



# COMMUNITY DEVELOPMENT DEPARTMENT

## ACCESSORY DWELLING UNIT ORDINANCE AMENDMENTS

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City Council Introduction – January 31, 2023

## Purpose of Hearing

- Review proposed amendments to the Zoning Ordinance for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)
- Adopt the proposed amendments

# Presentation Summary

- Background
- Proposed ADU Ordinance Amendments
  1. *Clean-Up Items*
  2. *State Requirements*
  3. *Local Standards*
- Next Steps

# What is an Accessory Dwelling Unit (ADU)?

A self-contained, additional housing unit with a kitchen, bathroom, and a place to sleep



# What is a Standard ADU?



One per lot

City-wide, except high fire

Up to 1200 sq. ft.

# What is a Special ADU?



More than one ADU  
per lot

City-wide, including  
high fire

Maximum 800 sq. ft.

# What is a Junior ADU?

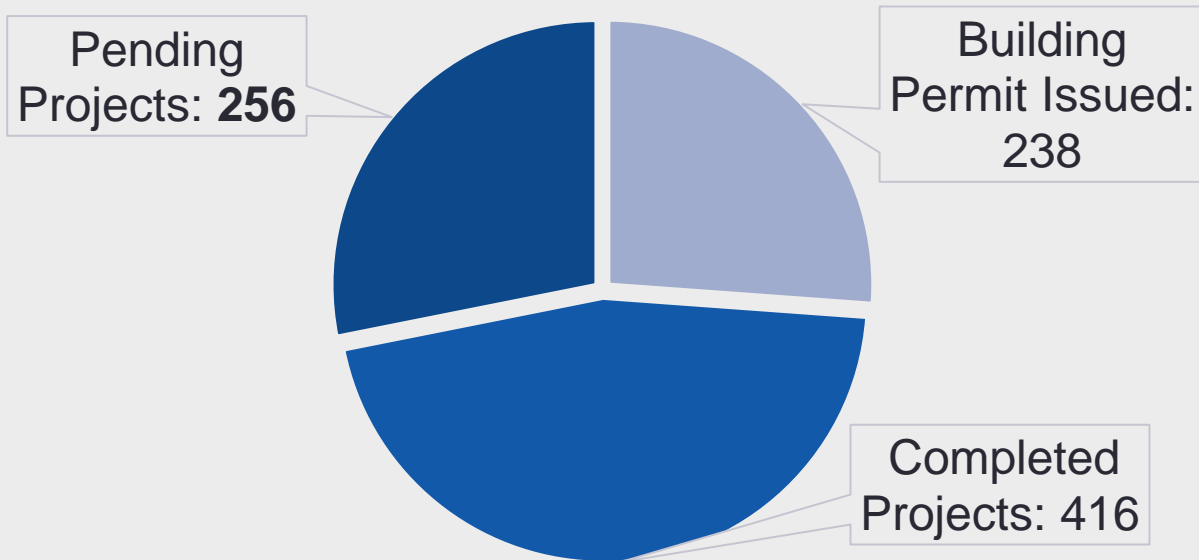
A unit within the walls of an existing or proposed home

- *500 sq. ft. maximum*
- *Efficiency kitchen*
- *Owner Occupied*
- *Own or shared bathroom*
- *Exterior entrance*

