

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: ERIC GAGE, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: ACCESSORY DWELLING UNIT CITY CODE TEXT AMENDMENT
AND IMPACT FEE REDUCTION

AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council introduce an ordinance amending Zoning Code Sections 20-22.030, 20-36.040, 20-42.130, 20.58.060 and 20-70.020 to allow for Accessory Dwelling Units and Junior Accessory Dwelling Units in compliance with State law and in support of the City's Housing Action Plan, other minor text revisions to the City Code for consistency, and approve a resolution reducing Capital Facilities and Park Impact fees for new Accessory Dwelling Units.

EXECUTIVE SUMMARY

Recent revisions to the California Code of Regulations reduce the requirements for new Accessory Dwelling Units (ADUs), and create opportunities for the development of Junior ADUs, necessitating revisions to local government codes for consistency. In addition, City Council has provided direction in the Housing Action Plan to reduce obstacles to ADU construction. Staff has combined these revisions into a single Zoning Code text amendment for approval by the City Council.

The Director in consultation with City Attorney's office has also prepared a proposal to reduce to the City's Capital Facilities fees and Park Impact fees as a percent of the actual fee amounts.

BACKGROUND

The State of California requires cities and counties to adopt a Housing Element as part of their General Plan and identify existing and projected housing needs. Through the State-mandated Regional Housing Needs Assessment (RHNA) process, jurisdictions identify the number of housing units needed to accommodate anticipated population growth.

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In order to meet the RHNA housing goals, the City Council's priority-setting process set broad goals for fiscal years 2015 through 2017 including development of a comprehensive housing strategy. These efforts culminated in the creation of the Housing Action Plan accepted by City Council in Fall of 2016 (srcity.org/housingactionplan). The objectives of the Plan include construction of 5,000 housing units and 2,500 affordable units by 2023, consistent with the RHNA housing unit allotments for the RHNA planning cycle from 2014 to 2022.

One of the programmatic goals of the Housing Action Plan is to achieve "affordability by design", that is to promote construction of compact, economically designed dwelling units that cost less to build and are smaller in footprint, and, as a result, are more affordably priced. One of the strategies in the Housing Action Plan to achieve the goal is to remove barriers to construction of ADUs. The Plan strategies include reconsidering the parking requirements and the owner occupancy deed restriction requirement, which requires the owner of a property with an accessory unit to live on the property in one of the two units.

On September 27, 2016, Governor Brown signed bills AB 2299 and SB 1069 into law, reducing the requirements for establishing ADUs, and superseding local ordinances that were not consistent with the new state law when it went into effect on January 1, 2017. A separate bill, Assembly Bill 2406, also created a new optional sub-category of Accessory Dwelling Unit referred to as the Junior Accessory Dwelling Unit (JADU).

To address the interim period when the current Zoning Code regulations are superseded by the State, City staff have provided written guidance outlining the State regulations and made them available on the City website (srcity.org/adu). The State JADU bill is optional, however, and would not become effective until the City Council were to approve it by ordinance. The proposed revised ADU ordinance is outlined in the Analysis section of this report.

A parallel effort has been conducted to address City impact fees, as an incentive to the construction of ADUs. The City's Capital Facilities and Park Impact fees would be calculated as a variable percent of the actual fee amounts, depending on size and nature of the ADU. Examples of the fee adjustments are presented in the Analysis section of this report.

ANALYSIS

The proposed revisions to the Santa Rosa Zoning Code include modifications for consistency with State law, including the optional JADU. These consist of waivers of parking, setback and fee requirements in specific cases. Also proposed are modifications based on prior direction by the City Council in the Housing Action Plan, including removing the owner occupancy deed restriction requirement, square footage and bedroom restrictions, and other minor edits and clarifications.

The following includes a summary of the proposed amendments, which are described in more detail in the Zoning Code Amendments section of this report:

- a. A minimum 30-day rental period will be placed on all ADUs.
- b. The requirement for an owner occupancy deed restriction for ADUs would be removed.
- c. Utility fee and connection requirements for ADUs will be waived if the ADU is an internal conversion of an existing structure.
- d. With some exceptions, setback requirements for ADUs will be waived if the ADU is an internal conversion of an existing structure or built over an existing garage.
- e. The maximum square footage of an ADU will be increased to 1,200 square feet, and the limitation of only one bedroom will be removed.
- f. The requirement for a permanent foundation will be removed.
- g. Parking requirements for ADUs will be waived if the ADU is an internal conversion of an existing structure, or a new structure of 750 square feet or less, or within a half-mile of a bus stop, or in a historic preservation district.
- h. Standards will be provided for the development of ADUs in hillside areas and historic preservation districts.
- i. Addition of a category for Junior Accessory Dwelling Units (JADUs).

