

CPC ADU SUBCOMMITTEE

RS/RX Zoning Proposal

APRIL 10, 2025

RS/RX Zoning Proposal	CPC Recommendation	Existing Rules/Interpretations
Sunset Clause	Sunset program with Housing Element (2029)	None - Permanent
Density		
Qty/Lot	<p>4 Maximum (regardless of SDA) 1 primary + 2 state market rate units + 1 bonus (affordable)</p> <p>1. 4 = SB9's "4 means 4" 2. 4 is the dividing line between SF and MF for many regulations (HUD) 3. 4 divides City trash service from contracting out 4. 4 is under coastal inclusionary regs limit 5. Financing regulations differ between 4 and 5.</p>	<p>(in SDA) (house + 1-2 state ADUs) + (unlimited bonus pairs) = ∞ units + JADU (outside SDA) (house + 1-2 state ADUs) + (2 Bonus ADUs) = 4-5 total units + JADU</p>
Qty/Lot (lot size based)	Support City proposal, however other CPC proposals mostly moot this regulation.	(in SDA) City proposing total ban on bonus ADUs in zones with a lot minimum of > 10k
FAR	Support City proposal for Environmentally Sensitive Lands	All FAR in Base Zoning is usable - except on Open Space/ESL
Zones	RS-1-1 through RS-1-14 Zones RX Zones	City proposal only exempts: RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-8, RS-1-9, RS-1-10, RS-1-11

Scale		
Height	16-18 ft detached; 25 ft attached; All ADUs follow state height rule.	30 ft for both state and bonus ADUs
Stories	2 (both story & height limit apply)	No restriction
Square Ft	1200 max – 150 min	1200 max – 150 min
Setbacks (Rear/Side)	4 ft side/rear setback. No change to street side yard setbacks.	0 ft; or 4 ft when above 16 ft ht/2 stories and abuts residential property. Must comply with required street side yard setbacks.
Brush Mgmt Setback	No Comment	5 ft brush management setback proposed by city (AB1379?)
Exterior Space		
Private Exterior Space	Require private exterior space similar to RM zones with 4 units or less	Currently not required in RS zones, yet is a requirement for RM zones. (see §131.0455 for RM rules for fewer than 4 units)
Common Open Space	Limit RS lots to 4 units or less, so common open space rules don't apply.	Currently not required in RS zones, yet is a requirement for RM zones. (see §131.0456 for RM rules for greater than 4 units)
Parking Regulations	Support recommendation for 1 parking space per unit outside of ½ mile from any transit, as opposed to high quality transit. While parking can't be required for the state ADUs per state law, inside the ½ mile walking distance Transit Parking Standards zone, within RS zones, require parking for the <i>single</i> City Bonus ADU.	0 spaces (in SDA) / 0 spaces (outside SDA) – (state allows 1 space > ½ mile walk to any transit, not just high-quality transit)
SDA Size	SDA no longer applies	1 mile walking distance
Compliant Pedx Path	SDA no longer applies	Yes – (in SDA)
SDA Transit Program	SDA no longer applies	RTP Long Term 2050 Plan (uses 2035 Subset, but 2035 is not funded)

VHFHSZ (Fire Zones)	No bonus ADUs in VHFHSZs, and all cul de sacs and loops with single point of ingress/egress.	State law recommends ‘other safety improvements’ for > 30 units PRC §4290.5
Affordability		
Deed Length	55 years	15 Years – (10 yrs)
Income (AMI %)	To Affirmatively Further Fair Housing - Bonus Unit AMI by CTCAC zone: Highest – up to 30% AMI High – up to 60% AMI Moderate – up to 80% AMI Low – up to 110% AMI	110% Moderate – (other current limits 60%, 50%)
STVR	Do not allow parcels with a/any Bonus ADU to rent out <u>any</u> units, including primary house, for less than 31 days.	ADU can’t be STVR’d, but main house is allowed to STVR. No net gain in housing supply.
Individual Sale	Support staff proposal	Currently only charities – State/City proposing to allow individual sale
DIFs		
State Units (2)	No Change/No Comment	DIF can apply when > 750 sf (but City has no DIF so as to = local SB9 rules)
City Bonus Units (1)	No Change/No Comment	DIF can apply when > 750 sf / proposing “Opt-in Fee” in lieu of DIF

