

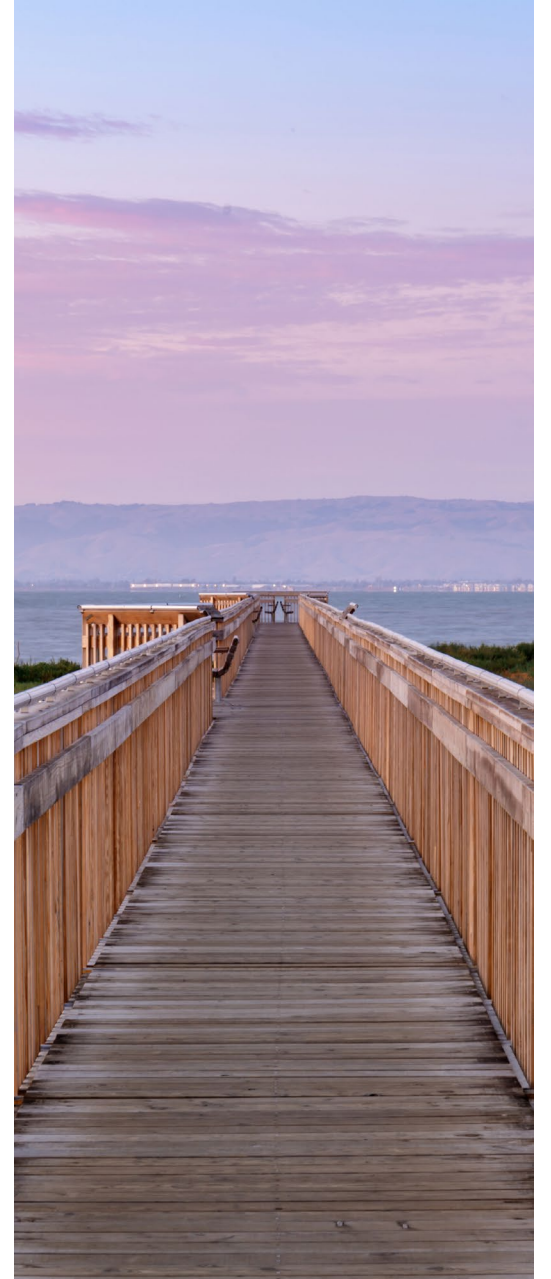


May 15, 2023

ADU Ordinance Update
City Council

Overview

- City Council Direction
- PTC/City Council Timeline
- HCD Letters and Staff Response
- Purpose/Staff Report Topics
- Recommendation/Next Steps



City Council Direction

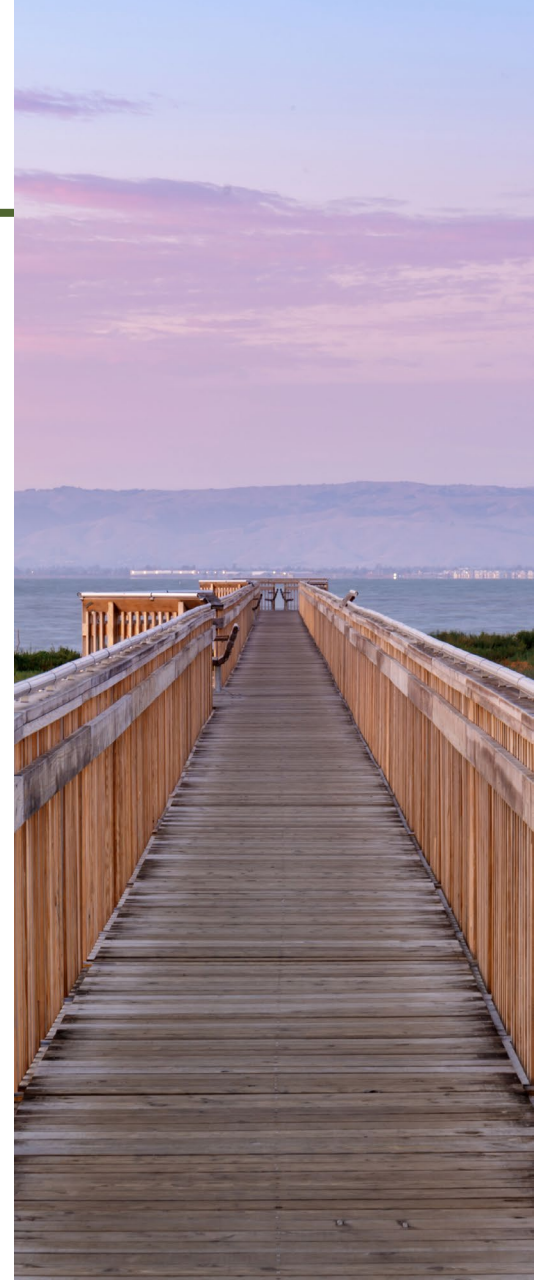
Upon adoption of the City's 2020 ADU ordinance, Council directed staff to return to PTC to discuss two items:

