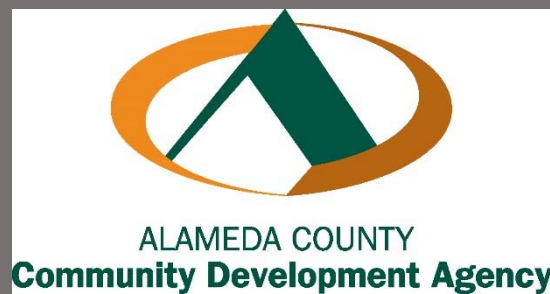


SECONDARY (ACCESSORY DWELLING) UNITS REGULATIONS UPDATE



June 20, 2017

Purpose of Meeting

- January 1, 2017: State requires local agencies to ease regulations and permitting requirements for secondary residential units in residential districts
- Discuss existing secondary unit regulations applicable to East County residents – Residential and Agricultural Districts
- Assess what the community would like to see included in long-term secondary unit regulations
- Develop draft regulations for presentation to decision makers

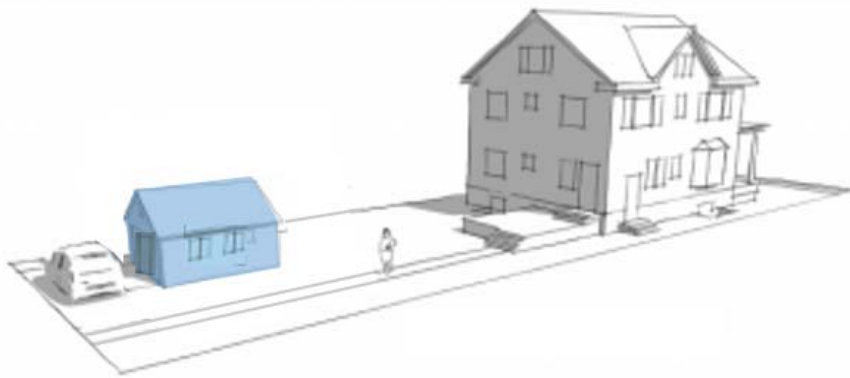
What is a Secondary (Accessory) Dwelling Unit?

- "Secondary (or Accessory Dwelling) Unit" means an accessory, second or secondary unit that is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as one single family dwelling is situated. An accessory dwelling unit also includes the following:
 - An efficiency unit, as defined in Section 17958.1 of Health and Safety Code.
 - A manufactured home, as defined in Section 18007 of the Health and Safety Code.
- "Dwelling unit" means a room, or a suite of connecting rooms, designed for use as separate living quarters or used as separate living quarters and constituted as a separate and independent housekeeping unit and having its own kitchen facilities consisting of one or more of the following: sink, cooking facility or refrigerator. Any detached structure containing a full bath including a water closet, basin and shower or tub or containing a half bath including a water closet and basin, the area of which half bath exceeds twenty (20) square feet, shall also be considered a dwelling unit.

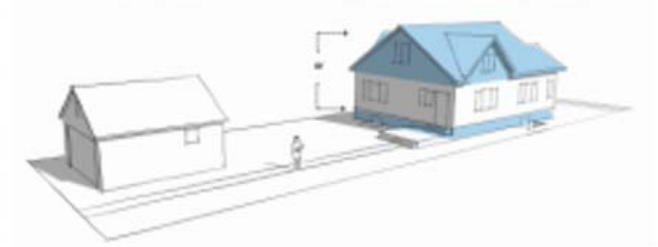
Benefits of Second Units

- Adds to rental housing stock
 - Increases affordability
- Can make home ownership more affordable
 - Income from ADU
 - Lowers rental housing prices, allowing renters to save money
- Extended family/aging in place