1. General Plan

The proposed Zoning Code amendments implement several goals and policies of the General Plan, including the following:

LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood. Downtown is excepted.

UD-F Maintain and enhance the diverse character of Santa Rosa's neighborhoods. Promote the creation of neighborhoods – not subdivisions – in areas of new development.

- UD-G Design residential neighborhoods to be safe, human-scaled, and livable by addressing compact development, multi-modal connectivity and reducing energy use.
- H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels, throughout the City, such as single- and multifamily units, mobile homes, transitional housing, and homeless shelters.
- H-B-8 Review and document the performance of affordable housing programs annually. Report the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs, and the number of existing homes sold at affordable prices.
- H-C-7 Promote the development of second units. Discuss this option with residential developers during initial development application meetings.
- H-F-6 Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances which facilitate the development of housing for all income groups.

The proposed amendments implement the above noted goals and policies by facilitating development of a wider range of housing products, including attached and detached units typically smaller than, and renting for less than, a single-family residence. These units are appropriately scaled to existing neighborhoods and may be located on any single-family residential lot that has the space to accommodate them. There would likely be impacts to parking and additional noise to homeowners. In conducting this analysis, a balance was sought to address potential impacts to homeowners providing long-term housing opportunities to the local workforce. The anticipated increase in parking and noise from an individual ADU is minimal, and not expected to increase the ambient noise exposure to levels inconsistent with residential uses and neighborhoods.

2. Zoning Code Amendments

The proposed Zoning Code revisions appear in Sections 20-22.030, Residential District Land Uses and Permit Requirements, 20-36.040, Number of Parking Spaces Required, 20-42.130, Residential Accessory Dwelling Units (formerly named Residential Second Dwelling Units), and 20-70.020, Definitions of Specialized Terms. Also proposed are minor text revisions to other chapters of the City Code for consistency, changing all references to “second dwelling units” to “accessory dwelling units.” The discussion below provides details of the proposed amendments to each section:

a. Minimum Rental Period

There is currently no minimum rental period for an ADU. The State legislation gives the City discretion to require the tenant rental period for an ADU to be a minimum of 30 days. The intent of this constraint is to make more rental housing available to full-time residents and minimize the number of dwelling units that are used for short-term tourist rentals. Eliminating the owner occupancy deed restriction and applying a minimum rental period to the ADU avoids a scenario where both units are used as tourist rentals, further reducing available housing for residents.

A review of short-term rental websites, such as Airbnb, identified approximately 100 units available for rent by travelers in the general Santa Rosa area. These units represent potential housing for long term residents, and suggest that new ADUs may be utilized for short-term vacation rentals. Therefore, inclusion of this State-permitted restriction in the City Zoning Code would likely help keep new accessory dwelling units available for full-time residents, which would be consistent with the intent of the Housing Action Plan. Enforcement will initially be based on the investigation of complaints.

b. Deed Restrictions

The City's Zoning Code section on ADUs currently includes a requirement for the property owner to live in one of the two units (either the main residence or the ADU), which is allowed by State law. The requirement must be documented by recording a restriction on the deed of the property.

The Housing Action Plan included City Council direction to eliminate the deed restriction requirement as an incentive to unit production, which is included in the proposed revisions. Although standard ADUs will not be required to record a deed restriction, JADUs are required by the State regulation to be owner occupancy deed restricted.

Any deed restrictions on existing ADUs will no longer be enforced by the City Code Enforcement Division, and a process to remove existing deed restrictions at owner request will be established. Applicants would complete a Release of Deed Restriction, which would be reviewed by the City Attorney's Office and signed by the Director of Planning and Development. Then the document would be recorded on the title of the property by the applicant.

