



City Council Staff Report

Report Type: CONSENT CALENDAR

Lead Department: City Clerk

Meeting Date: June 5, 2023

Report #:2305-1508

TITLE

SECOND READING: Amending Title 18 (Zoning) of the Palo Alto Municipal Code to Amend Requirements Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units (FIRST READING: May 15, 2023, PASSED 7-0)

BACKGROUND

This was heard by the City Council on May 15, 2023, for a first reading and was approved 7-0. It is now before you for a second reading. In preparing the ordinance for second reading, staff identified a few typos and minor revisions regarding the preparation of tree disclosure reports that were discussed in the May 15, 2023, staff report but left out of the ordinance as a result of a technical error. These have been corrected in the attached ordinance. In addition, staff have added a series of findings and declarations in response to an informal conversation with HCD

MOTION: Council Member Lauing moved, seconded by Mayor Kou to approve section A and modify language in section 18.09.040(k)(1) Except on corner lots where feasible.

MOTION PASSED: 7-0 MOTION:

Vice Mayor Stone moved, seconded by Council Member Burt to approve sections B, C, D and E and adopt the draft ordinance 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 provision to respond to direction from the department of Housing and Community Development (HCD) and refer D back to the PTC for further refinement and discussion the following:

- Create incentives including exempting or reducing impact fees and plan review fees from affordable units
- Develop incentives for ADUs to be used for housing

MOTION PASSED: 7-0

AMENDMENT TO MOTION: Council Member Tanaka, seconded by Council Member LythcottHaims moved to add to the motion: exempt basement floor area from ADUs and JADUs

MOTION FAILED: 2-5 Lauing, Veenker, Stone, Burt, Kou no

ATTACHMENTS

Attachment A: Ordinance Amending Title 18 of the PAMC to Amend Requirements Relating to Accessory Dwelling Units and Jr Accessory Dwelling Units

APPROVED BY:

Mahealani Ah Yun