- Continue working with the community, including the design professional, through the PTC process.
- Direct the PTC to look at deed restricting affordable ADUs.



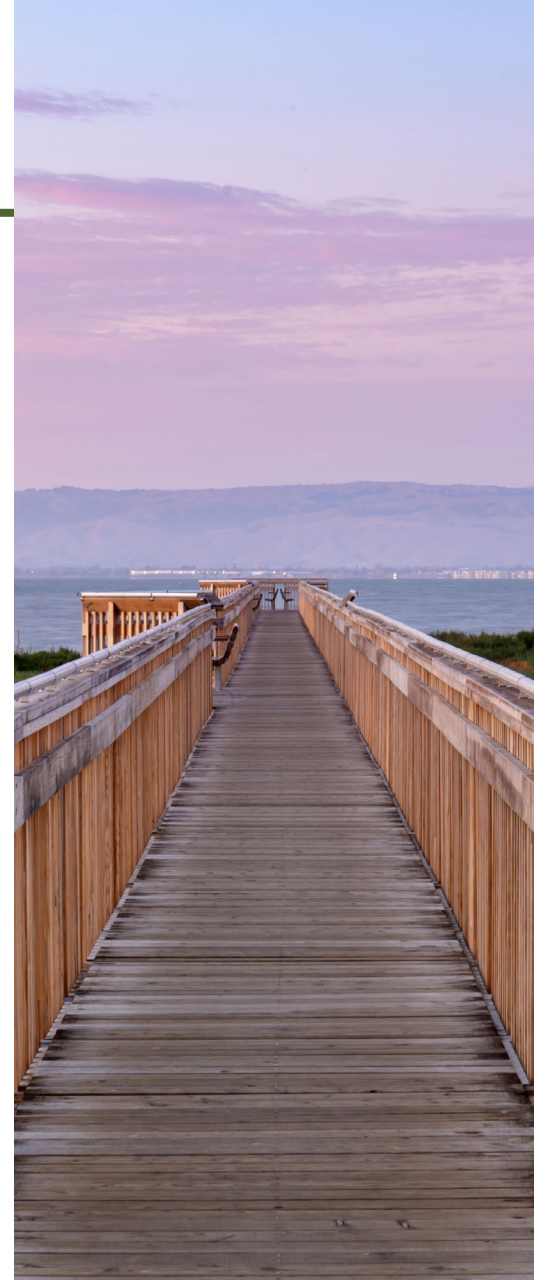
PTC/City Council Timeline

- PTC Meetings – 2021 (2/10, 2/24, 5/26), 2022 (7/13, 8/10, 9/28)
 - PTC reviewed/recommended Draft Ordinance that included changes to City's code as well as responses to HCD feedback
- City Council Meeting – 12/12
 - Council Approved 2022 State Law Changes only to City's Code; Local Changes Originally Planned for January/February 2023
- City Received Second HCD Response Letter 12/21/22
 - Returned to PTC with HCD Changes and more Local Code Changes February/March 2023



