

Accessory Dwelling Unit Ordinance *Citywide*



TEMPLE
CITY

Planning Commission Meeting

September 8, 2020

Background

State Laws

Urgency ordinance

Code text amendment

Planning review 5-12-2020

HCD comments

HCD Comments

Provisions for fire safety

- HCD recommends removal

Limitation on the number of bedrooms

- HCD recommends removal

Design criteria

- HCD recommends making them flexible

Analysis

- Fire safety – Fire Department Review
- Limitation on the number of bedrooms – design criteria to control the quality of the design
- Design criteria revised to read:

“Design Standards: The following design standards apply if feasible. A design standard will be considered infeasible if implementing it will physically prohibit the creation of an ADU or JADU.”

Recommendation

The Planning Commission is requested to:

Approve the revised ordinance and recommend to the City Council adopting the proposed code amendment for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in residential and mixed-use zones.

CEQA: exempt per Section 15305

Presentation of May 12, 2020
(Reference Materials)



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
- The city cannot require a minimum lot size
- The City cannot require replacement parking for the primary dwelling if it is removed or converted for ADUs

State Mandates

- The City cannot require more than four feet setbacks for any detached ADUs
- The City must allow a minimum of an 800 SF ADU
- The City 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
- The City 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 can a City regulate?

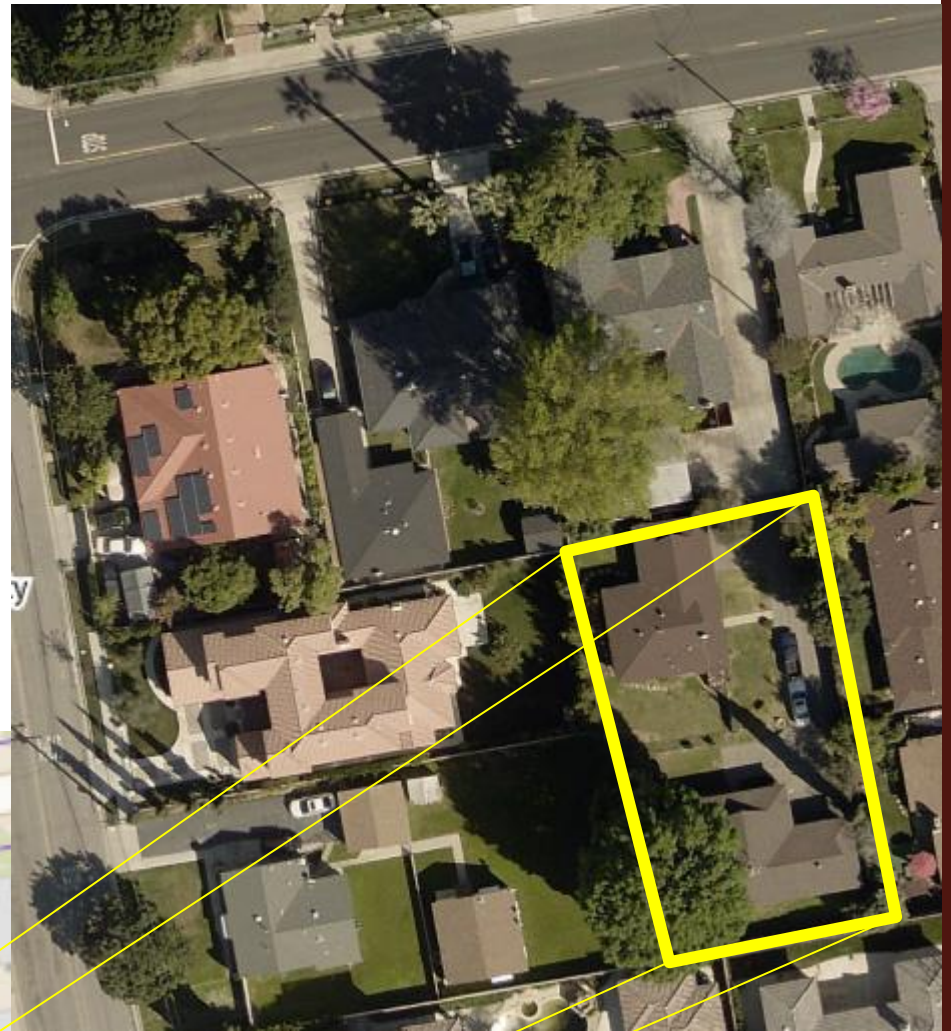
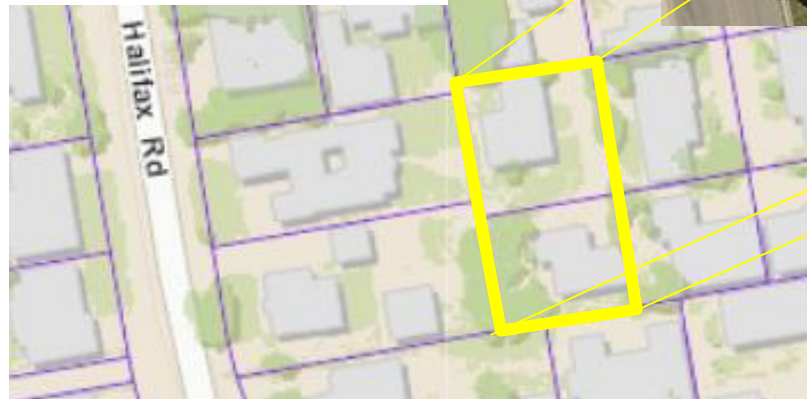
- The City can prohibit ADUs based on water and sewer deficiency
- Architectural and landscaping review allowed but must be objective
- Generally, standards for a main house can be applied to the ADU, if they are:
 - Consistent with state law,
 - Can be reviewed ministerially, and
 - Do not prohibit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