CPC ADU SUBCOMMITTEE

RM Zoning Proposal

April 10, 2025

RM Zoning Proposal	CPC Recommendation	Existing Rules/Interpretations
Sunset Clause		None - Permanent
Density		
Qty/Lot	<p>See attached document for 3 proposals for consideration by CPC.</p> <p>All City Bonus Units would be 100% deeded affordable and follow the same rules proposed for the RS Zones.</p>	<p>Unlimited Bonus in an SDA One Bonus ADU outside an SDA (SB1211) State law now allows a minimum of 2 ADUs or 1 ADU for every existing unit on the lot, up to 8. Also, up to 25% of an existing dwelling unit structure can be converted to an ADU. All uninhabitable space may be converted to an ADU regardless of quantity.</p>
FAR	Support City proposal for Environmentally Sensitive Lands	All FAR in Base Zoning is usable - except on Open Space/ESL Minimum FAR is 1.25
Height	Follow municipal code	Municipal code
Exterior Space		
Private Exterior Space	Require private exterior space as required by RM code.	See §131.0455 for RM rules.
Common Open Space	Require common open space when there are 4 units or more.	See §131.0456 for RM rules for greater than 4 units.
Parking Regulations	Support recommendation for 1 parking space outside of ½ mile from any transit	0 spaces (in SDA) / 0 spaces (outside SDA) – (state allows 1 space > ½ mile walk to any transit, not just high-quality transit)
STVR	Do not allow parcels with a/any Bonus ADU to rent out <u>any</u> units for less than 31 days.	ADU can't be STVR'd, but main house is allowed to STVR
Individual Sale	Support staff proposal	Currently only charities – State/City proposing to allow individual sale
DIFs		
	Charge DIF for all units greater than 750	DIF can apply when > 750 sf
	Support opt-in fee	Opt-in Fee when using the Bonus ADU program > 750 sf

BONUS ADU PROPOSALS FOR RM ZONES

NOTES:

Current state law mandates cities allow 1 ADU for every unit currently on a parcel, with an absolute minimum of 2 and an absolute maximum of 8.

Density = # units allowed on a lot of that size and zone.

FAR = is a ratio between lot size and overall allowed floor space (think of it as volume or building mass).

DIF = State law also states that state-mandated ADUs smaller than 750sf must be DIF free. The City interprets this to mean that ALL ADUs smaller than 750sf must be DIF free, not just state-mandated ADUs.

PROPOSAL 1

Keep RM City Affordable Bonus ADU program as is. This program is entirely controlled by the capacity of the FAR not the density of units. In recent years, at the lower end, RM-1-1 and RM-1-2, the state has mandated an increase in FAR by 33% - 67%.

PROPOSAL 2

On a parcel that has unused density, allow construction of City Bonus ADUs (as an alternative to regular dwelling units) up to the allowed density, and within the FAR for that size and zoned lot (excluding the 800sf FAR-buster unit). This is in addition to the state mandated By-Right ADUs.

The state units are based upon the number of existing units, up to a flexible number of 2-8. 2 regardless of how few units exist; 8 regardless of how many.

When built as ADUs, the City's interpretation of law allows the developer to avoid paying DIFs on all the units under 750 sf. All City Bonus ADUs will be deeded affordable.

PROPOSAL 3

Allow 2 City Bonus Affordable ADUs on every RM lot if allowed by the FAR. Excluded from the City Bonus Affordable ADU program would be lots which have maxed out, or even over-built their unit density allowance. These lots, along with all others will still allow State ADUs, up to 8.

