



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 18

Owner: N/A
Applicant: County Planning and Building Department
File Number: PLN2019-00144
Location: Countywide
APN: N/A

Project Description:

An ordinance amending the County’s Accessory Dwelling Unit (ADU, aka Second Unit) Regulations, to create two chapters of the Zoning Regulations applicable to units within, and outside, the County’s Coastal Zone, and amending the regulations regarding ADUs outside the Coastal Zoning to comply with recent changes to State law



PROJECT DESCRIPTION

An ordinance amending the County's Accessory Dwelling Unit (Second Unit) Regulations, Chapter 22.5 of the Zoning Regulations, to renumber existing Chapter 22.5 as Chapter 22.5.1 to apply to Accessory Dwelling Units in the Coastal Zone, and to add a new Chapter 22.5 to apply to Accessory Dwelling Units outside of the Coastal Zone, and to comply with recent changes to State law.



BACKGROUND AND PURPOSE

Proposed updates:

- Create a new Chapter 22.5.1, applicable to the Coastal Zone
- Amend Chapter 22.5, now applicable only outside the Coastal Zone, to comply with State law. These changes are mandatory
- Further amendments to the new Chapter 22.5.1 will also be required to comply with State law. Amendments will be proposed for consideration at a later hearing



PROPOSED AMENDMENTS

- ADUs no longer subject to minimum lot size
 - Allowed on any parcel with a primary residence
- ADUs are now allowed on any parcel that allows residential uses, including as a conditional use
- The County cannot apply any standard that precludes an 800 square foot ADU, with 4-foot setbacks, less than 16 feet in height
 - 800 sq. ft. is now the minimum allowed size of ADUs; 4 feet is the mandatory side and rear ground-floor setback
 - FAR, lot coverage, other standards which precludes 800 sq. ft. inapplicable



PROPOSED AMENDMENTS

- Regulations now preclude the use of ADUs as short-term rentals (less than 30 days)
- ADUs under 750 square feet in size are exempt from impact fees (housing impact fees, park fees, school fees, etc) and units greater than 750 square feet can only be charged fees in proportion to their square footage



PROPOSED AMENDMENTS

- A JADU is now defined in County regulations, per state law, as a unit:
 - Entirely within the primary residence
 - 500 square feet or less in size
 - Containing at least an efficiency kitchen
- A detached ADU may now be created in combination with a “Junior ADU” (JADU), resulting in two ADUs on one parcel
 - Can only be created on a parcel occupied by the owner of the parcel, in perpetuity
 - County regulations now enforce this owner-occupancy requirement



PROPOSED AMENDMENTS

- On parcels with existing multifamily dwellings, multiple ADUs are allowed within the multifamily structure, and up to two detached ADUs are also allowed on the parcel
 - Up to 25% of interior space may be converted
 - Detached external ADUs must meet ADU standards



ENVIRONMENTAL REVIEW

Per CEQA Section 21080.17 and CEQA Guidelines Section 15282(h), adoption of ordinances relating to accessory dwelling units to implement specific Government Code sections (Sections 65852.1 and 65852.2) is exempt from CEQA.



RECOMMENDATION

That the Board of Supervisors adopt an ordinance amending the County's Accessory Dwelling Unit (Second Unit) Regulations, Chapter 22.5 of the Zoning Regulations, to renumber existing Chapter 22.5 as Chapter 22.5.1 to apply to Accessory Dwelling Units in the Coastal Zone, and to add a new Chapter 22.5 to apply to Accessory Dwelling unit outside of the Coastal Zone, and to comply with recent changes to State law, and making minor amendments for clarity and consistency, and waive the reading of the ordinance in its entirety.



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