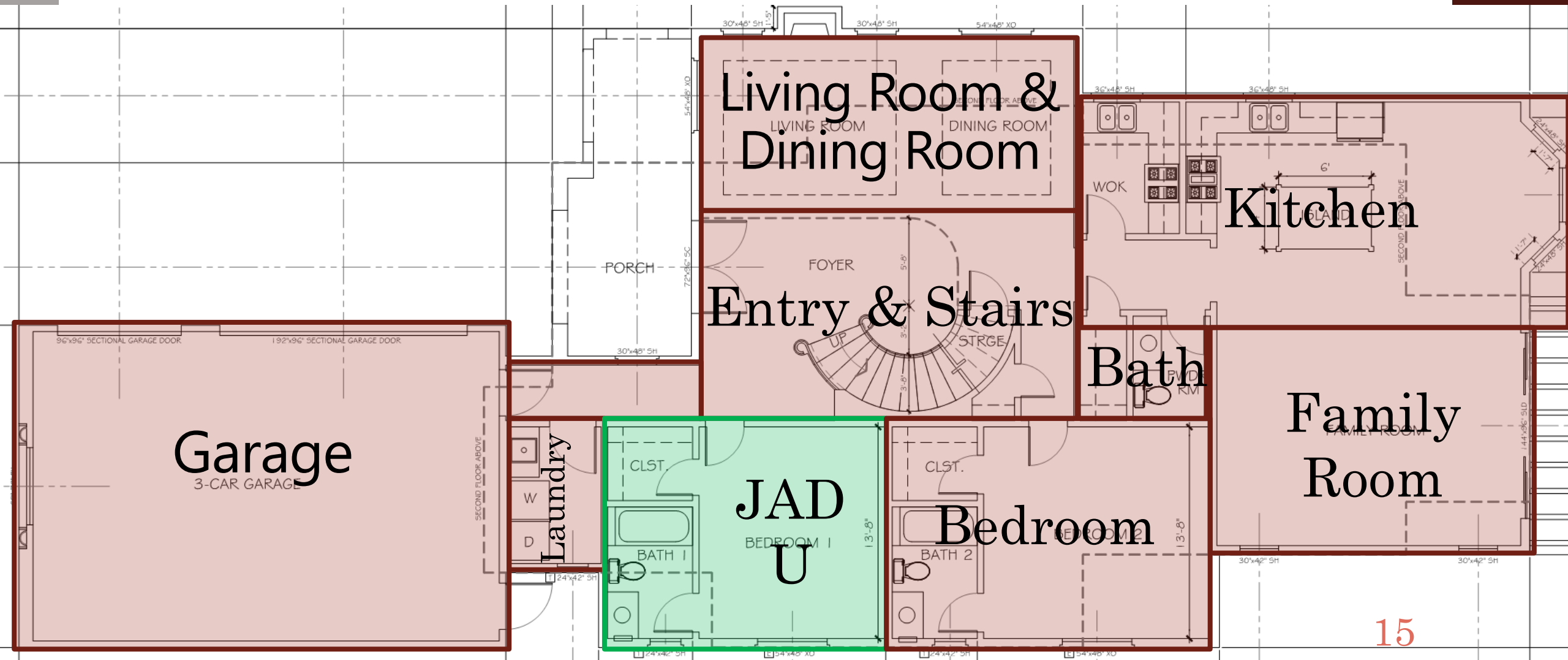
Design Criteria

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

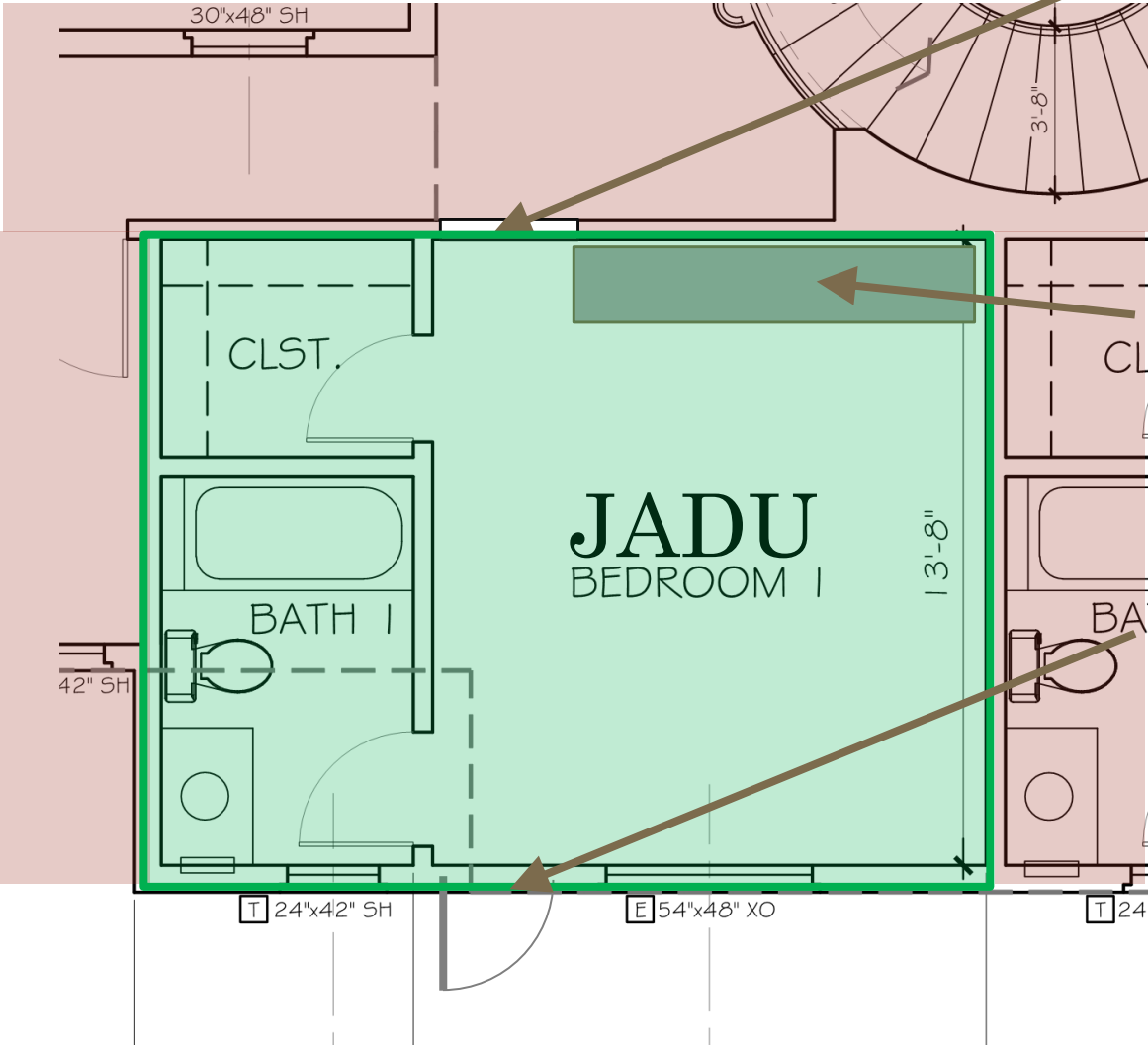
Others:

- Unit Size
 - Studio – 600 s.f.
 - One bedroom – 850 s.f.
 - Two bedroom -1,000 s.f.
 - 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.

