

Accessory Dwelling Unit Ordinance *Citywide*



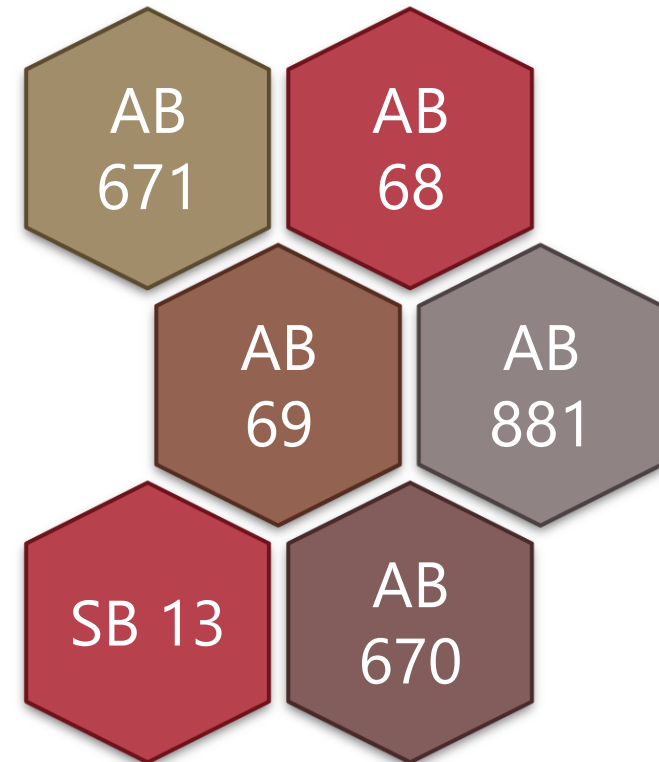
TEMPLE
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Planning Commission Meeting

May 12, 2020

Background

- State Laws (AB 68 AB 881, etc.) to further limit cities' capacity to regulate ADUs
- February 18, 2020, the City Council adopted an urgency ordinance to mirror the state mandates



State Mandates

- ADUs and JADUs both allowed in R-1 zone for a total of up to three units
- ADUs must be allowed in all multi-family zones
- No minimum lot size allowed
- Cannot require replacement parking for the primary dwelling if it is removed or converted for ADUs

State Mandates

- Cannot require more than four-foot setbacks for any detached ADU
- Must allow a minimum 800 SF ADU
- Can establish a maximum of 1,000 SF for ADUs
- FAR, lot coverage, and open space cannot be used to prohibit an ADU of at least 800 SF
- Cannot require the property owner to live onsite at ADUs (until 2025) but may for JADUs

State Mandates

- The City cannot impose impact fees for ADUS less than 750 SF
- Impact fees must be charged proportionally compared to the primary residence
- Sets a maximum 60-day review period
- Cannot require modifications to nonconforming zoning issues
- Single-family HOA's cannot prohibit ADUs

