



Legislation Details (With Text)

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Title: Recommendation to request City Manager to direct the Department of Development Services to review existing planning and zoning law and to provide recommendations for, by ordinance, the creation and/or allowance of accessory dwelling units in single-family and multifamily residential zones.
Sponsors: COUNCILWOMAN STACY MUNGO, FIFTH DISTRICT, COUNCILMAN AL AUSTIN, EIGHTH DISTRICT

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Attachments: 1. 022117-NB-24sr&att.pdf, 2. 022117-NB-24 Corresp.Fox.pdf, 3. 022117-NB-24 TFF Memo.pdf

Date	Ver.	Action By	Action	Result
2/21/2017	1	City Council	approve recommendation	Pass

Recommendation to request City Manager to direct the Department of Development Services to review existing planning and zoning law and to provide recommendations for, by ordinance, the creation and/or allowance of accessory dwelling units in single-family and multifamily residential zones.

"Accessory dwelling units (ADUs) - also referred to as accessory apartments, second units, or granny flats - are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence." (Municipal Research and Services Center of Washington, Accessory Dwelling Units, October 1995)

A shortage of available, affordable housing and changing demographics relative to past planning policies have made cities less livable. Recently, the California State Legislature identified second units or ADUs as providing an important housing option to renters and homeowners, alike, as they typically cost less than other types of housing, provide convenient options for family members, and maximize limited land resources and existing infrastructure. Additionally, the White House's September 2016 Housing Development Toolkit indicated that ADUs offer one solution to the affordable housing challenge by "facilitating intergenerational living arrangements and allowing more seniors to age in place, something that nearly ninety percent of older Americans desire for themselves and their families."

Historically, these units have not been built due to the high cost of fees and permitting; therefore, it is respectfully requested that staff identify potential options for streamlining the approval process for such "in-law or granny" units.

There is no fiscal impact to the requested analysis.

Approve recommendation.

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