HCD Letters and Staff Responses

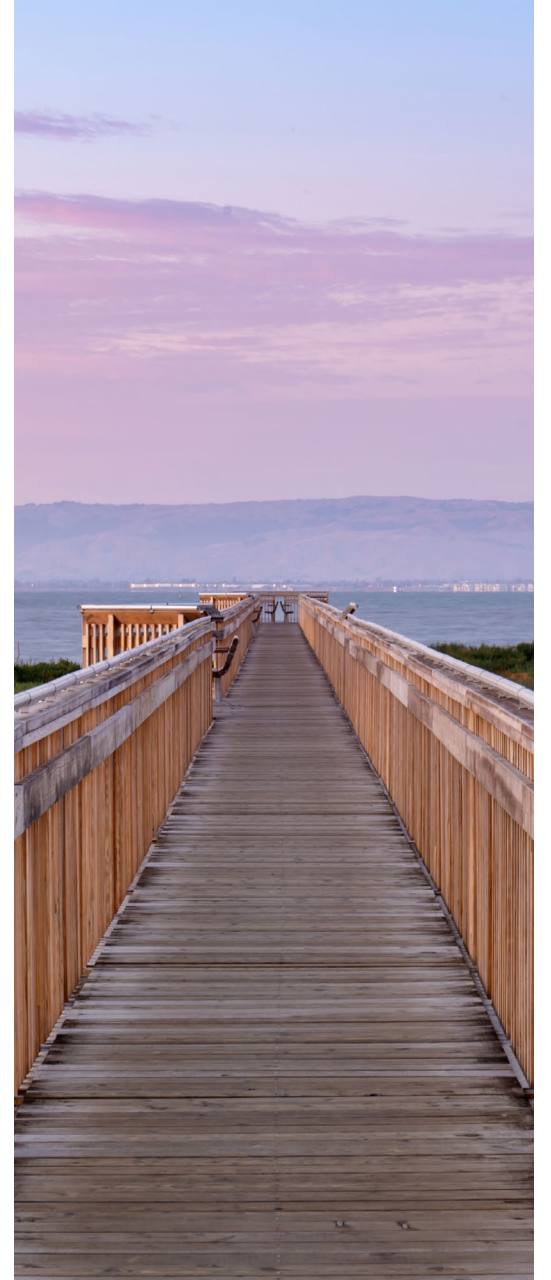
- First HCD Letter – December 23, 2021 (**Attachment B**)
- Staff Responded on February 4, 2022 (**Attachment C**)
- Second HCD Letter – December 21, 2022 (**Attachment D**)
- Staff Responded on January 13, 2023 (**Attachment E**)
- Staff believes the Draft Ordinance addresses HCD's remaining comments



Purpose/Staff Report Topics

Purpose is to respond to HCD's feedback on the City's code and update the City's ordinance to further encourage, clarify, and/or resolve conflicts to development in Palo Alto:

- A. HCD Comments
- B. Proposed Areas for Regulatory Change
- C. Corner Lot Incentives
- D. Incentives for Affordable J/ADUs
- E. Code Modifications to Definitions, JADU Sanitation Facilities, & Accessory Structures



A. HCD Comments

- i. Daylight Planes for Table 2 Units
- ii. Calculating Floor Area for J/ADUs*
- iii. Noise Producing Equipment Location Standards*
- iv. Entryways for J/ADUs
- v. Parking Attached to ADUs*

*Items do not need motions



B. Proposed Areas for Regulatory Change

- i. Basements
- ii. Noise Producing Equipment
- iii. Parking Attached to an ADU
- iv. Privacy
- v. Retracting Prior Deed Restrictions



B. Proposed Areas for Regulatory Change (cont.)

- vi. Reconstruction/Expansion of Non-Conforming Structures
- vii. Removing “Existing” Garage Requirement
- viii. Conversion/Relocation of Uncovered Parking Stalls
- ix. Alignment of ADU and Tree Ordinance



C. Corner Lot Incentives

- i. Allow Reduced Front and Street-Side Setbacks
 - a) Front setback for primary homes would be allowed to be 16 feet
 - b) Street-Side setback for primary homes would be allowed to be 10 feet



D. Incentives for Affordable J/ADUs

The following policies were considered to create an affordable ADU program:

- Deed restricting to 8 yrs, \$400,000 impact fee exemption

Ultimately the PTC decided an affordable ADU program may not be necessary given the increase in housing projects submitted to the City. The following policies are considered for inclusion in the draft ordinance for all applicants:

- Reconstruction/Expansion of Walls
- Removing “Existing” Garage Requirements



E. Code Modifications to Definitions, Sanitation Facilities, & Accessory Structures

- i. Clarifying how FAR/LC are Calculated for Attached J/ADUs
- ii. Translating Second Units through Demolition/Reconstruction
- iii. Clarification on JADU Construction and Sanitation Facilities
- iv. Calculating Gross Floor Area
- v. Clarification on Accessory Buildings with Covered Porches or Patios (≤ 120 sf)
- vi. Allowed Accessory Structure Fixtures



Recommended Motion and Next Steps

- Adopt the attached Ordinance (Attachment A) amending Palo Alto Municipal Code Title 18 (Zoning) to amend regulations for Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), and Accessory Structures, including provisions to respond to direction from the Department of Housing and Community Development (HCD).



CONTACT US



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