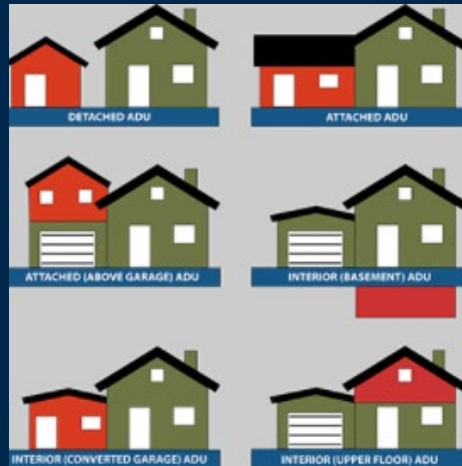


Potential Zoning Code and LCP Amendments



Accessory Dwelling Units



**Planning
Commission**

Study Session

September 9, 2021

Junior Accessory Dwelling Unit JADU

- Single-family units only
- Not a separate unit for Building Code
- Maximum Size: 500 s.f.
- Owner must live in main dwelling or JADU
- Can share bathroom with primary dwelling
- Can have internal access



Community Development Department - Planning Division

Accessory Dwelling Unit ADU

- Allowed in all residential and mixed-use zones
- Considered a separate unit for Building Code
- Maximum Size:
 - 850 s.f. for one bedroom
 - 1,000 s.f. for two bedroom
 - conversions unlimited
- Various configurations (conversion, attached, detached)



JADU vs ADU

ADU Parking Requirements





JADU: No parking required

ADU: One space per unit, but waived if property is:

- 1) located within one-half (1/2) mile walking distance of a bus/transit stop; or
- 2) proposed to be converted from existing or proposed space entirely within the primary dwelling unit or an existing accessory structure.



ADU Options for Single-Family Homes

Very Flexible

SINGLE UNIT – ADU			
 <p>CONVERSION¹ <i>Conversion of an interior portion of an existing or proposed single-unit dwelling or an existing detached accessory building</i></p>	 <p>ATTACHED¹ <i>Construction of a new ADU attached to an existing or proposed single-unit dwelling</i></p>	 <p>DETACHED <i>Construction of a new ADU as a detached accessory building</i></p>	 <p>ABOVE DETACHED GARAGE <i>Construction of a new ADU above a detached garage</i></p>

ADU Options for Multi-Family Developments

Very Limited

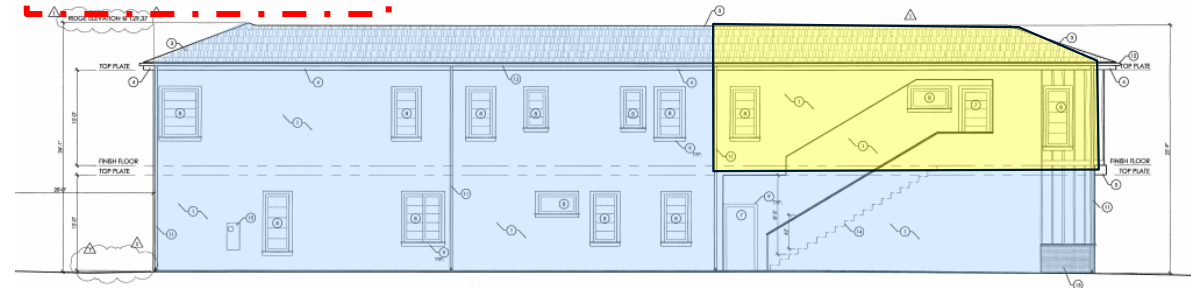
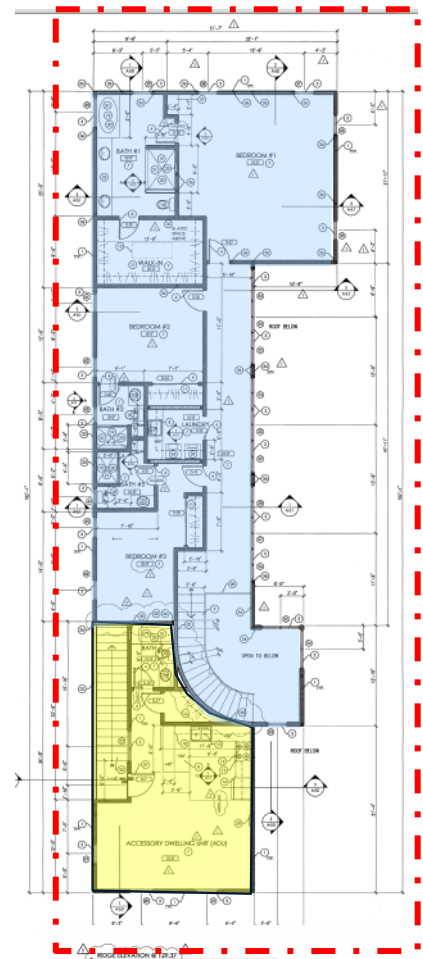
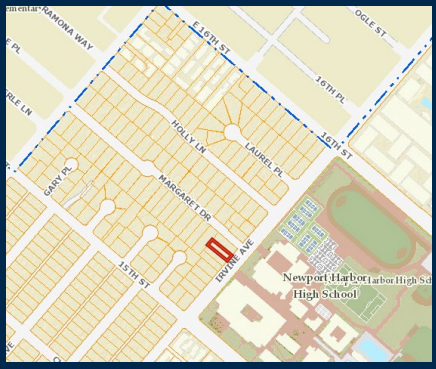
MULTI-UNIT – ADU	
 <p>CONVERSION <i>Conversion of an existing non-habitable portion of an existing multi-unit development</i></p>	 <p>DETACHED <i>Construction of a new ADU as a detached accessory building to an existing multi-unit development</i></p>

