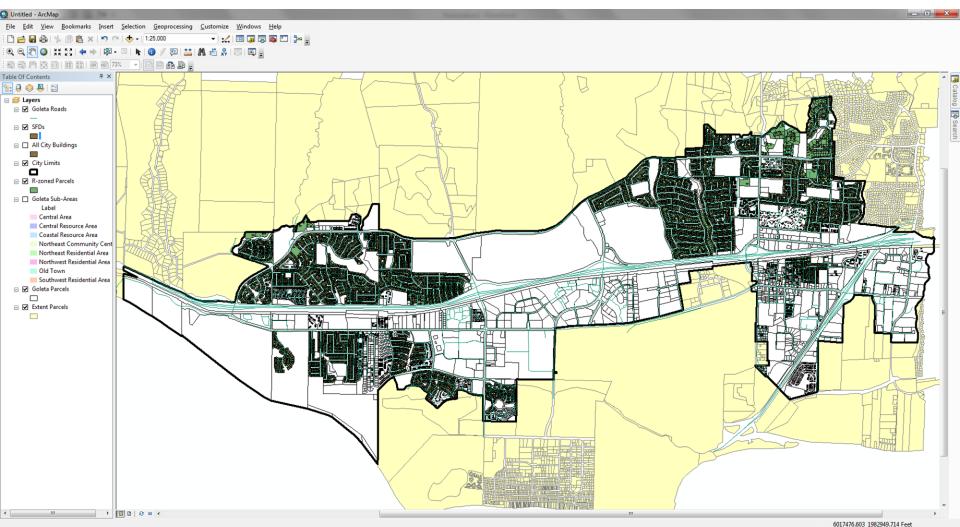






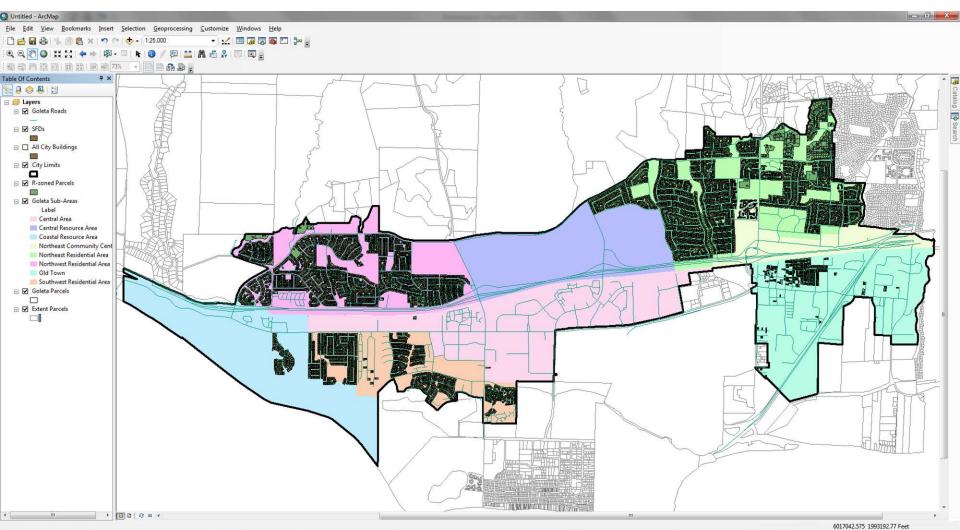
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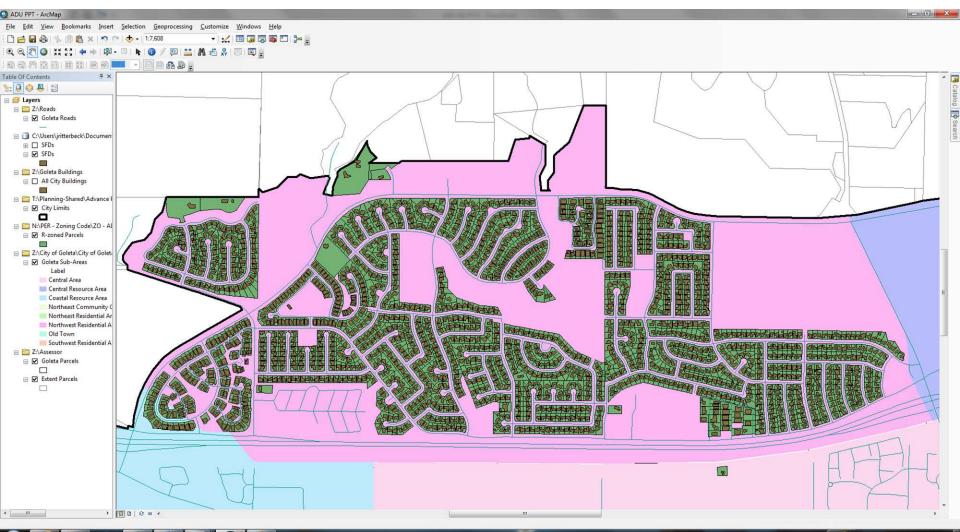
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#### 1,819 SFDs 307 Sites