What the City Can Regulate

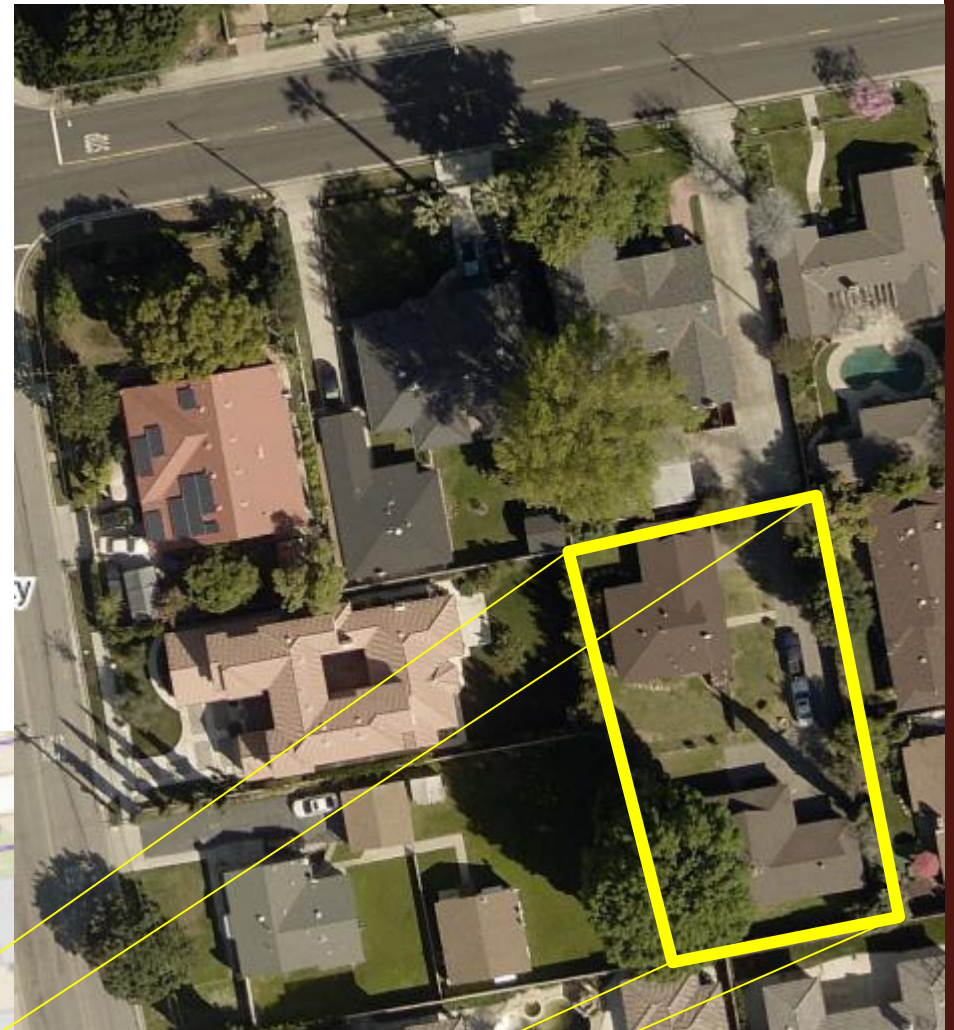
- The City can prohibit ADUs based on water and sewer deficiency
- Architectural and landscaping review allowed but must be objective
- Generally, standards for a main house can be applied to the ADU, if they are:
 - Consistent with state law,
 - Can be reviewed ministerially, and
 - Do not prohibit the ADU

Water and Sewer

- Water – general plan built out
- Sewer
 - Aged pipelines
 - Area of deficiency – four priorities
 - Larger project – study or sewer impact fee
 - ADUs – state prohibition of impact fee for 750 SF or less
 - Five-year perspective

Fire Safety Issues

- Tiered lots and easement
- Fire safety
 - 150 feet from a 20 feet roadway
 - Fire flow test – must be 500 (sprinklered) or 1,000 Gallon (non-sprinklered) per minute, or Fire Department Review



