



# City of Santa Rosa

## Legislation Details

<b>File #:</b>	17-1024	<b>Version:</b>	1	<b>Name:</b>	Accessory Dwelling Units
<b>Type:</b>	CC- Public Hearing	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	11/9/2017	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	12/5/2017	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	PUBLIC HEARING - ACCESSORY DWELLING UNIT CITY CODE TEXT AMENDMENT AND IMPACT FEE REDUCTION				

**BACKGROUND:** 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, and minor text changes to the City Code for consistency. The revisions have been combined into a single proposed Zoning Code text amendment. On June 22, 2017 the Planning Commission recommended unanimously that the Council approve the proposed amendment. Also proposed, as a way to incentivize construction of ADUs, is a reduction to the City's Capital Facilities and Park Impact fees.

**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, minor text changes to other City Code sections for consistency, and approve a resolution reducing Capital Facilities and Park Impact fees for new Accessory Dwelling Units.

**Sponsors:** Planning and Economic Development

**Indexes:** Exempt Project

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Assembly Bill 2299, Senate Bill 1069, Assembly Bill 2406, 3. Attachment 2 - Public Correspondence, 4. Attachment 3 - Council Policy 300-02 (Utility Certificates), 5. Attachment 4 - Obtaining a permit for existing ADU, 6. Attachment 5 - Planning Commission Resolutin No. 11836, 7. Attachment 6 - Planning Commission Meeting Draft Minutes, dated June 22, 2017, 8. Attachment 7 - Cultural Heritage Board Minutes dated June 6, 2017, 9. Attachment 8 - Proposed Zoning Code Text Amendments (redline), 10. Resolution, 11. Ordinance, 12. Presentation

Date	Ver.	Action By	Action	Result
12/5/2017	1	City Council	to waive reading of the text and introduce as amended	Pass
12/5/2017	1	City Council	to waive reading of the text and adopt	Pass