

Accessory Dwelling Units



CUPERTINO

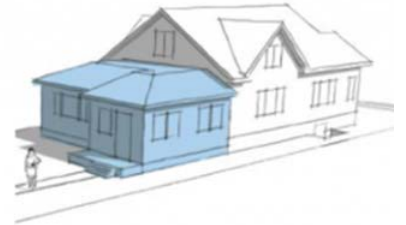
Cupertino Housing
Commission
May 16, 2019

What are Accessory Dwelling Units (ADU)

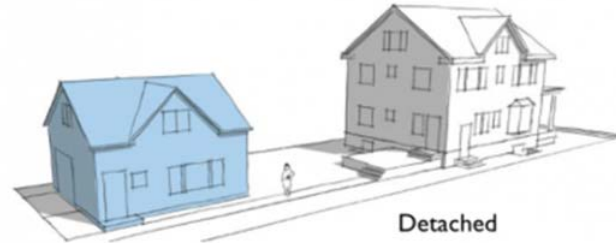
An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons



Internal



Attached



Detached

Benefits of an ADU



- Affordable by design
- Provide income for homeowners
- Share independent living areas with family members

California Legislation

- January 1, 2017 SB 1069 (Wieckowski), AB 2299 (Bloom), and AB 2406 (Thurmond)
 - Required cities to allow ADUs
 - Eased parking standards
 - Eliminated certain fees & code requirements
- January 1, 2018 SB 229 (Wieckowski) and AB 494 (Bloom)
 - Expanded to zoning districts that allow single-family uses and multi-family districts with SFR
 - Reduced parking requirements

State Legislation (*look ahead*)

- AB 68 (Under consideration – NOT adopted yet)
 - Eliminate lot coverage, floor area ratio (FAR) and lot size requirements for ADUs
 - Allow ADU **AND** Junior ADU on a lot that allows SFR
 - Allow multiple ADUs within MFR buildings plus up to two detached ADUs
 - Reduce setback and height requirements for detached ADUs
 - Further loosen parking regulations
 - Reduce approval time from 120 to 60 days
 - Allow JADUs even if Muni Code does not permit

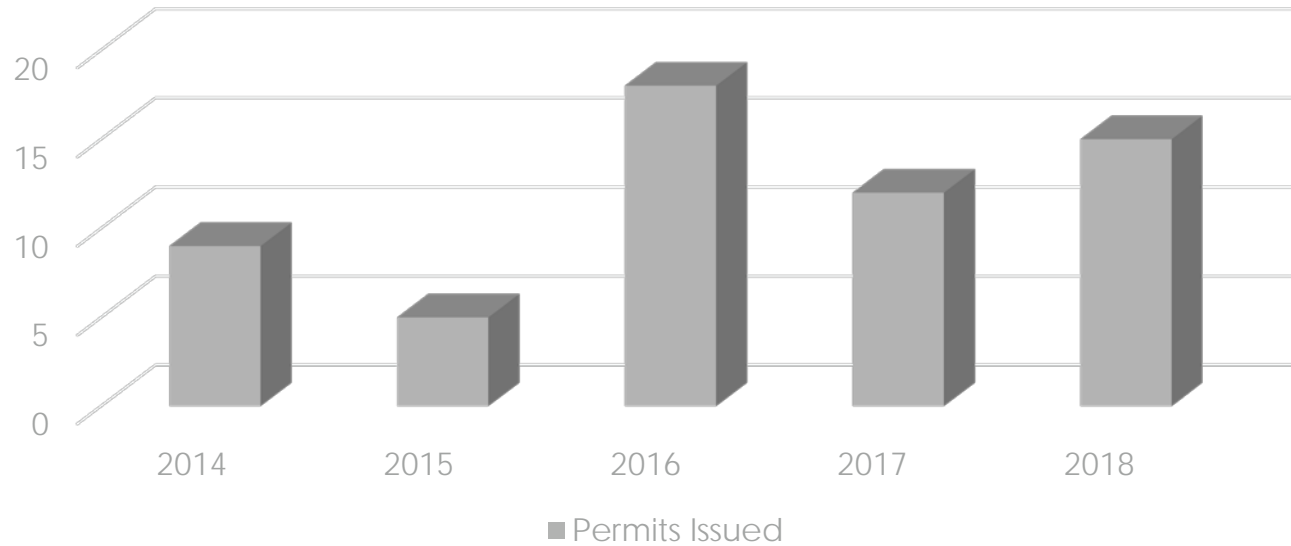
Effects on Local Jurisdictions

City	Applications Received		
	2015	2016	2017
Los Angeles	90	80	1,980
Long Beach	0	1	42
Oakland	33	99	247
Sacramento	17	28	34
San Diego	16	17	64
San Francisco	41	384	593
San Jose	28	45	166

Source: University of California Berkeley's Turner Center for Housing Innovation (December 2017)

Effects on Local Jurisdictions

City of Cupertino



Issues Impeding ADU Development

- Construction costs
- City & agency fees
- Local Zoning Code
- Public Perception
- Lack of Knowledge



Proposed Changes to CMC (MCA-2018-04)

- 2019-2020 City Work Program
- Community Livability

“Provide incentives to build ADUs (which provide affordable housing opportunities) by reviewing ordinance and reducing fees.”

Proposed Changes to Chapter 19.112 – Accessory Dwelling Units (MCA-2018-04)

- Eliminate 10% of the net lot area
- All other development standards remain

Maximum size

~~10% of the net lot area~~, up to a maximum of 1,000 s.f., or 50 percent of the existing living space of the principal dwelling unit, whichever is more restrictive.

Changes Made to Fee Structure

Building Permit Fees

- July 2018 plan check and inspection fees reduced

	Prior to July 2018	Current			
		<500 sf	% reduced	500 – 1,000 sf	% reduced
Plan Check	\$3,819	\$684	82%	\$1,366	64%
Inspection	\$4,108	\$1,026	75%	\$1,707	58%

Public Hearing Dates

- Planning Commission
 - June 11, 2019
- City Council
 - August 6, 2019 (Tentative)

Resources for the Public

- HCD
 - <http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>
- San Francisco
 - <http://sf-planning.org/accessory-dwelling-units>
- San Jose
 - <https://www.sanjoseca.gov/ADUs>
- Santa Cruz
 - <http://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/programs/accessory-dwelling-unit-development-program>
- San Mateo County – 21 Elements
 - <http://secondunitcentersmc.org/>