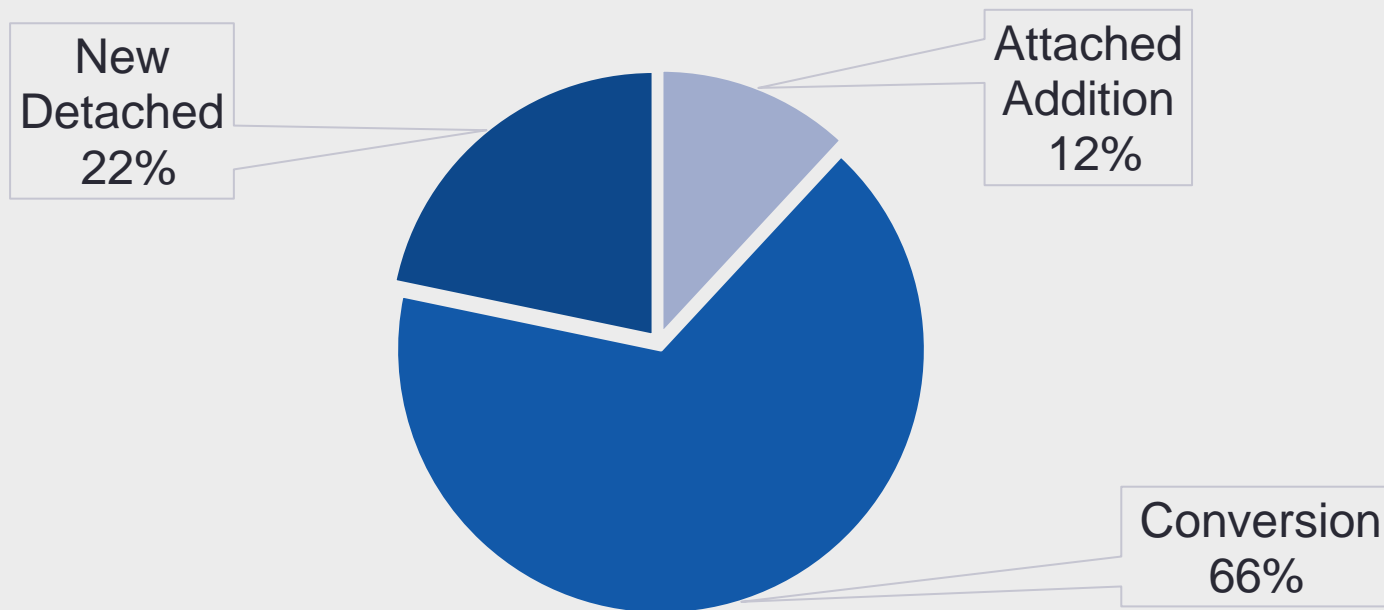


Photo courtesy of San Mateo County

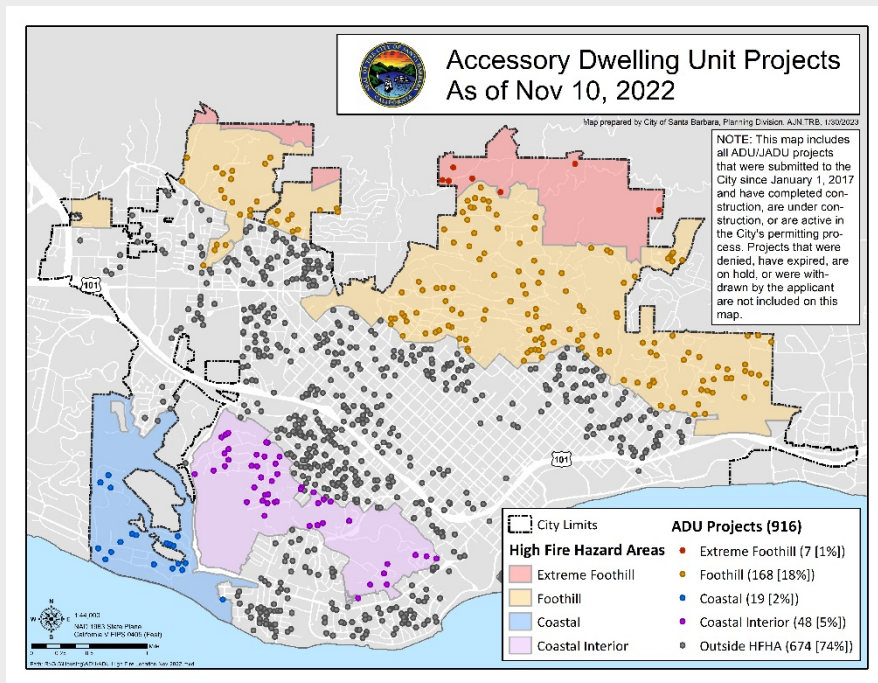
# ADU Projects as of January 2023: 910



# ADU Application Requests



# ADUs and High Fire Hazard Areas



## Permit Processing Time

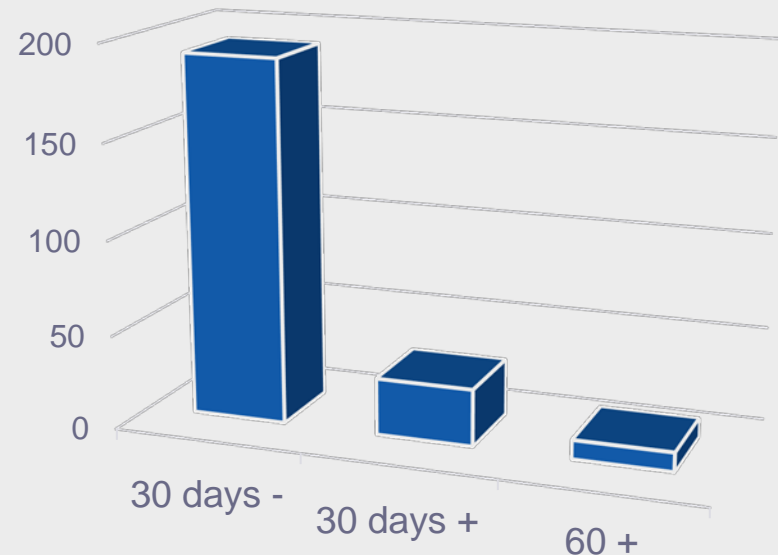
- **Ministerial Approval** – 60 days from receipt of a complete building permit application