The original intent of the owner occupancy deed restriction requirement

was to have owners on the property to address neighbor concerns and complaints regarding tenants. Some homeowners have expressed concern that the absence of a homeowner at the property could result in nuisance impacts to neighbors. However, neighbors would still have the ability to contact City Code Enforcement or the Police Department to address issues at a property with no homeowner on site. As noted above, in approving the Housing Action Plan the City Council gave specific direction to remove this requirement, resulting in the current recommendation.

c. Utility Fees

Prior to the new State regulation, applicants for new ADUs were required to pay water and sewer connection fees. Under the new regulation, a new utility connection, meter, and associated water and sewer connection fees will still be required for new detached or attached ADUs that establish new square-footage. However, ADUs created by internal conversion of a residence, or of an accessory structure will not be required to install new, separate water or sewer utility connections, and no connection fees will be required. A second meter is not required but encouraged.

d. Setbacks

Currently, new detached or attached ADUs are subject to development standards and setbacks required for the primary residence, as specified in the Zoning Code. This requirement remains unchanged by the new State law. However, to help facilitate the development of ADUs, pursuant to the Housing Action Plan, the Planning Commission and Planning and Economic Development Department are recommending the following exceptions to the standard setback requirement:

- I. A new detached single-story accessory dwelling unit would be subject to the accessory structure setbacks, which are generally as follows:

Front: 20 feet
Side Interior: 5 feet
Side Corner Lot: 15 to 20 feet (depending on the zone)
Rear: 5 feet

- II. A new detached two-story accessory dwelling unit would be subject to the primary structure setbacks, which are generally as follows:

Front: 15 to 20 feet (depending on the zone)
Side Interior: 5 feet to 10 feet (depending on the zone)

Side Corner Lot: 15 to 20 feet (depending on the zone)

Rear: 15 feet to 20 feet (depending on the zone)

- III. A new detached two-story accessory dwelling unit located in a residential small lot subdivision would be required to comply with the setback requirements of Section 20-42.140, which are identified below:

Front: 10 feet

Side Interior: 4 feet for single-story portions and 8 feet for two story

Rear: 15 feet

- IV. An accessory dwelling unit that is fully contained within the existing space of a single-family residence or accessory structure, and has independent exterior access from the existing residence, shall provide side and rear setbacks sufficient for fire safety, as determined by the Santa Rosa Fire Department.

e. Unit Size and Bedroom Standards

The City's Zoning Code currently allows an ADU up to 700 square-feet in size with a maximum of one bedroom. However, State law allows an ADU up to 1,200 square-feet and does not restrict the number of bedrooms.

The Planning Commission and the Planning and Economic Development Department are recommending adoption of the 1,200-square-foot maximum for new detached ADUs. For an attached ADU, the proposal is to allow up to 50% of the existing residential square-footage or 1,200 square-feet, whichever is less. Also proposed is deletion of the City requirement that ADUs be limited to one bedroom. Junior Accessory Dwelling Units, however, are limited by the State law to a maximum area of 500 square-feet and one bedroom, which has been incorporated into the proposed zoning amendments.

One of the concepts included in the Housing Action Plan is "affordability by design"; the idea that units of a smaller size would generally rent at a relatively lower market rate and therefore be affordable to lower income households. A recent review of rental listings in the Santa Rosa area clearly demonstrates a trend that rents rise with an increase in square-footage and number of bedrooms. Based on limited rental advertisement data, the size of units meeting the State criteria for moderate income is approximately 750 square-feet. As such, ADUs that are 750 square-feet or less are routinely counted towards meeting the City's RHNA (Regional Housing Needs Assessment) objectives for moderate income households.

Removing the bedroom and square footage standards is expected to facilitate the construction of more ADUs, however there is interest in keeping an affordable by design component to the ADU program. ADUs that exceed 750 square-feet, with more than one bedroom, are anticipated to rent at above moderate income rates, limiting anticipated affordability by design benefits. Thus, an alternative fee structure is being proposed that seeks to incentivize the construction of smaller ADUs, while still allowing for the market flexibility of constructing larger units (see the Fees section of this report, below).

f. Permanent Foundation

The City Zoning Code currently includes a requirement for an accessory dwelling unit to have a permanent foundation. The proposed amendments would delete this requirement to allow additional flexibility in foundation types governed by the California Building Code and the City's building permit process.

g. Parking

The Housing Action Plan included City Council's direction to re-evaluate the parking requirement for ADUs. The State legislation has established reductions to the parking requirement based on ADU location, type of ADU and the unit's proximity to transit.