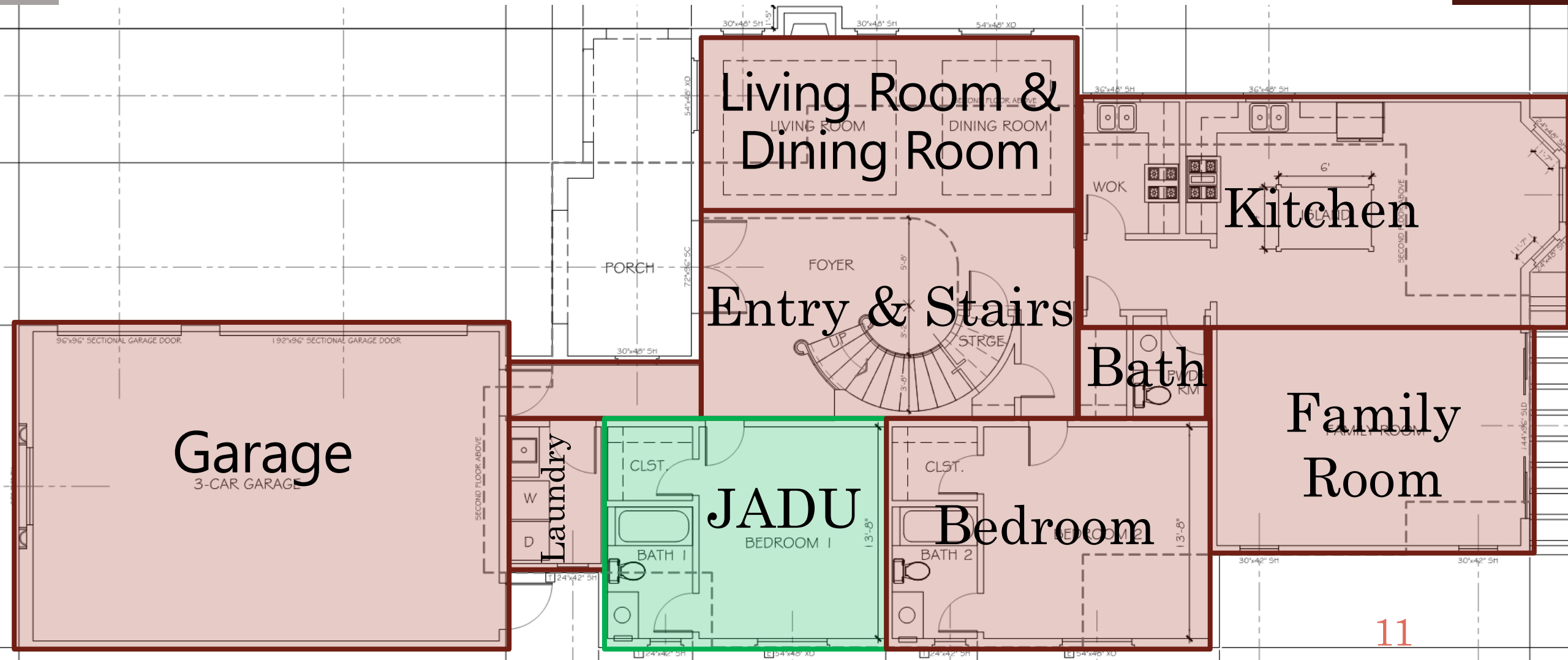
Design Criteria

- A porch or recess – 3 feet deep
- One common area
- One bathroom per bedroom plus a powder room
- No further subdivision allowed