- Can only convert existing non-living area (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages).
- Permitted number of units equal to 25% of existing number of units

ADU Example

Attached to New
Single-Family

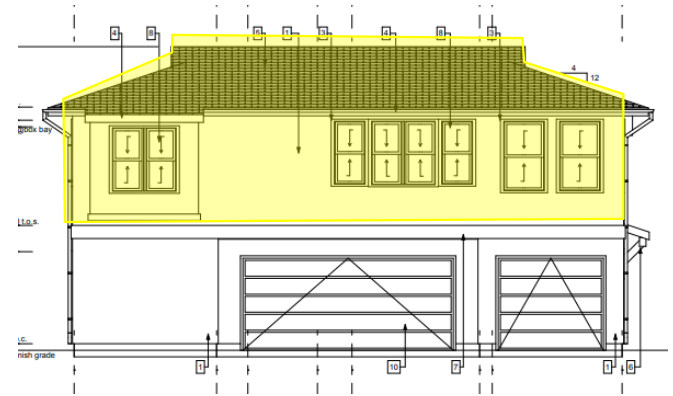
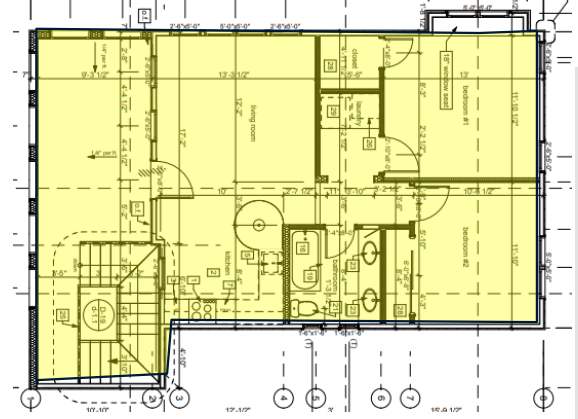
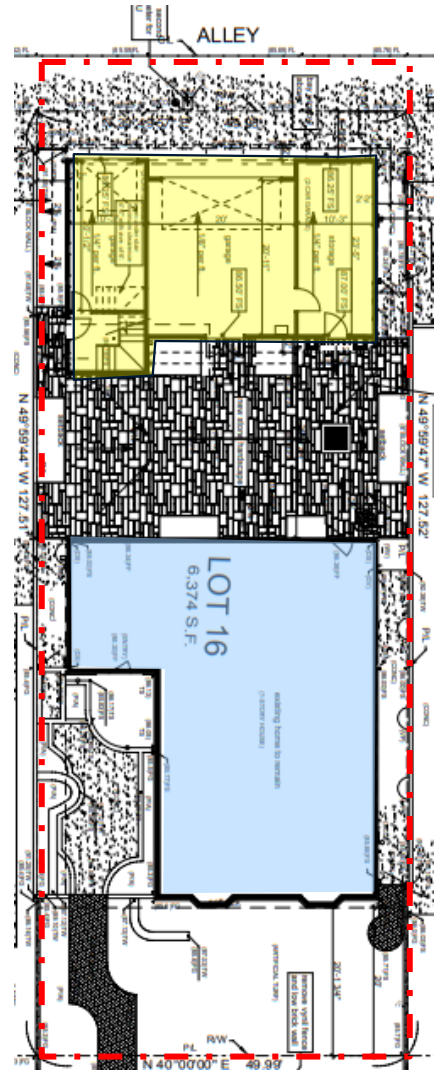
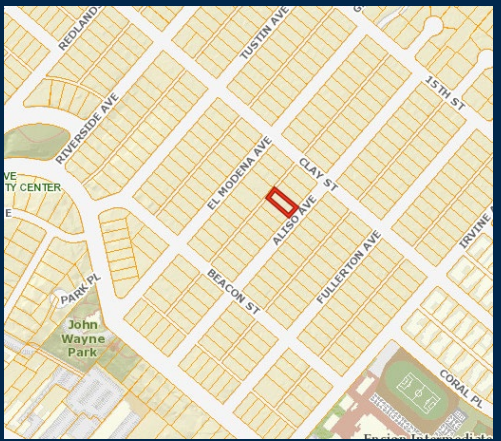
631 Irvine Ave