# **POTENTIAL SITES: NW**



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**POTENTIAL SITES: NW** 

#### 1,819 SFDs 307 Sites

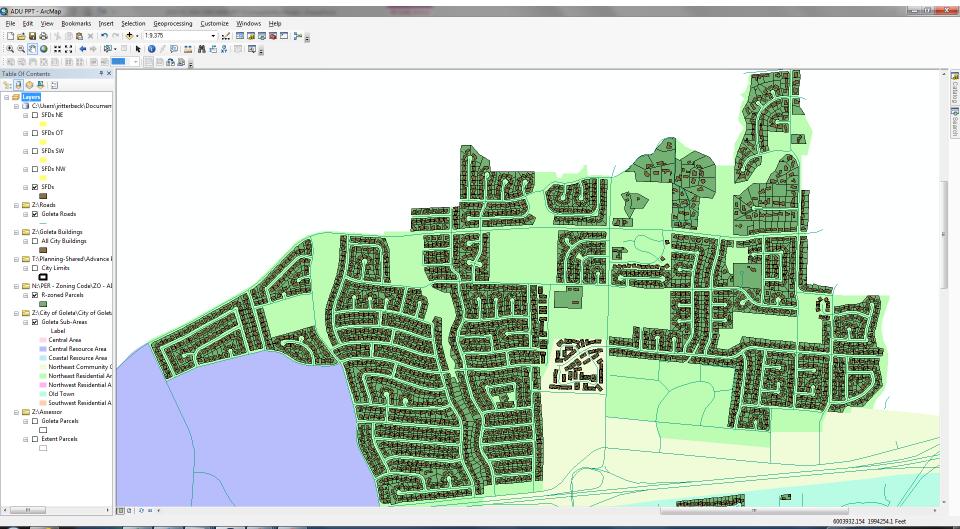
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#### 2,346 SFDs **124 Sites**

# **POTENTIAL SITES: NE**

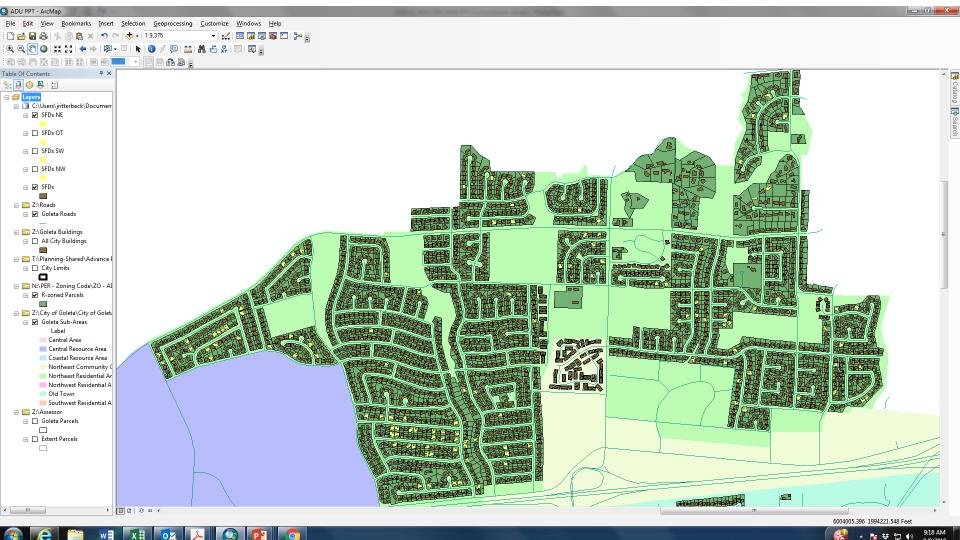


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#### 2,346 SFDs **124 Sites**