Common Types of Second Units



**Garage or Accessory Structure
Conversion, or New Detached ADU**

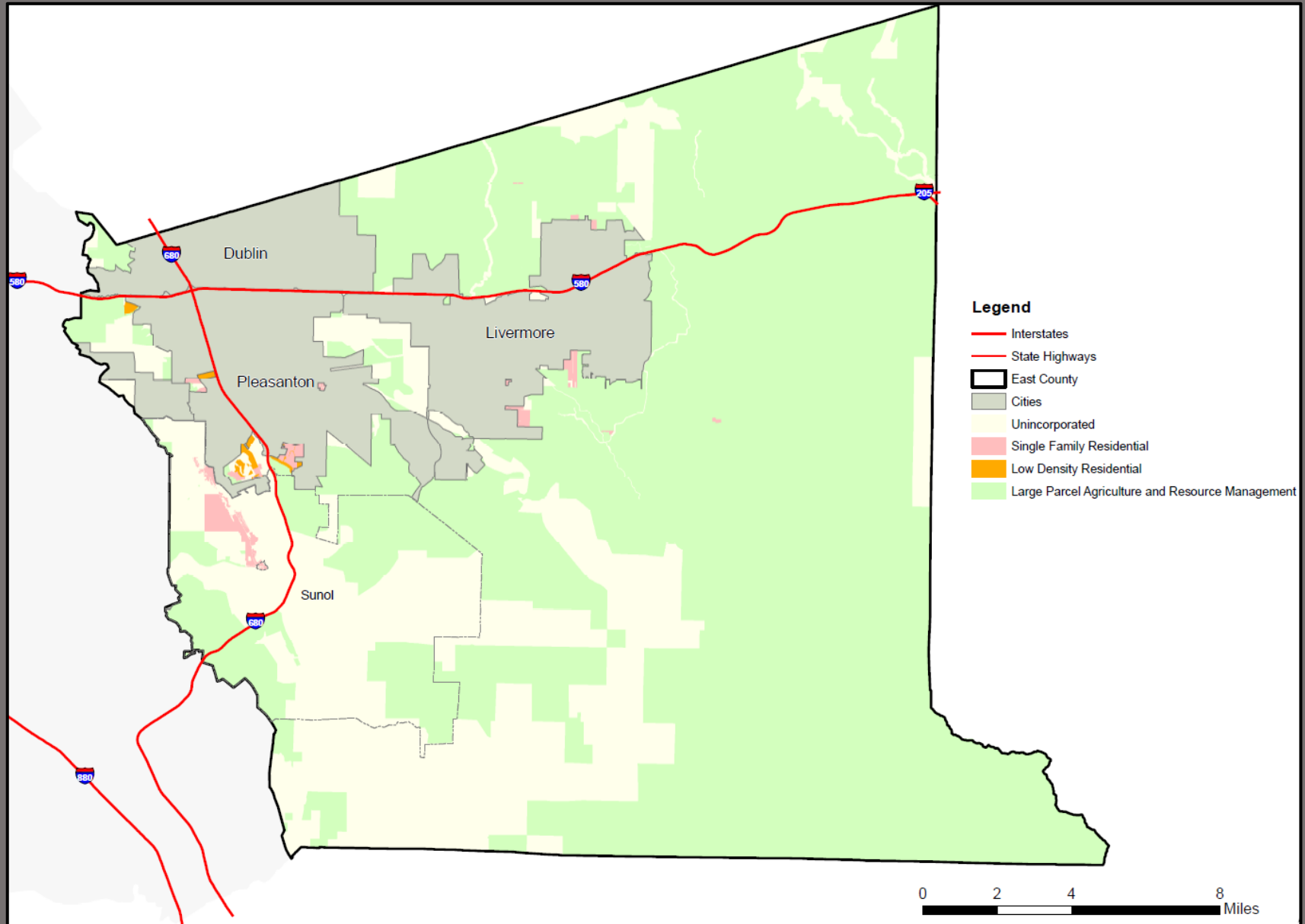


Interior Space Conversion



Addition

Residential and Agricultural Land Use



Current Requirements

- R-1 land use (per State Law)
 - Allowed if fully contained within existing, permitted, fully enclosed space
 - Replace removed parking
 - Provide flexibility for replacement parking
 - In SU (Second Unit) overlay areas, second units involving new construction must be permitted
- Agricultural land use, parcels $\leq 25,000$ s.f.
 - Rezone to PD
 - 40,000 s.f. min. lot size unless public sewer and water
 - Monitor septic system if ≤ 5 acres
 - 4 legal parking spaces
 - 1,200 s.f. max size
 - Same building envelope and access as primary residence
 - Adequate water, sewer and fire service
 - Must not create traffic hazard
 - Detached:
 - 1-story, but may exceed 15' in height
 - 10' building separation

Current Requirements (cont.)

- Agricultural District parcel 25-100 acres
 - Site Development Review Required
 - Rezone if separate building envelope
 - Same as Agricultural parcels $\leq 25,000$ s.f., except:
 - 2,000 s.f. max size
 - Separate unit access may be approved
- Agricultural District parcels ≥ 100 acres
 - Site Development Review Required
 - Rezone if separate building envelope
 - Same as Agricultural parcels $\leq 25,000$ s.f., except:
 - 2,500 s.f. max size
 - Separate unit access may be approved
 - May have separate building envelope for second unit
- General
 - Subject to Measure D limitations where applicable
 - Two-year monitoring in Agricultural zones

Single-Family Residential Zones

- Pursuant to current state requirements, if no threat to public safety, second units must be allowed via building permit process, on any property with an existing SFR
- Need to:
 - Establish development standards (size, height, setbacks, parking, etc.)
 - Consider how accessory structure standards may impact interior space conversions, and make changes if desired.
Consider:
 - Setbacks
 - Size/coverage
 - Height limit
- Local agency may consider whether property can accommodate water and septic systems

Agricultural Zones

- Determine whether existing policy should be updated.
Consider:

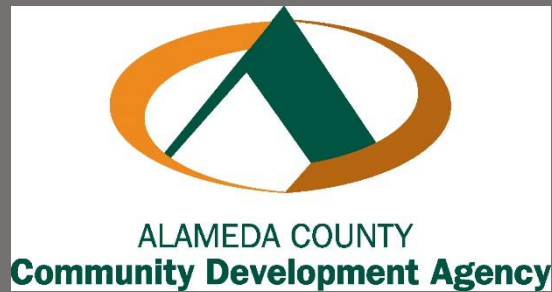
- Approval procedure
- Any issues of community concern:
 - Water
 - Septic
 - Location
 - Size
 - Parking

Note: Due to difference in land use and development patterns, East County regulations will likely differ from West County regulations

Next Steps

- Complete community outreach in East County
 - 1-2 meetings
- Complete community outreach in other parts of the County
- Present proposed amendments to the Planning Commission for a recommendation
- Present proposed amendments to the Board of Supervisors for approval or denial

QUESTIONS?



Thank You!