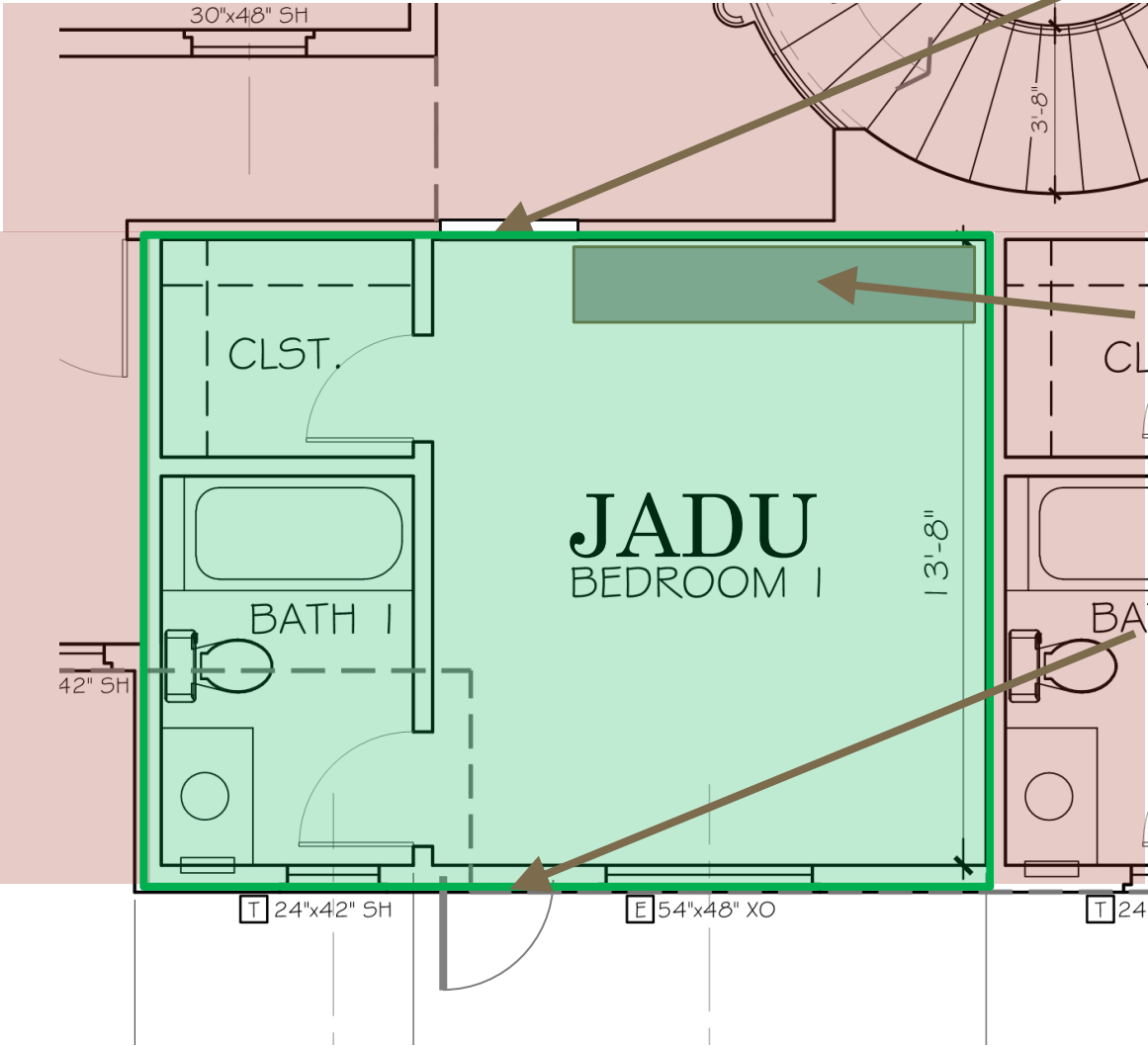
Others:

- Unit Size
 - Studio – 600 SF
 - One-bedroom – 850 SF
 - Two-bedroom -1,000 SF
- Newly constructed garage (after 2020) – No ADU conversion
- JADU – Studio, five feet access required
- Do not build on easement
- Removed garage must be replaced for house addition

Example of JADU



Example of JADU



Close off door to rest of house.