ADU Example

Detached to Existing Single-Family

435 Aliso Ave



Background

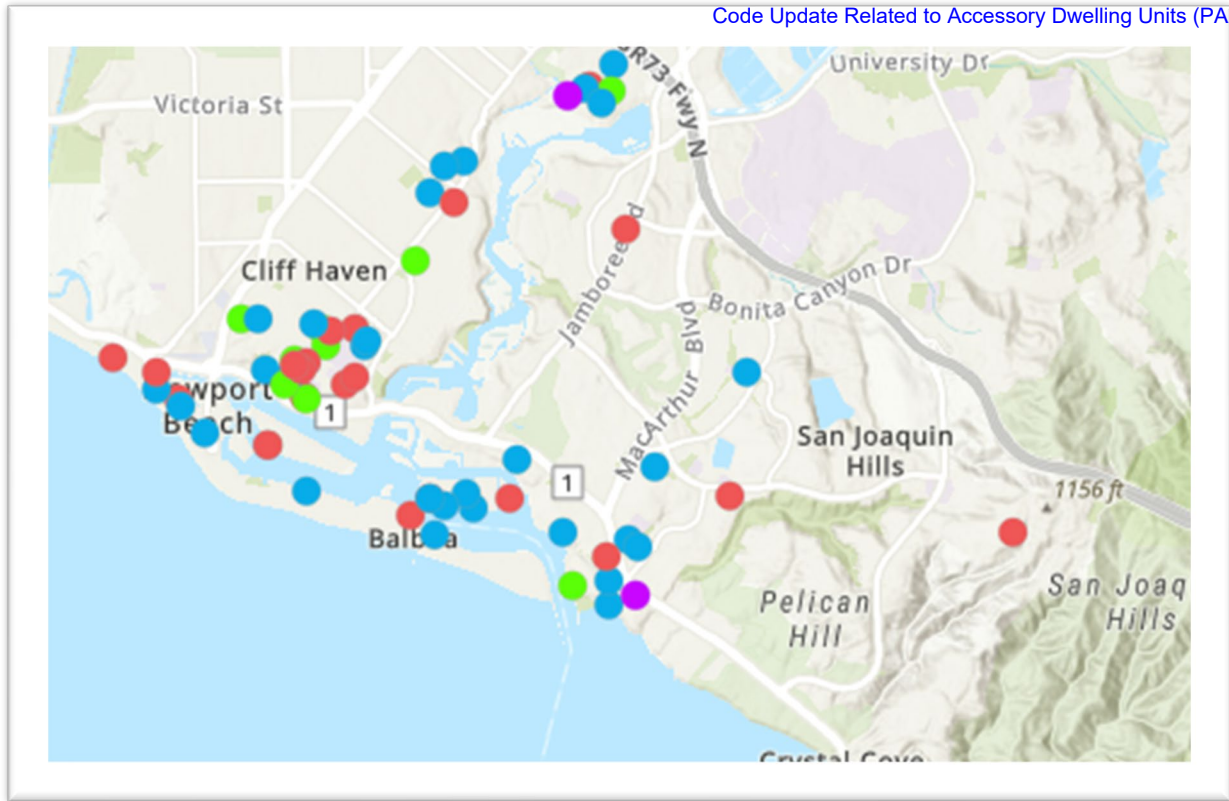
City Laws

- Pre-2019: Second units prohibited except for granny units (Age 55+)
- 2019 and 2020: State Law mandated approval of ADUs and limited cities ability to regulate

City's current ordinance drafted to comply with State law and be as restrictive as possible