BONUS PROGRAM EXAMPLES

 = Existing Unit

 = Unused Potential Density

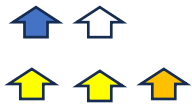
 = State Mandated ADU

 = City Bonus Affordable ADU

CITY AFFORDABLE BONUS ADUS LIMITED TO POTENTIAL DENSITY ON RM LOTS (PROPOSAL 2)

2 UNIT LOTS

1 BUILT UNIT – 2 STATE ADUS – 1 CITY AFFORDABLE ADU = 4 UNITS

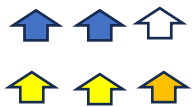


3 UNIT LOTS

1 BUILT UNIT – 2 STATE ADUS – 1 CITY AFFORDABLE ADU = 5 UNITS



2 BUILT UNITS – 2 STATE ADUS – 1 CITY AFFORDABLE ADU = 5 UNITS

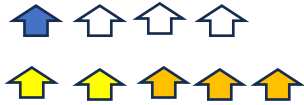


3 BUILT UNITS – 3 STATE ADUS – 0 CITY AFFORDABLE ADUS = 6 UNITS



4 UNIT LOTS

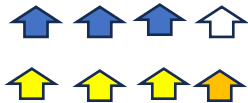
1 BUILT UNIT – 2 STATE ADU – 3 CITY AFFORDABLE ADUS = 5 UNITS



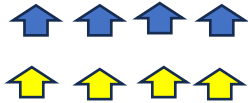
2 BUILT UNITS – 2 STATE ADUS – 2 CITY AFFORDABLE ADUS = 6 UNITS



3 BUILT UNITS – 3 STATE ADUS – 1 CITY AFFORDABLE ADU = 7 UNITS



4 BUILT UNITS – 4 STATE ADUS – 0 CITY AFFORDABLE ADUS = 8 UNITS



6 UNIT LOTS

2 BUILT UNITS – 2 STATE ADUS – 4 CITY AFFORDABLE ADUS = 8 UNITS

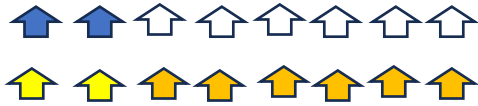


4 BUILT UNITS – 4 STATE ADUS – 2 CITY AFFORDABLE ADUS = 10 UNITS



8 UNIT LOTS

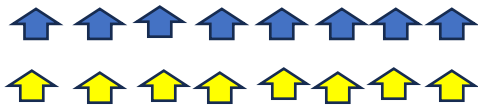
2 BUILT UNITS – 2 STATE ADUS – 6 CITY BONUS AFFORDABLE UNITS = 10 UNITS



4 BUILT UNITS – 4 STATE ADUS – 4 CITY BONUS AFFORDABLE UNITS = 12 UNITS

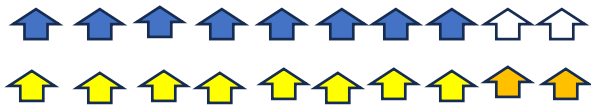


8 BUILT UNITS – 8 STATE ADUS – 0 CITY BONUS AFFORDABLE UNITS = 16 UNITS

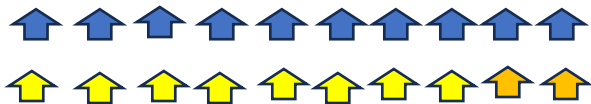


10 UNIT LOTS

8 BUILT UNITS – 8 STATE ADUS – 2 CITY AFFORDABLE ADUS = 18 UNITS



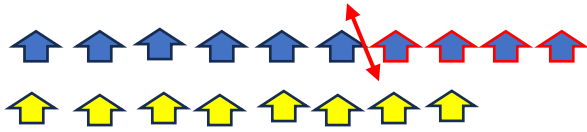
10 BUILT UNITS – 8 STATE ADUS – 2 CITY AFFORDABLE ADUS = 20 UNITS



LOTS BUILT BEYOND CURRENT ZONING

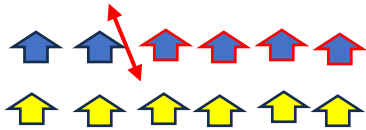
6 UNIT LOT

10 BUILT UNITS (4 BUILT BEYOND ZONING) – 8 STATE ADUS – 0 BONUS ADUS = 18 UNITS



2 UNIT LOT