- **Discretionary Review** – Will require a separate Planning Application and planning approval prior to submitting for a building permit.

# ADUs & state-mandated 60-day timeline

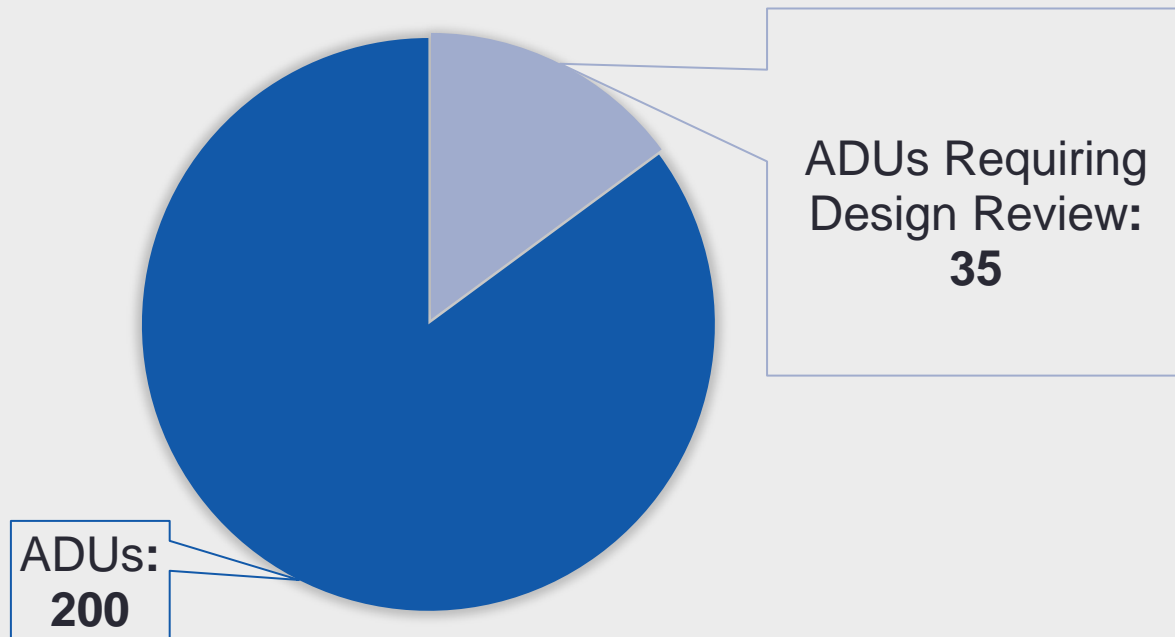
Total Applications Received for 2021:  
167

Total Applications Received for 2022:  
200

**2021-2022 Total Applications: 367**



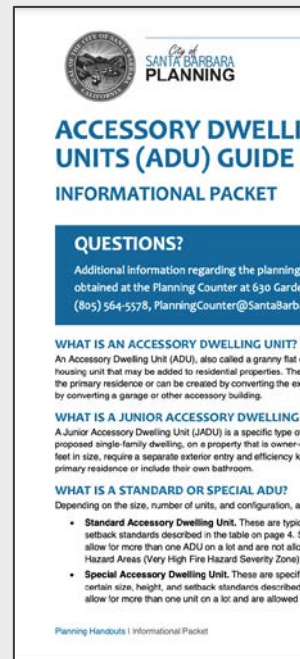
# 2022 ADU Projects Requiring Design Review



