

Accessory Dwelling Units

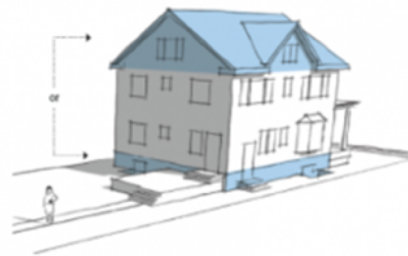


CUPERTINO

Cities Association
Meeting
September 6, 2018

What are Accessory Dwelling Units (ADU)

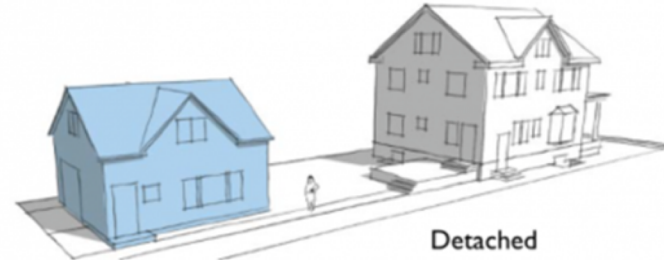
An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons



Internal



Attached



Detached

Benefits of an ADU



- Affordable by design
- Provide income for homeowners
- Share independent living areas with family members



California Legislation

- January 1, 2017 SB 1069 (Wieckowski), AB 2299 (Bloom), and AB 2406 (Thurmond)
 - Ministerial process for ADU
 - Eased parking standards
 - Eliminated certain fees & code requirements
- January 1, 2018 SB 229 (Wieckowski) and AB 494 (Bloom)
 - All zoning districts that allow single-family uses
 - Reduced parking requirements
- SB 831 (Wieckowski)
 - Reduces/eliminates certain local zoning standards for ADUs



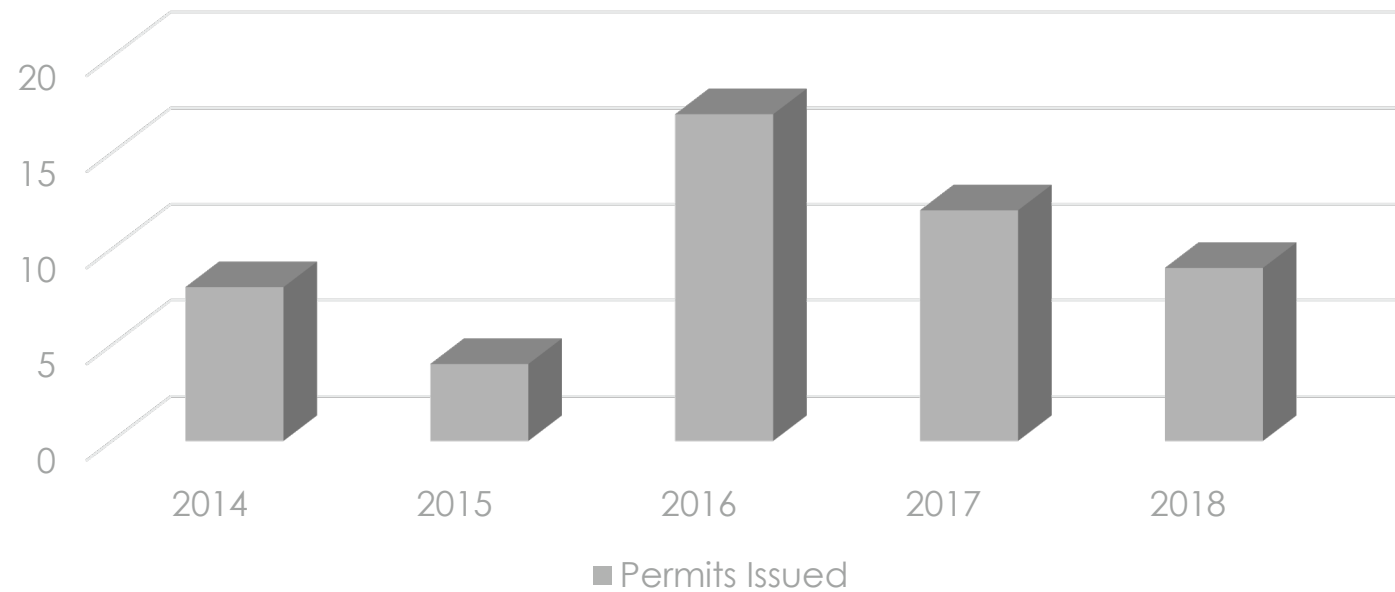
Effects on Local Jurisdictions

City	2015	2016	2017
Los Angeles	90	80	1,980
Long Beach	0	1	42
Oakland	33	99	247
Sacramento	17	28	34
San Diego	16	17	64
San Francisco	41	384	593
San Jose	28	45	166

*University of California Berkeley's Turner Center for Housing Innovation (December 2017)

Effects on Local Jurisdictions

City of Cupertino



Issues Impeding ADU Development

- Construction costs
- Development Fees
- Zoning Code
- Building/Fire Codes
- Lack of Knowledge



Incentives Beyond State Law



- Financing
 - City of Santa Cruz
 - Santa Cruz County
- Fee Reductions
 - Mountain View
 - Sunnyvale
 - Santa Clara
- Incentive Zoning Standards
 - Saratoga



Resources for the Public

- HCD
 - <http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>
- San Francisco
 - <http://sf-planning.org/accessory-dwelling-units>
- San Jose
 - <https://www.sanjoseca.gov/ADUs>
- Santa Cruz
 - <http://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/programs/accessory-dwelling-unit-development-program>
- San Mateo County – 21 Elements
 - <http://secondunitcentersmc.org/>