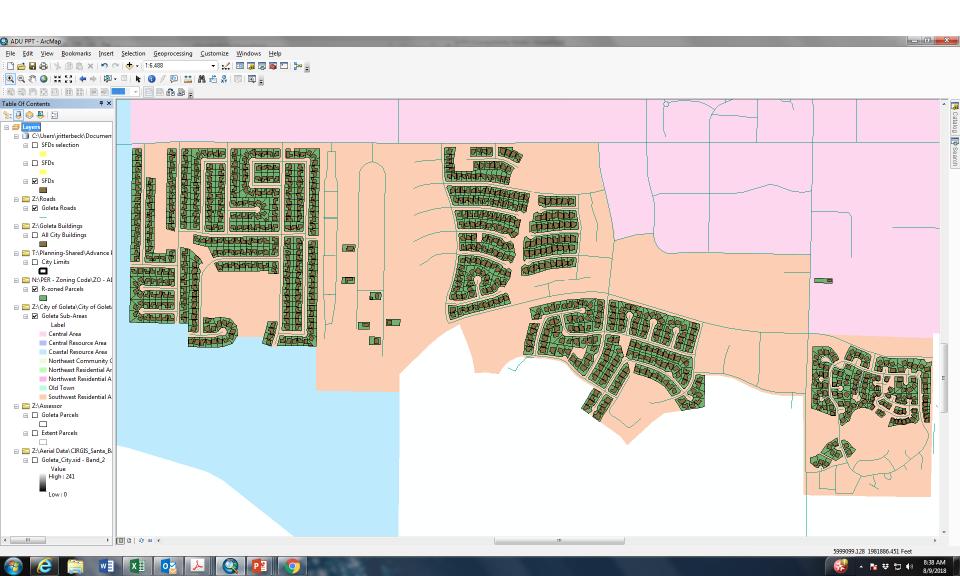
# **POTENTIAL SITES: NE**



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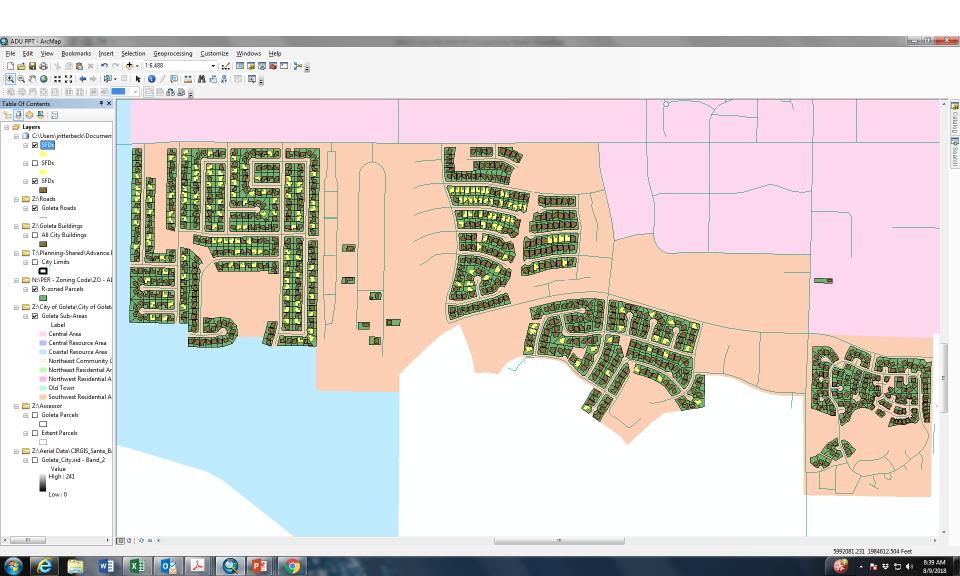
868 SFDs 179 Sites

