

City of Santa Rosa



Legislation Details

File #:	20-0191	Version:	1	Name:	Urgency Ordinance ADU
Type:	CC- Report	Status:		Status:	Agenda Ready
File created:	2/10/2020	In control:		In control:	City Council
On agenda:	3/3/2020	Final action:		Final action:	
Title:	REPORT - ACCESSORY DWELLING UNIT URGENCY ORDINANCE				

BACKGROUND: The proposed City Code text amendment is proposed by way of urgency ordinance, amending Title 18 of the Santa Rosa City Code - modifying Section 18-12.015, and amending Title 20 of the Santa Rosa City Code - modifying Sections 20-30.040, 20-32.050, 20-42.130 and 20-70.020 to allow Accessory Dwelling Units and Junior Accessory Dwelling Units in compliance with State law and in support of the City's Housing Action Plan, while preserving the visual character of the City.

In 2019, five bills governing Accessory Dwelling Units were signed by the Governor of California. These State bills limit local control of Accessory Dwelling Units (ADUs) and create further opportunities for the development of Junior ADUs (JADUs), necessitating revisions to the City of Santa Rosa Zoning Code for consistency.

Housing remains a Tier One Council priority. The voluntary non-State mandated modifications in the proposed Ordinance reduce obstacles to ADU construction and include protections for the City's hillside areas and neighborhoods, including Preservation Districts.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by motion, adopt an urgency ordinance amending City Code Sections 18-12.015, 20-30.040, 20-32.050, 20-42.130 and 20-70.020 to allow Accessory Dwelling Units and Junior Accessory Dwelling Units in compliance with State law and in support of the City's Housing Action Plan, while preserving the visual character of the City.

Sponsors: Planning and Economic Development

Indexes: Exempt Project

Code sections: 15282(h) - ADU Statutory Exemption

Attachments: 1. Staff Report, 2. Attachment 1 - Redline Changes to City Code, 3. Attachment 1 - (VIEWABLE REDLINES UPLOADED 3-2-2020), 4. Attachment 2 - Assembly Bill 68, 5. Attachment 3 - Assembly Bill 881, 6. Attachment 4 - Senate Bill 13, 7. Ordinance, 8. Presentation, 9. Late Correspondence (Uploaded 3-2-2020), 10. Late Correspondence (Uploaded 3-5-2020)

Date	Ver.	Action By	Action	Result
3/3/2020	1	City Council	to waive reading of the text and adopt	Pass