The proposal for a new ADU is to retain the requirement of one additional on-site parking space, with the following exceptions:

- I. Waive on-site parking if the ADU is located within one-half mile of a public transit stop, within a historic preservation district, or within one block of a car share vehicle.
- II. Waive on-site parking for ADUs up to 750 square-feet in area.
- III. No additional parking would be required for internal conversions of existing structures that do not extend the walls of the existing structure, including JADUs.

It should be noted that, parking eliminated by a garage conversion must be replaced.

h. Standards for Hillside Areas and Preservation Districts

The California Government Code prohibits local governments from requiring a discretionary review process (such as Design Review, Hillside Development or Landmark Alteration) to establish an accessory dwelling; however, a City can apply objective review standards.

Design Review is already addressed through existing requirements for architectural compatibility. To address hillside and historic preservation district areas, additional development standards are proposed, as outlined below:

- Standards for Hillside Areas:

In areas with a slope of 10% or greater, the proposed ADU shall observe rear and side setbacks of 15 feet.

- Standards for Historic Preservation Districts:

In preservation districts an applicant must reasonably demonstrate the consistency of the proposed design of the ADU with that of the time period of the residence's construction.

In addition, for properties that are identified as a contributor to the district, through the preparation of a historic resource survey by an qualified professional, an applicant would be required to demonstrate that the proposed change will not negatively impact historic resources on the property.

i. Definition of Accessory Dwelling Unit and Junior Accessory Dwelling Unit

The proposed amendment includes elimination of the existing definition of a Second Dwelling Unit, and the creation of two new definitions for ADU and JADU, which are summarized below:

- An ADU is an independent dwelling unit located on a property containing a single-family residence. An ADU includes complete living facilities: sleeping quarters, bathing facilities, and kitchen.
- The JADU is defined by the State and consists of an interior conversion of an existing bedroom in a primary residence, limited to 500 square-feet. It must have access to both the exterior and the primary residence, and basic kitchen amenities. The unit does not require a dedicated bathroom, and may share a bathroom with the primary residence.

3. Other Fees

Through the public comment process, the primary feedback received by staff was that the cost of construction for ADUs, including the City's permit fees, was prohibitive. Although the proposed Zoning Code revisions do not directly address the subject of impact fees, the issue is identified below and as a separate action for Council consideration.

The State regulation mandates that cities provide fee relief for internal conversions. As a result, the proposed amendments acknowledge that internal conversion ADUs shall be exempt from water and sewer demand fees and connection fees.

In addition, the Department has developed fee adjustments that would further incentivize smaller sized ADUs (affordable by design). This alternative fee structure would modify Capital Facilities and Park Impact fees as outlined below:

Unit Size (Square Feet)		Current Capital Facilities Fee	Current Park Impact Fees	% of Proposed Fees Assessed	Proposed Park Impact Fees	Proposed Capital Facilities Fee
Larger Than	Up To					
Internal Conversion		\$5,433	\$6,147	0%	\$0	\$0
-	750	\$5,433	\$6,147	0%	\$0	\$0
751	950	\$5,433	\$6,147	25%	\$1,537	\$1,358
951	1,200	\$5,433	\$6,147	50%	\$3,074	\$2,717

- Internal Conversions:

Internal conversions to existing structures and residences, that do not add new square footage, automatically benefit from the State's fee waivers, as noted above. In addition to the State mandated waiver, the proposal is to reduce the Capital Facilities and Park Impact fees to zero. The fee savings for an internal conversion under this scenario would be approximately \$20,000.

- Up to 750 Square Feet:

The State waiver of water and sewer fees only applies to conversion of existing structures. New attached or detached ADUs

regardless of size cannot benefit from the State waiver of water and sewer fees. The proposal would provide relief from 100% of the Capitol Facilities and Park Impact fees, for a fee savings of \$11,500.

- 750 to 1,200 Square Feet:

As above, new detached ADUs that exceed 750 square feet cannot benefit from the State waiver of water and sewer fees, which applies only to existing structures. The proposal would provide reduced Capital Facilities and Park Impact fees of 25% or 50%, based on size, for a fee savings of \$5,790 to \$8,685.

4. Community Outreach

Outreach efforts for the proposed ADU amendments included development of interim guidance to assist applicants and City staff in interpreting the new State legislation, which was published on the City website. At the time of publication, a community meeting was announced through the Santa Rosa Community Advisory Board, neighborhood groups, and other stakeholders including developers, non-profits, and supportive service providers. The meeting invitation was also sent through social media such as Nextdoor and Twitter. The community meeting was held on February 8, 2017 with over 100 attendees.