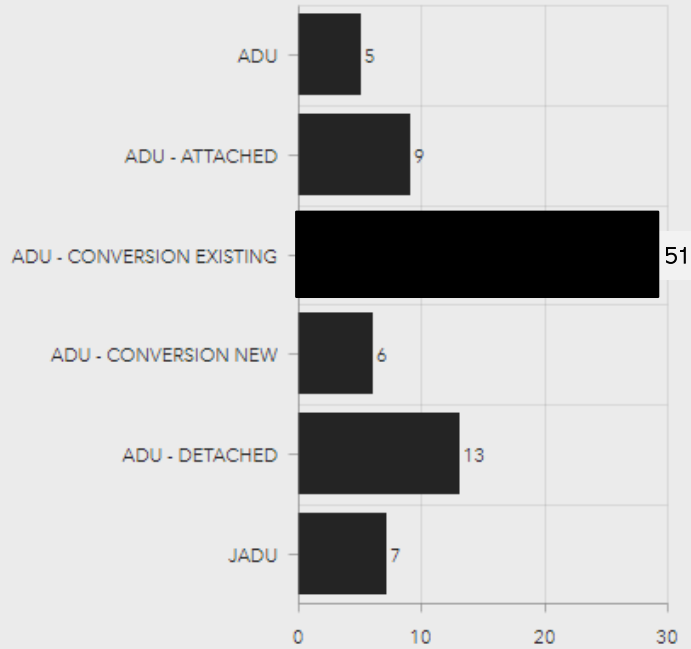
Prior Direction

Current Status of ADUs

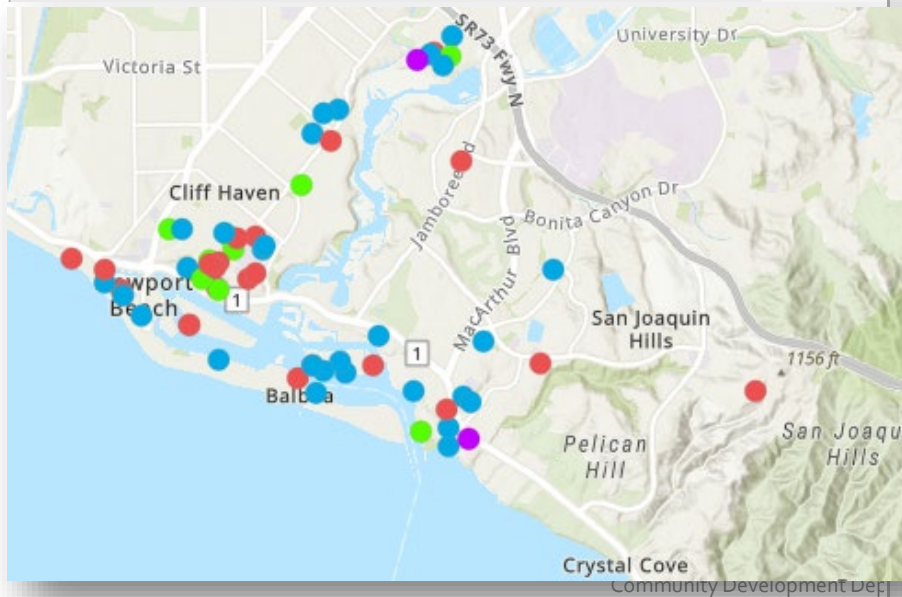
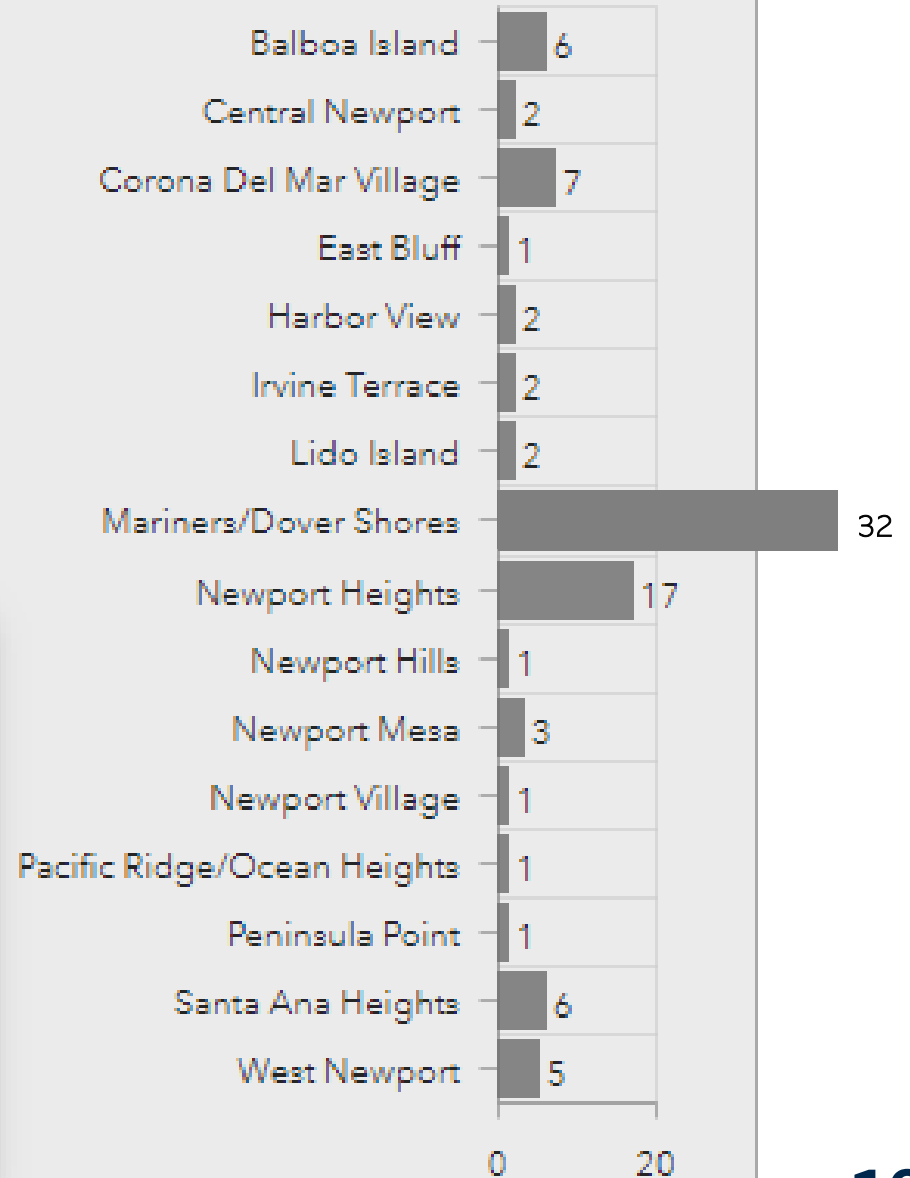


