



Planning and Development Department
LONG RANGE PLANNING DIVISION

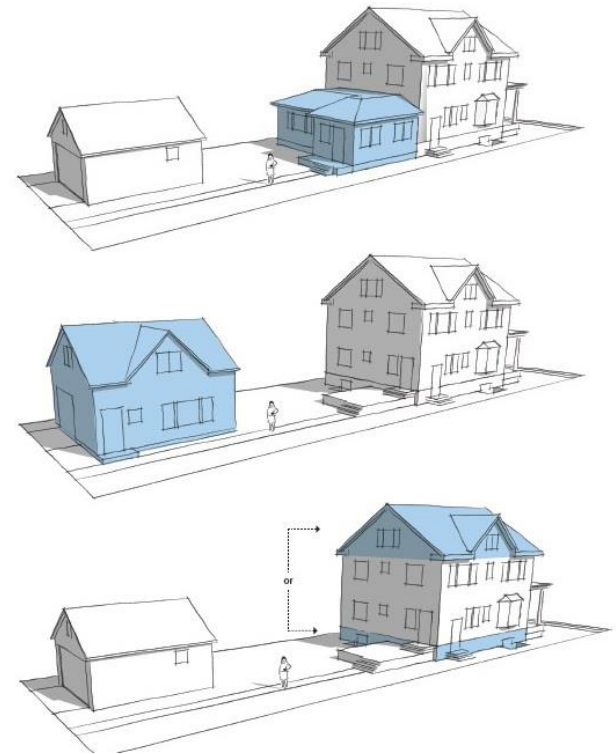
ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) ORDINANCE AMENDMENTS

Board of Supervisors
May 18, 2021

ADU

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- Attached or detached
- Independent living facilities
- Same lot as SFD or MFD
- Permanent provisions for living, eating, sleeping, cooking, and sanitation



JADU

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- No more than 500 SF
- Within existing or proposed SFD
- Separate or shared bathroom



Background

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- **2016 and 2017:** AB 229 and SB 1069
- **2018:** Adopted ADU ordinances
- **2019:** Certified ADU ordinances
- **2020:** AB 68, AB 881, and SB 13; LUDC and MLUDC null and void
- **2020 and 2021:** Drafted new ADU/JADU ordinances

Key Changes to State Law

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- Increase number and type of ADUs per lot
- No replacement parking for ADUs
- Allow JADUs (mandatory)
- Process within 60 days
- Reduce floor area restrictions and fees

ADUs Exempt from Local Dev. Stds.

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- Within residential or mixed-use zones:
 1. One ADU within SFD or accessory structure
 2. One “small” detached ADU on SFD lot
 3. Multiple ADUs within MFD structures
 4. Two “large” detached ADUs on MFD lot

ADUs Subject to Local Dev. Stds.

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- Within zones that allow SFDs or MFDs
- One ADU per lot
- Objective standards
- Minimum dimensions: 800 SF, 16 ft height, 4-ft side and rear setbacks
- Minimum floor area: 850 SF (studio or 1 BR) or 1,000 SF (2 or more BR)

Proposed Standards

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- Height:
 - Conversion: N/A (existing structure)
 - Attached: principal dwelling height limit
 - Detached: 16 ft (one-story) or 25 ft (two-story)
- Parking:
 - No replacement parking
 - 1 space for new detached ADUs (with exceptions)

Proposed Standards Cont.

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- Max. floor area:
 - Conversion: N/A (existing structure)
 - Attached and detached: 850-1,200 SF (depending on lot size and number of bedrooms)
 - Attached: 50% principal dwelling floor area

Proposed Standards Cont.

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□ Setbacks:

- Conversion: N/A
- Attached or detached:
 - ❖ Principal dwelling setbacks
 - ❖ No setbacks for structure demolished and reconstructed to same dimensions



JADUs

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- Within existing or proposed SFD or attached garage
- Residential or mixed-use zones (with “exempt” ADU) and zones that allow SFDs
- 500 SF
- Side and rear setbacks sufficient for fire and safety and principal dwelling front setbacks
- Owner-occupancy required

Standards that Apply to All ADUs/JADUs

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- Min. floor area: Efficiency Unit (220 SF living room plus 100 SF for every occupant in excess of two)
- Rentals 30+ days (no Farmstays, Homestays, or STRs)



Application and Processing Requirements

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- Building permits (Inland Area)
- CDPs and building permits (Coastal Zone)
- 60-day processing (with exceptions)
- Modifications allowed

MPC Recommendations

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- MPC (March 17, 2021): Adopt CZO and MLUDC amendments with two changes:
 1. Require replacement parking for JADUs
 2. Clarify MFDs include duplexes

CPC Recommendations

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- CPC (March 31, 2021): Adopt CZO and LUDC amendments with two changes:
 1. Clarify no farmstays in ADUs or JADUs (LUDC only)
 2. Add location on lot standard

Staff-Recommended Changes

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- Clarify DVP gross floor area calculations include ADU and JADU floor area
- Clarify only objective ESHA standards apply
- Require compliance with objective Riparian Corridor – Goleta Overlay standards

CCC Comments

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1. Revise JADU definition to include attached garages
2. Clarify ADU conversions must be located within existing structures
3. Remove JADUs from GAV Overlay clustering requirement

Next Steps

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- **June 17:** LUDC and MLUDC effective
- **May/June 2021:** Begin CCC certification
- **Spring/Summer 2021:** HCD Review

Environmental Review

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- CEQA § 15282(h) – LUDC and MLUDC
 - Adoption of ordinances per GC § 65852.2
- CEQA § 15265 - CZO
 - Preparation and adoption of LCP amendment
- CEQA § 15061(b)(3) – Uniform Rules
 - No potential for significant effect

Recommended Actions

1. Make required findings for approval, including CEQA findings
2. Determine project is exempt from CEQA per State CEQA Guidelines §§ 15282(h), 15265, and 15061(B)(3), as applicable
3. Adopt revised ordinances amending CZO, LUDC, and MLUDC (Attachments 2, 3, and 4 to memo)
4. Adopt a resolution amending Uniform Rules

Questions?