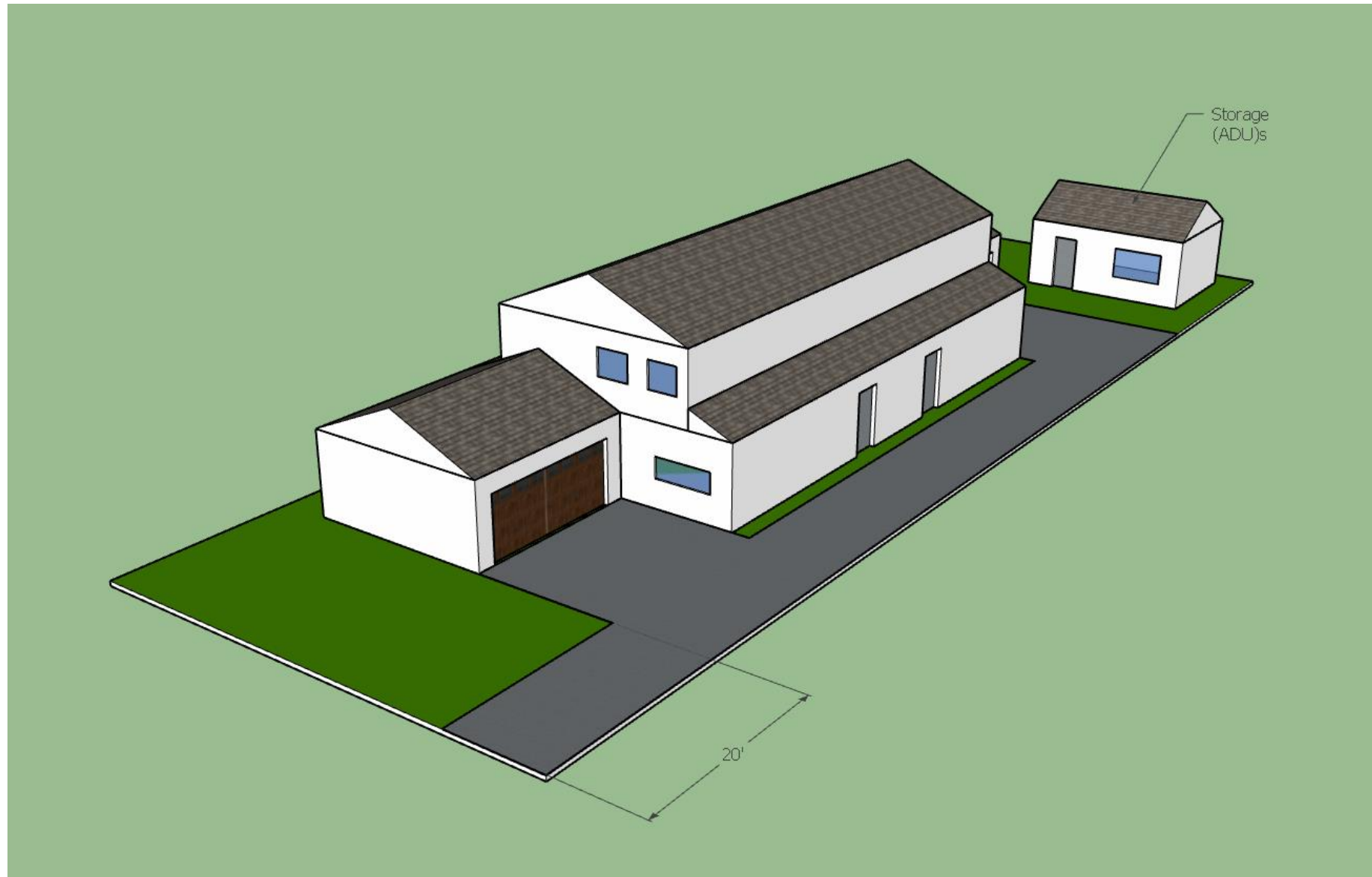
Install “efficiency kitchen”