In addition to the formally noticed community outreach, the Director of Planning and Economic Development met with local realtor groups, appeared on local radio to discuss the topic, and provided information to Press Democrat.

Public feedback has been received via email and by phone. The primary feedback received through these interactions was that the various costs of permitting and construction were prohibitive to establishing ADUs with a size of 700 square-feet (the existing maximum square-footage). In response to this feedback, the 1,200-square-foot maximum from the State legislation was incorporated into the proposed amendments, in lieu of the 700-square-foot limit. Similarly, the requirement for only one bedroom in an accessory dwelling unit was deleted. The removal of the size limitations provides owner-developers with greater return on investment in the form of increased rents and increased property value. In addition, the Department is exploring an alternative fee structure was developed, as discussed above.

FISCAL IMPACT

In recent years, the City has received less than 10 requests annually for ADU

permitting. Future increases in ADU permitting are not anticipated to occur without the proposed fee reductions. With the lowered fee structure, the City would expect additional permitting that would offset the loss of fees to some degree, and may result in additional revenue. Impact to the General Fund from approving this item is expected to be negligible.

ENVIRONMENTAL IMPACT

The proposed Zoning Code amendments and proposed fee reduction are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h), which exempts the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

1. Cultural Heritage Board

On June 7, 2017, the Cultural Heritage Board (Board) received a report on the proposed language for ADUs located in historic preservation districts. The Board recommended that references pertaining to the requirement for providing a historic report be reworded to be more precisely address both historic and archeological resources. In addition, it was recommended that language be included requiring applicants to obtain conceptual review by the Board prior to issuance of a building permit.

2. Planning Commission

On June 22, 2017, the Planning Commission (Commission) reviewed the proposed amendments, as well as the comments provided by the Cultural Heritage Board. The Commission voted unanimously to recommend that the City Council approve the Zoning Code amendments. As part of their action, the Commission recommended the following changes to the proposal:

- a. Clarify the language regarding the number of units allowed on a parcel: One standard ADU and one JADU in addition to the primary residence;
- b. Amend the text to waive the parking requirement for units up to 750 square-feet in area; and
- c. Amend the text to clarify that staff-level architectural review is only required when an ADU is visible from a public street.

Commissioners were divided on the proposed requirement for a 30-day minimum rental period for new ADUs. As a result, the staff recommended language was

retained in the draft ordinance amendment.

Subsequent to the hearing, staff made a few editorial corrections to the Zoning Code revision that do not change the scope of the action. These are reflected in the final draft before City Council including, adding the JADU as an allowable use to Table 2-10, Table 2-12, and Table 2-24, replacing all City Code references to “second dwelling units” with “accessory dwelling units”, and adding text indicating when fire sprinkler requirements are triggered.

NOTIFICATION

Pursuant to Zoning Code Section 20-66.020(D), Alternative to Mailing, if the number of property owners to whom notice would be mailed would exceed 1,000, the City may, as an alternative to mailing and on-site posting, provide notice by placing an advertisement of at least one-eighth page in at least one newspaper of general circulation 10 days prior to the hearing. The proposed Zoning Code revision would affect residential properties citywide, therefore, a one-eighth page advertisement was placed in the Press Democrat. The notice was also emailed to a list of stakeholders, including the City’s Community Advisory Board, developers, advocates, neighborhood groups, and other interested individuals. Attendees of the February 2017 community meeting were also notified of the hearing. In addition, the notice was posted at City Hall.

ISSUES

Several issue areas pertaining to the construction of ADUs that are not directly addressed by the Zoning Code revision are addressed below. These include requirements for public improvements, permitting of illegal units, Utility Certificates, pre-reviewed building plans, and fire safety regulations.

1. Requirements for Public Improvements

The permit fees identified above do not capture the total cost of construction. One other important component of the construction cost is any required public improvement, such as sidewalks, curb and gutter, storm drains and planter strips. Requirements associated with these improvements are set forth in Chapter 18-12 of the City Code. Per current City Code requirements, residential additions valued at or exceeding \$100,000 trigger the requirement to improve the parcel’s abutting street frontage to the full street width and configuration in accordance with current City standards. The cost of public improvements along unimproved roadways can be prohibitively high; however, relief could result in prolonged gaps in public infrastructure.