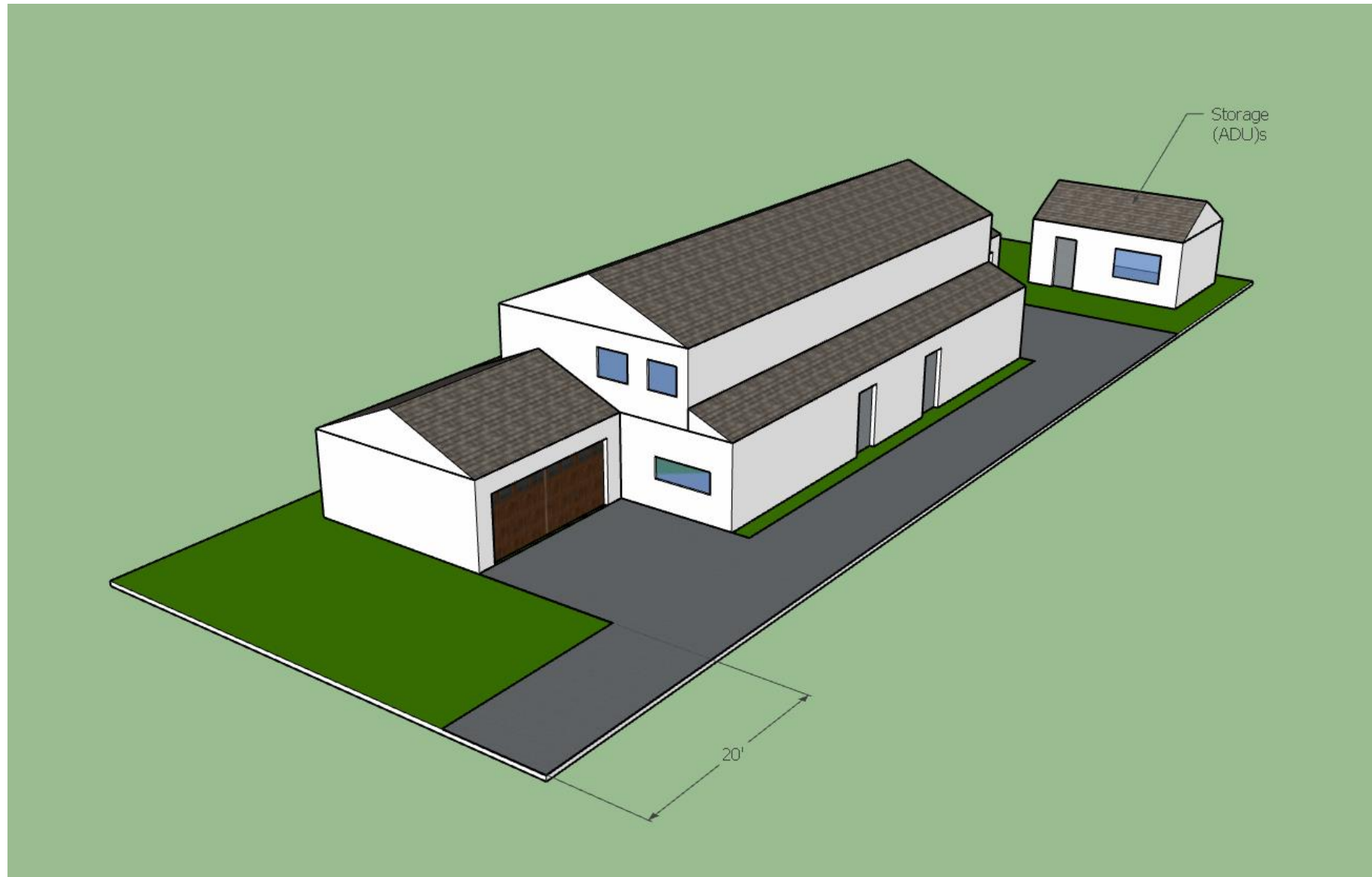
Install “efficiency kitchen”