ADU Status	2018	2019	2020	2021*	Total
Finalized <i>(constructed)</i>	1	1	3	4	9
Permitted <i>(under construction)</i>	1	3	5	35	44
Applied <i>(permits pending)</i>	0	2	14	16	32
Total	2	6	22	55	85

ADU Type

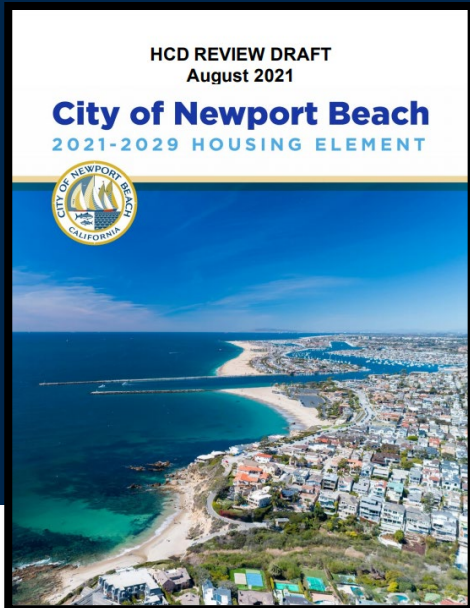


Units by Neighborhood



Regional Housing Needs Assessment

4,845 units



- Adequate Sites Analysis
- Higher density in-fill development
- 1000 unit projection (125/year)
- Direction to revise code (more permissive)
- Amnesty program
- Public outreach and materials
- Pre-approved plans

