

# Accessory Dwelling Units

Los Altos City Council

February 27, 2018



# Why

## Update Accessory Dwelling Unit (ADU) Regulations per State Law

- Streamline approval process
- Expand opportunities for ADU's
- Reduce the parking requirements

## Implement City's Housing Element

- Consider reducing the lot size minimum for ADUs



# Summary of Changes

- Reduces allowable parcel size for ADUs to 10,000 square feet
- Allows ADU's in *existing* principal and accessory structures regardless of lot size - State
- Removes discretionary findings per - State
- Removes affordability requirements, inherently more affordable per State
- Removes two-person occupancy limit per State
- Restricts the rental of ADUs to terms of 30 days or more



# Summary of Changes (Continued)

- Allows Garage Conversions Additions Above Garages
  - Must replace parking
  - Must have minimum setbacks for second story windows
- Reduces Parking Requirements - State
  - No parking when converting existing, structures, in a historic district, car share location, or within ½ mile of transit
  - 1 parking space required, tandem in driveway or in new paved parking in front yard



# Accessory Dwelling Units

Reviewed ADU Regulations on May 9, & May 23 2017, Direction to:

- Maintain 800 Square Foot Maximum
- Require “Compatibility” with Principal Dwelling
- Allow, but not Require, Internal Access to Principal Dwelling
- Delete Deed Restriction for Owner Occupancy



# Accessory Dwelling Units

## RECURRING QUESTIONS

- Can Minimum Lot Size Be Decreased
- Can Maximum Square Footage of Units be Increased
- Can Basement Areas of an ADU be Excluded





Questions?