Install exterior door

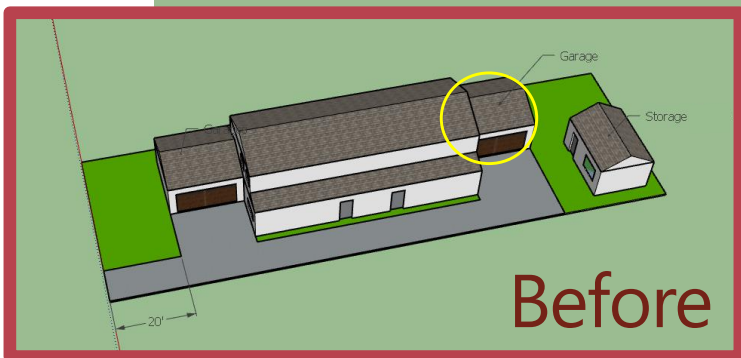
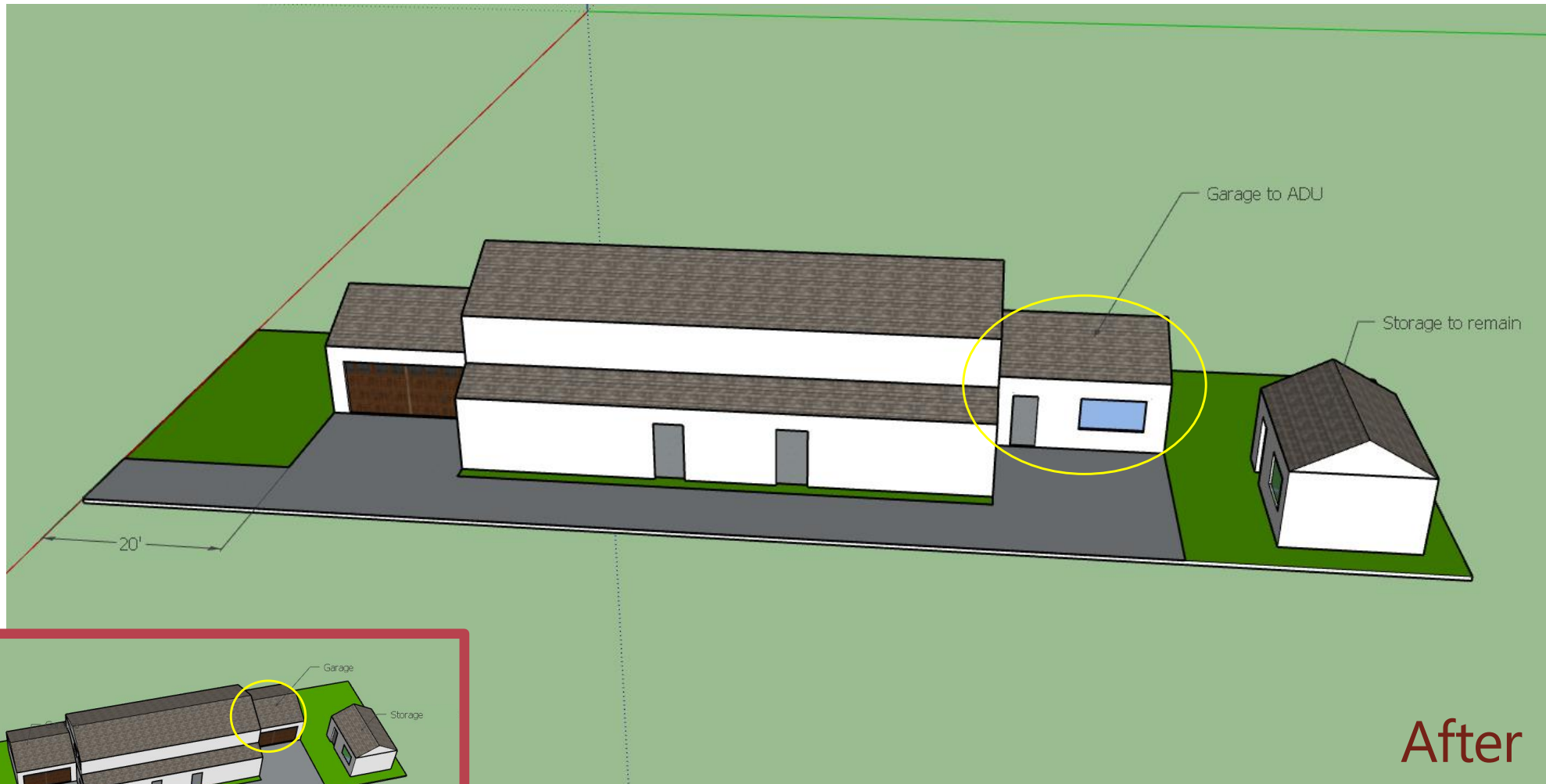
Example of JADU



A Scenario in R-2, R-3



A Scenario in R-2, R-3



Recommendation

The Planning Commission is requested to:

Recommend Ordinance No. 20-1041 to the City Council to establish regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in residential and mixed-use zones.

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