Pursuant to section 18-12.040 of the City Code, the City Engineer may grant a variance from any required public improvement if the nature or the extent of the

improvement does not bare a reasonable relationship to the proposed use. A variance may also be granted if special circumstances applicable to the subject property such as size, shape, topography, location or existing improvements result in the strict application of the Code causing unnecessary hardships or practical difficulties.

The Engineering and Development Services Division will continue to review ADU applications in accordance with all codes, polices and standards related to the installation of public improvements. The appropriate level of discretion will be applied to ensure that all ADU applications are conditioned in a fashion that supports orderly and logical development of the surrounding area, focuses on only the improvements in which the development proposal will clearly impact, and avoids deferring improvements that are needed to address immediate safety issues.

2. Procedures for ADUs Built Without Permits

Questions have been raised regarding how to address existing ADUs and JADUs that were constructed without the benefit of permits; the current process is similar to the permitting process for new structures or internal conversions.

The first step is for a property owner, or their representative, to contact the Planning and Economic Development Department and meet with representatives from the Building and Planning Divisions. City staff then determines the path and steps necessary to legalize the unit. It is important to note that inquiries would not result in a code enforcement action.

A building permit application and applicable fees and plans would need to be submitted to initiate the permit process. Currently, permit applications to legalize existing ADUs do not carry any penalty, and would be subject to the same fees required at the time the building permit is finalized. If a violation were reported, the owner could avoid penalties by submitting a building permit application. A one-page handout has been developed to help walk property owners through the process (attached).

3. Utility Certificate Procedures for ADUs

The Utility Certificate process is the procedure by which a land use such as a residence located outside the City limits and within the Urban Growth Boundary may be connected to City water and sewer. City Council Policy 300-02 outlines the situations and circumstances under which the City will consider extending water or sewer service to these properties. There are different procedures for properties located in unincorporated islands, areas subject to joint service agreements with the County, and other specific areas.

In most instances, in order to approve a Utility Certificate , Council Policy 300-02 requires that the land use on the property be existing (not new construction), that it be legally established, and that it be consistent with the City's General Plan. As part of the process, applicants are required to record an annexation covenant, which prohibits the property owner from protesting future annexation of the property. The applicant must then obtain a subsequent approval from the Local Agency Formation Commission (LAFCO) in order to complete the connection process.

Based on the current Council Policy, obtaining a Utility Certificate to establish a new ADU would not be allowed in many areas within the unincorporated Urban Growth Boundary, and would require a waiver from City Council. However, City staff is pursuing a revision to the Policy that would modify the definition of single-family dwelling to include accessory structures, such as ADUs.

Prior to such a revision, the LAFCO Commission, as well as a LAFCO policy subcommittee, would need to approve a similar policy change. City Staff will continue to coordinate with LAFCO staff in 2018 to achieve this goal. If approved, a revision to the Council Policy would then be scheduled for consideration by the City Council.

4. Pre-Reviewed Building Plans

Another identified deterrent to the development cost of an ADU is the cost of building plan preparation. The Planning and Economic Development Department is exploring the concept, and potential funding sources, of developing building plans that are pre-reviewed for consistency with building code requirements, and available at a lower cost than comprehensive plan preparation.

5. Fire Sprinkler Requirements

The changes to State law has also modified fire safety regulations. With some exceptions, fire sprinkler requirements for ADU's may be waived if no fire sprinklers are required for the primary residence, and if Fire Department access and water supply requirements, as adopted by the City of Santa Rosa, can be met. State legislation and other local ordinances address these fire safety requirements, therefore, it was deemed unnecessary to include the changes in the proposed Zoning Code revisions.

ATTACHMENTS

Attachment 1 – Assembly Bill 2299, Senate Bill 1069, Assembly Bill 2406
Attachment 2 – Public Correspondence
Attachment 3 – Council Policy 300-02 (Utility Certificates)
Attachment 4 – Draft Handout for Permitting Existing ADUs
Attachment 5 – Planning Commission Resolution No. 11836
Attachment 6 – Planning Commission Meeting Draft Minutes, dated June 22, 2017
Attachment 7 – Cultural Heritage Board Meeting Draft Minutes, dated June 7, 2017
Attachment 8 – Proposed Zoning Code Text Amendments (Strikeout/Underline)
Ordinance 1

CONTACT

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