

# Accessory Dwelling Unit Utility Connection Fees

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- Zoning Code text amendment:  
Section 20-42.130(D)(3)(b), Utility Connection Fees
  - ✓ would no longer require utility connection fees for smaller ADUs (750 SF or smaller)

- October 2016: Council accepted the Housing Action Plan
- June 2017/February 2018: Council adopted the City's top priorities – “housing for all”
- December 2018: Council adopted amendments to the Zoning Code related to ADUs and associated fee reductions

# Proposed Zoning Code Amendment

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- Ordinance: No longer require water and wastewater connection fees for ADUs that are 750 sq. ft. or less
  - ✓ Already addresses internal conversions

- Notice in Press Democrat
- Notice e-mailed to Community Advisory Board and Board of Public Utilities
- Posted at City Hall

- Adoption of the proposed ordinance and resolution is exempt from the California Environmental Quality Act (CEQA) pursuant to:
  - ✓ Section 15282(h) – the proposal will implement California Government Code 65852.1 and 65852.2 regarding accessory dwelling units.

- Amendments to the Zoning Code are required to be reviewed by the Planning Commission
- However, Commission does not have authority to take action on City fees
- The proposed amendment is related to utility fees only, as such, recommendation by the Commission is not required

It is recommended by the Planning and Economic Development Department that the Council:

Introduce an ordinance amending Title 20 of the Santa Rosa City Code, amending Section 20-42.130(D)(3)(b), Utility Connection Fees, to no longer require new or separate utility connection or related connection fee or capacity charge for accessory dwelling units that are 750 square-feet or smaller.



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