Install exterior door

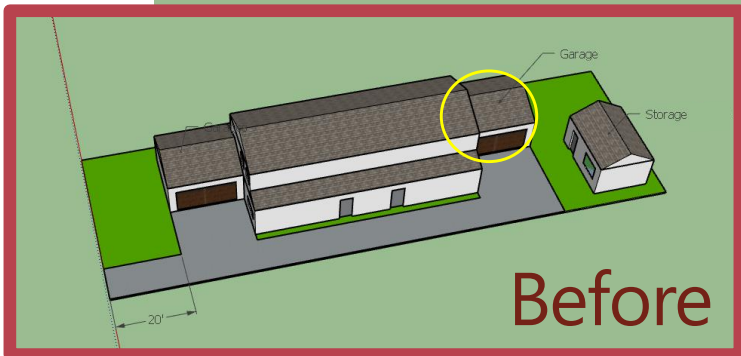
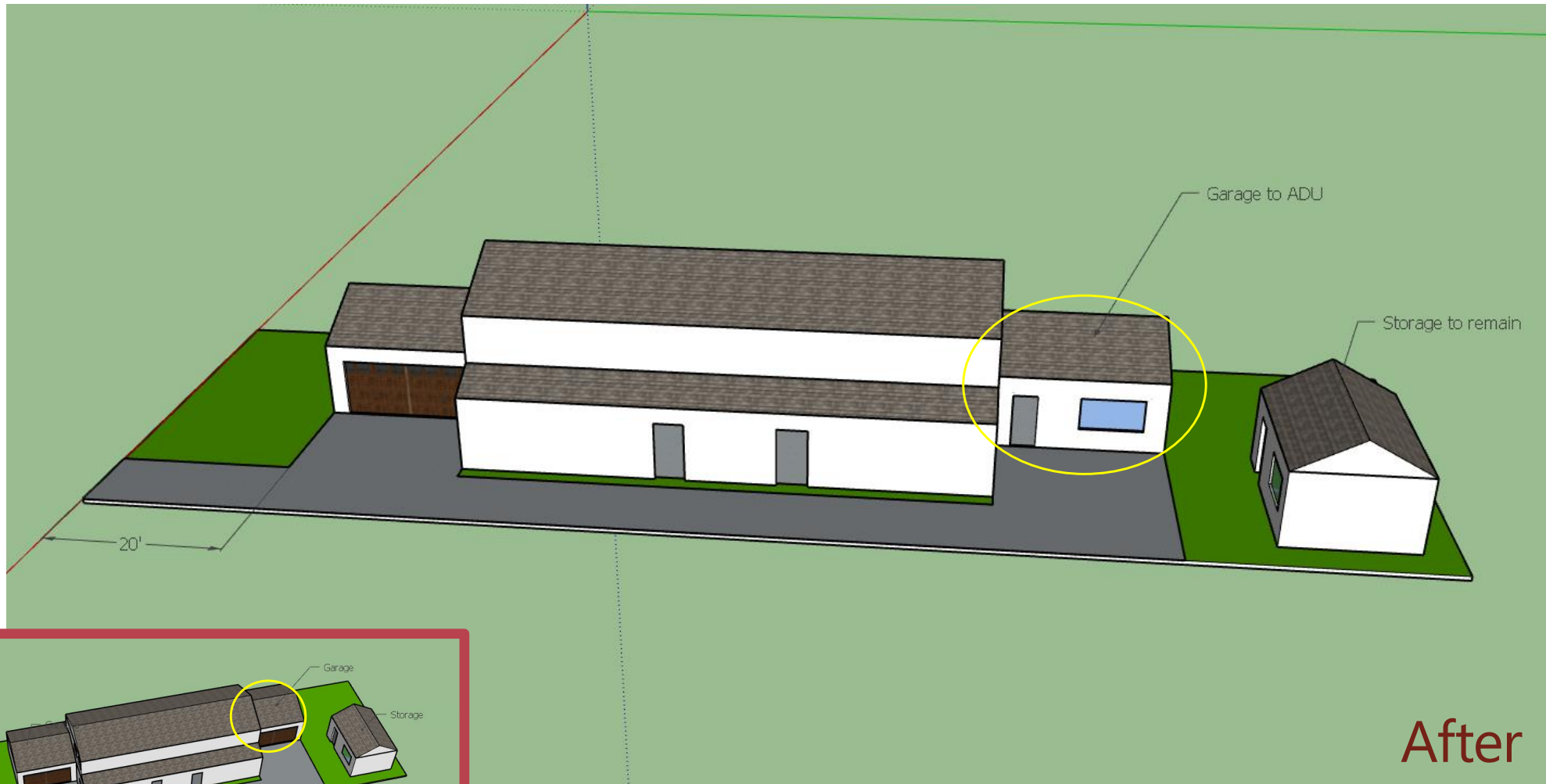
Example of JADU



A Scenario in R-2, R-3



A Scenario in R-2, R-3



After

Before

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.