6 BUILT UNITS (4 BUILT BEYOND ZONING) – 6 STATE ADUS – 0 BONUS ADUS = 12 UNITS



CITY AFFORDABLE BONUS ADUS LIMITED TO 2 ON EVERY RM LOT

PROPOSAL 3

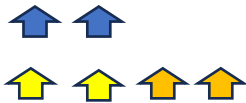
2 UNIT LOTS

1 BUILT UNIT – 2 STATE ADUS – 2 CITY AFFORDABLE ADU = 5 UNITS



2 UNIT LOTS

2 BUILT UNITS – 2 STATE ADUS – 2 CITY AFFORDABLE ADU = 6 UNITS



3 UNIT LOTS

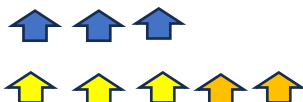
1 BUILT UNIT – 2 STATE ADUS – 2 CITY AFFORDABLE ADU = 5 UNITS



2 BUILT UNITS – 2 STATE ADUS – 2 CITY AFFORDABLE ADU = 6 UNITS



3 BUILT UNITS – 3 STATE ADUS – 2 CITY AFFORDABLE ADUS = 8 UNITS



4 UNIT LOTS

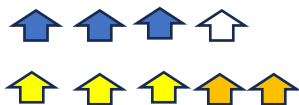
1 BUILT UNIT – 2 STATE ADUS – 3 CITY AFFORDABLE ADUS = 5 UNITS



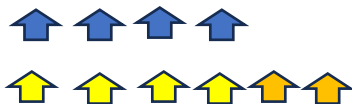
2 BUILT UNITS – 2 STATE ADUS – 2 CITY AFFORDABLE ADUS = 6 UNITS



3 BUILT UNITS – 3 STATE ADUS – 2 CITY AFFORDABLE ADU = 8 UNITS



4 BUILT UNITS – 4 STATE ADUS – 2 CITY AFFORDABLE ADUS = 10 UNITS



6 UNIT LOTS

2 BUILT UNITS – 2 STATE ADUS – 2 CITY AFFORDABLE ADUS = 6 UNITS



4 BUILT UNITS – 4 STATE ADUS – 2 CITY AFFORDABLE ADUS = 10 UNITS

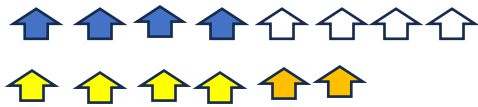


8 UNIT LOTS

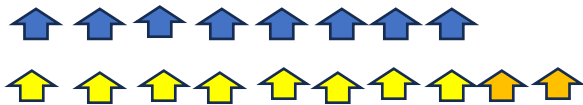
2 BUILT UNITS – 2 STATE ADUS – 2 CITY BONUS AFFORDABLE UNITS = 6 UNITS



4 BUILT UNITS – 4 STATE ADUS – 4 CITY BONUS AFFORDABLE UNITS = 12 UNITS

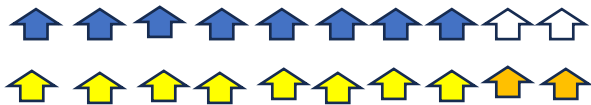


8 BUILT UNITS – 8 STATE ADUS – 2 CITY BONUS AFFORDABLE UNITS = 18 UNITS

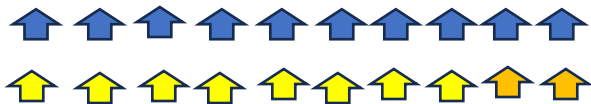


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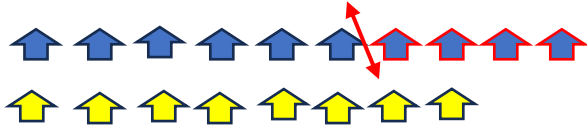
10 BUILT UNITS – 8 STATE ADUS – 2 CITY AFFORDABLE ADUS = 20 UNITS



LOTS BUILT BEYOND CURRENT ZONING

6 UNIT LOT

10 BUILT UNITS (4 BUILT BEYOND ZONING) – 8 STATE ADUS – 0 BONUS ADUS = 18 UNITS



2 UNIT LOT

6 BUILT UNITS (4 BUILT BEYOND ZONING) – 6 STATE ADUS – 0 BONUS ADUS = 12 UNITS