New Direction

Planning Commission Questions

A) Expanding opportunities for ADU construction in multi-unit developments

Planning Commission Questions

B) Providing additional floor area as an incentive

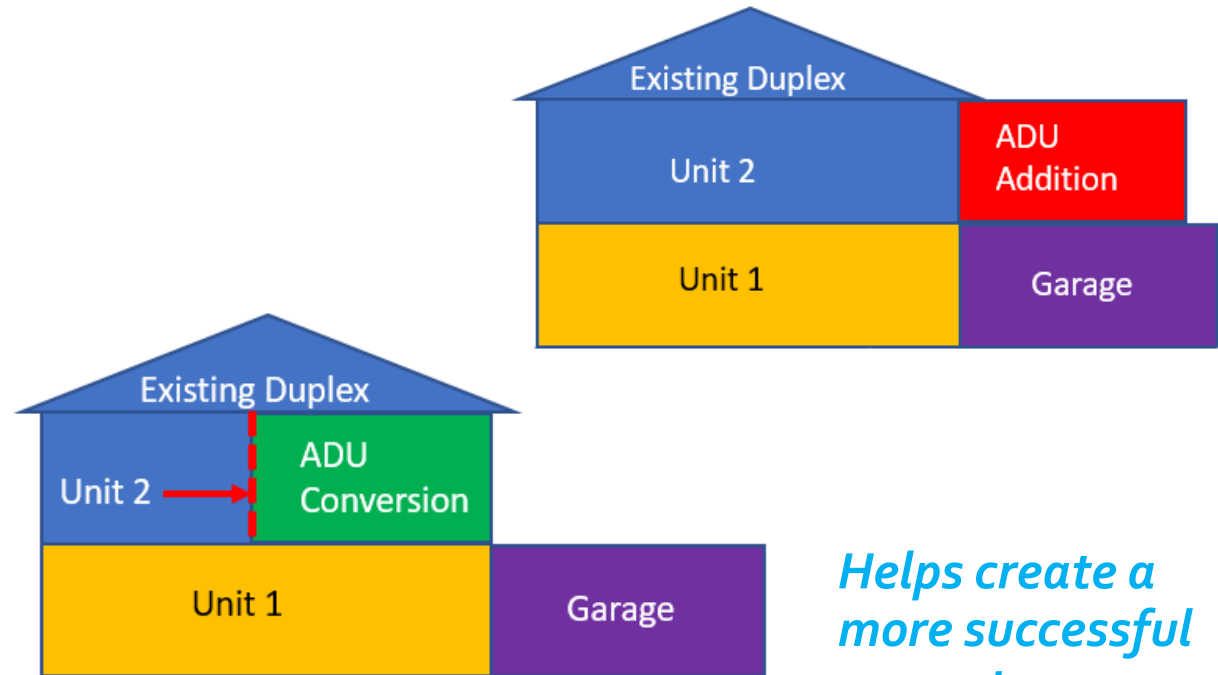
Planning Commission Questions

C) Reducing parking requirements

Expand Opportunities for ADU Construction in Multi-Unit Dwelling Developments

Question A1

Should we allow ADU additions to an existing multi-unit and conversions of existing living space?

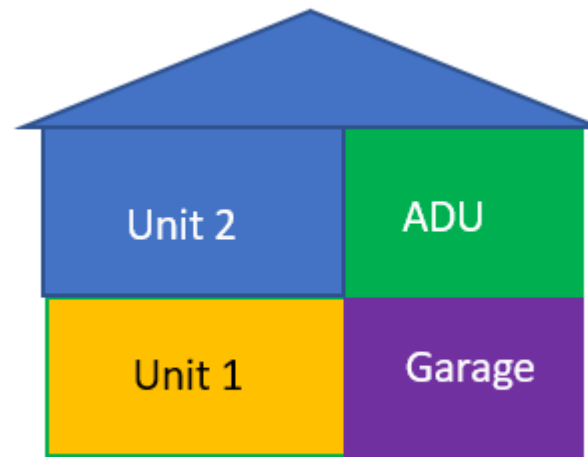


Helps create a more successful amnesty program

Expand Opportunities for ADU Construction in Multi-Unit Developments

Questions A2 & A3

2. Allow ADUs in a new multi-unit development?
3. What size development?
 - Duplex, 2-4 units, or unlimited



New Duplex + ADU

SB330 (Housing Crisis Act) prevent loss of density

- Downzoning created several nonconforming uses
- Property owners stuck between State law and local zoning
- Allowing ADUs with multi-unit can assist

Example Problem Sites

Street View

1509 West Balboa

Existing Use: 3 units (single-level)
Allowed Use: **Duplex (2 units)**
Solution: **Duplex + ADU = 3 Units**



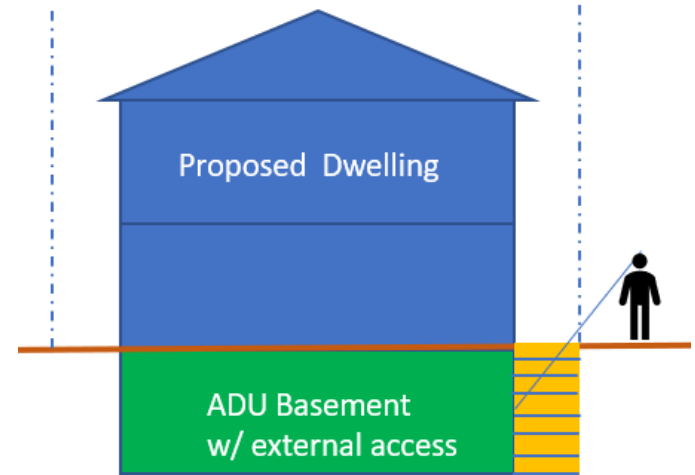
303-305 Fernleaf Ave

Existing Use: 5 units on two lots
Allowed Use: **Two Duplexes (4 units)**
Solution: **Duplex + Duplex + ADU = 5 Units**



Question B4

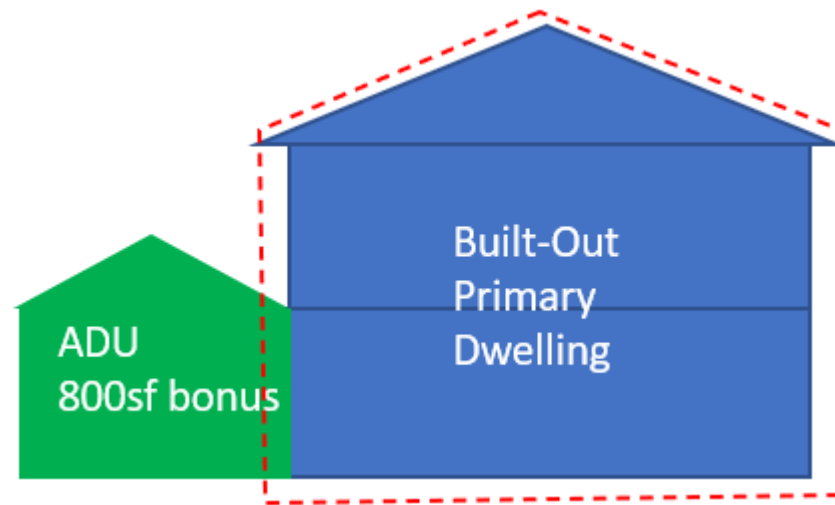
Provide
additional
floor area
allowances to
incentive ADU
development