# **POTENTIAL SITES: SW**



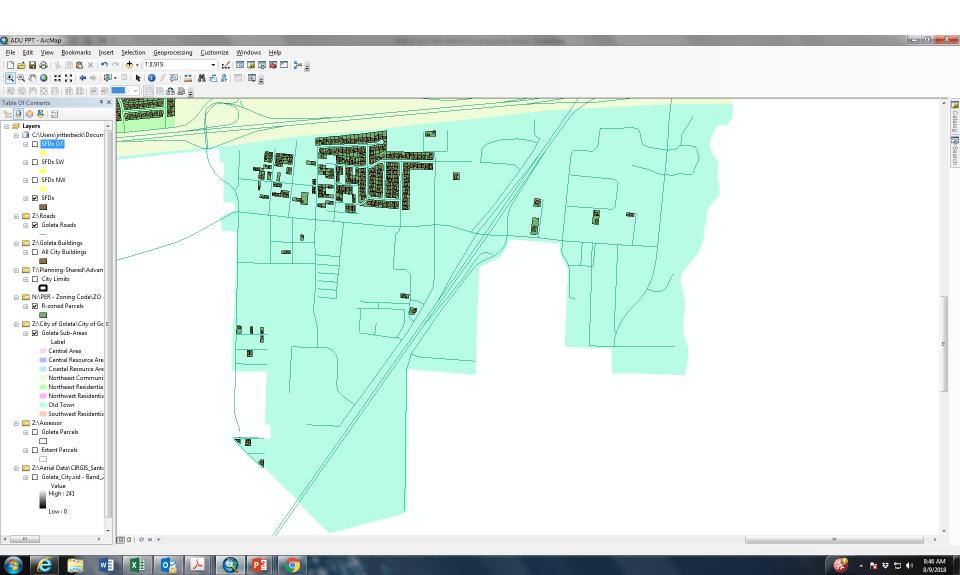
868 SFDs 179 Sites

# **POTENTIAL SITES: SW**



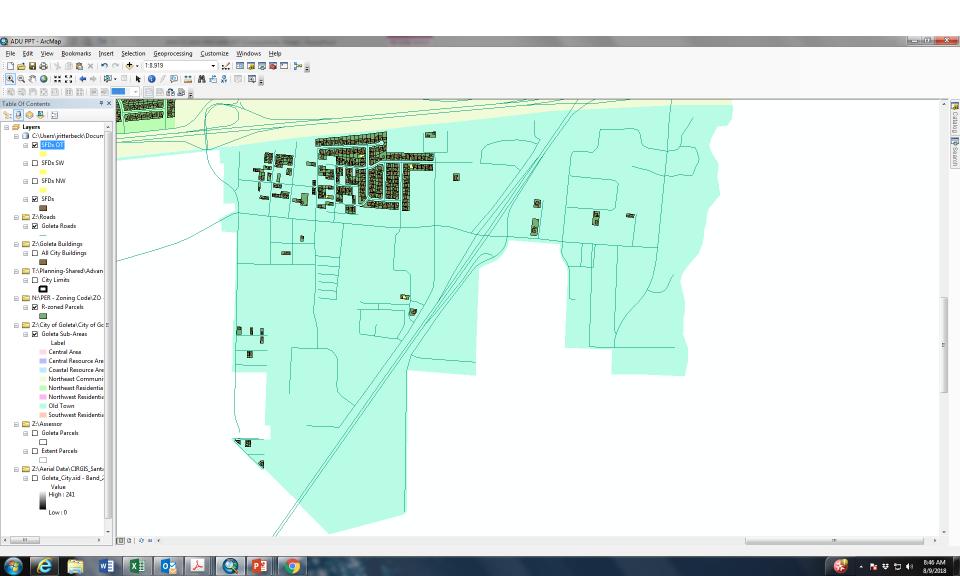
#### 214 SFDs 4 Sites

# **POTENTIAL SITES: OT**



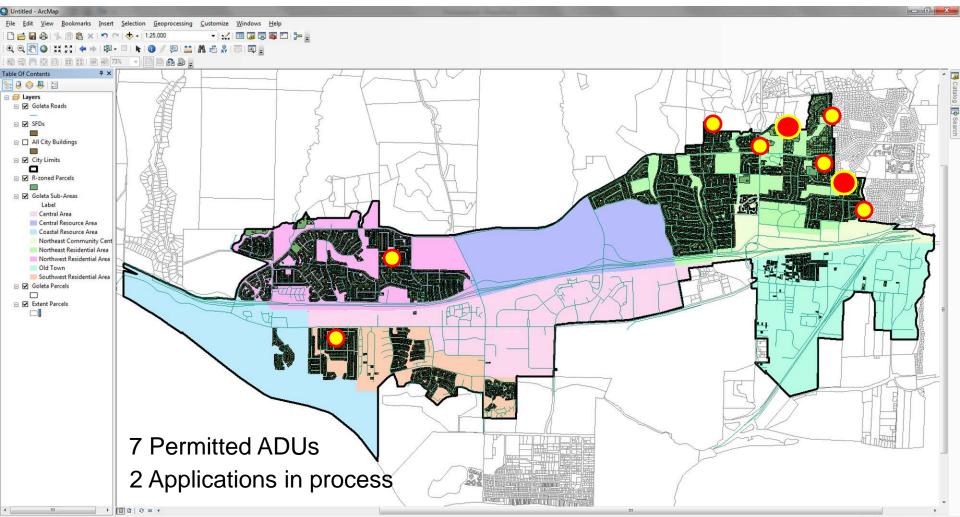
#### 214 SFDs 4 Sites

# **POTENTIAL SITES: OT**



### **SITE SUMMARY & ADU INVENTORY**

Only 614 of 5,247 SFD lots have area in front yard for new ADU construction.



### **ALTERNATIVES**

#### No change needed

ADU Ordinance unchanged

#### Need to address now

Initiate Ordinance Amendment

#### Can address later

Initiate Ordinance Amendment