- *Doesn't add visual bulk or mass*
- *Must establish reasonable size limit on access*
- *Creates a big incentive to include ADU as part of new construction*

Question B5

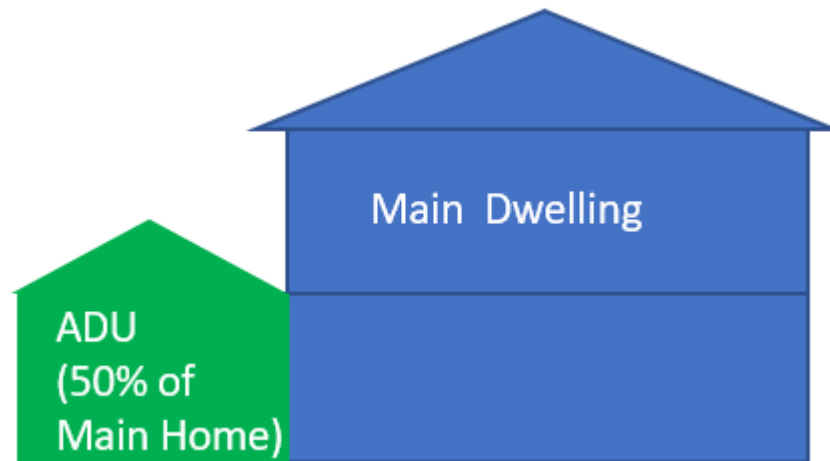
Provide
additional
floor area
allowances to
incentive ADU
development



- *State Law prevents FAL, coverage limits, and open space requirements that prevents an 800 sf ADU no more than 16 feet high.*
- *Equity issue for new developments*
- *Bulk and massing concerns*

Question B6

Provide
additional
floor area
allowances to
incentive ADU
development



- *Simplifies Code and eliminates constraint*
- *ADUs may appear less subordinate to principal dwelling*

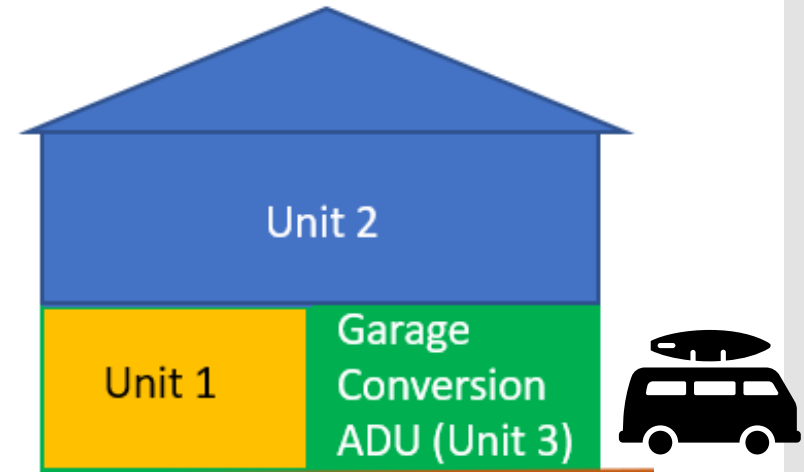
Question B7

Provide
additional
floor area
allowances to
incentive ADU
development

- *(Base Size Limit)*
 - *850sf one bedroom*
 - *1000sf two bedroom; or*
 - *(Optional Limit)*
 - *20% of lot area*
- (whichever is greater, up to a maximum 2000 sf)*
- *Can't restrict unit sizes any smaller, but can increase.*
 - *Examples (1 bedroom)*
 - *3,540 sf lot (CDM)= 850 sf ADU*
 - *5,737 sf lot (Heights)= 1147 sf ADU*
 - *10,000 sf lot (Dover) = 2000 sf ADU*
 - *19,800 sf lot (SAH)= 2000 sf ADU*

Question C8

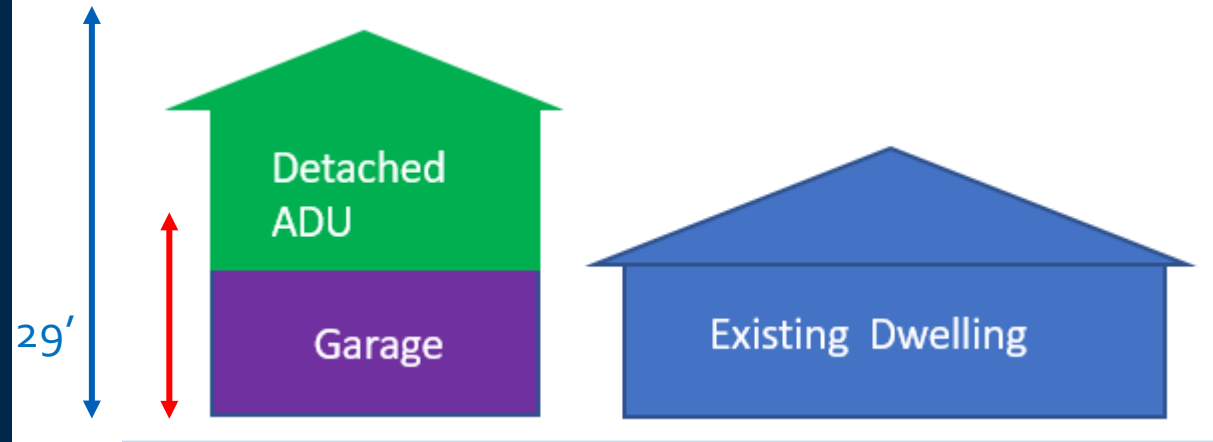
Reduce parking requirements



- *State law prohibits replacement parking outside coastal zone*
- *May further constrain on-street parking that competes with public access demands*
- *Easy opportunity to create 3rd unit for rental housing investors*

Questions C9

Reduce
parking
requirements



- *Currently detached ADUs limited to 16' tall, unless over a garage and only if all units on lot are parking compliant*
- *Provides an incentive to construct some garage parking, even if not all units fully compliant.*

Recap and Staff Recommendations

A) Expanding opportunities for ADU construction in multi-unit developments

- **Yes, will spur development and help permit illegal units (amnesty program)**
- **Yes, will help spur development and assist SB330 trapped properties**
- **Yes, but limit to duplexes and triplexes only**
- **Allow only one ADU**

Recap and Staff Recommendations

B) Providing additional floor area as an incentive

- **Yes, but limit access to minimum necessary**
- **No, maintain State law for constrained developments only**
- **Yes, simplifies code**
- **No, further complicates code**

Recap and Staff Recommendations

C) Reducing parking requirements

- **Modify to only parking impacted areas of coastal zone**
- **500 feet of beach or harbor?**

- **Yes, simplifies code and still encourages some parking to be provided**

Next Steps

- **Based on feedback, staff will begin to prepare draft code revisions**
- **Options**
 - Future Study Session; or
 - Ad Hoc Committee
- **Future public hearings**

For more information Contact

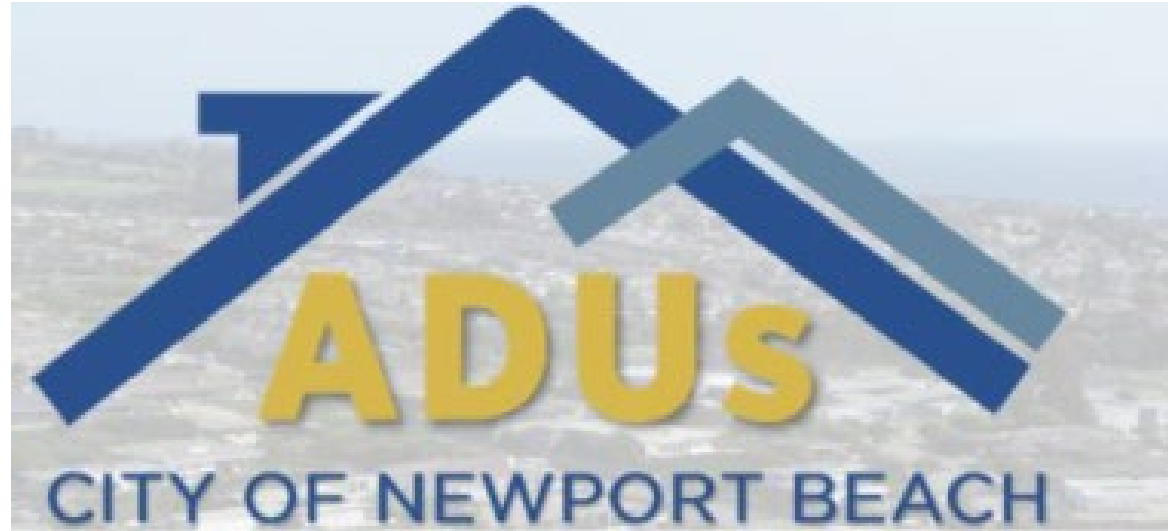
Jaime Murillo, AICP

Principal Planner

949-644-3209

jmurillo@newportbeachca.gov

www.newportbeachca.gov



Questions?