# Promoting ADUs

## Tools and Resources:

- Website
- FAQs
- Checklists and Handouts
- Project Map
- Free consultation with ADU Expert by Zoom or email to [ADU@SantaBarbaraCA.gov](mailto:ADU@SantaBarbaraCA.gov)



# PROPOSED ADU ORDINANCE AMENDMENTS

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# Zoning Ordinance Scope

- **Clean-Up Items** – Minor changes to wording, formatting, or location
- **State Requirements** – New or changed content per SB 897 and AB 2221
- **Local Standards** – New or changed content to facilitate production of ADUs, consistent with Draft Housing Element

# SUMMARY OF ADU HEIGHT CHANGES

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State Requirements and Staff Recommendations

# State ADU Building Height Changes

## Detached

- 16 feet, or
- 18 feet.
  - If located within a half-mile of a major transit stop or high-quality transit corridor,
  - Or on lots with a multi-unit multi-story building
- Up to 2 feet taller to match the roof pitch of primary residence

## Attached

- 25 feet

## ***Local Standards Proposed for ADU Building Height, City-wide***

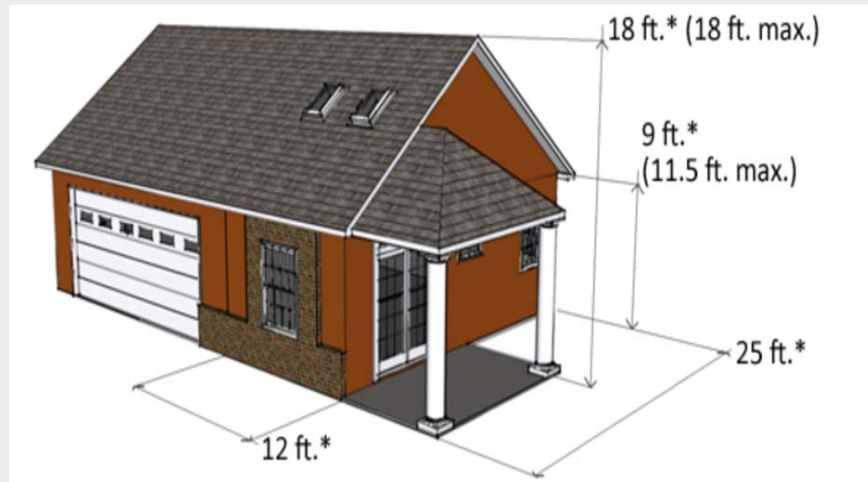
Staff recommends increasing the maximum height for:

- Standard *detached* ADU from 17 to 18 feet
- Standard *attached* ADU to 25 feet
- Special ADU from 16 to 18 feet

# Special ADU Size Limitations



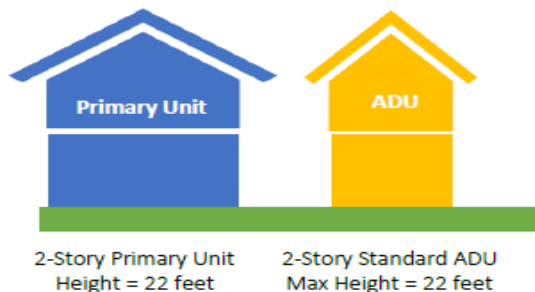
Two-Story Special ADU



One-Story Special ADU

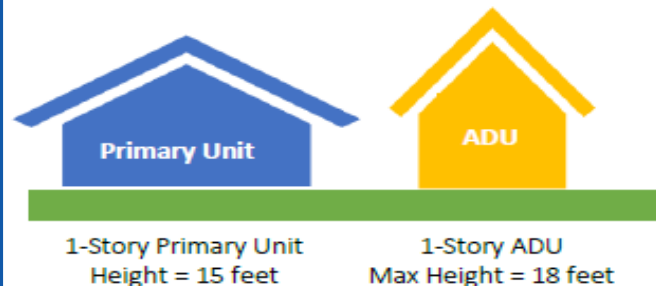
# ADU Building Height Examples 1 & 2

Example 1



Two-Story Primary Unit  
Two-Story Detached ADU

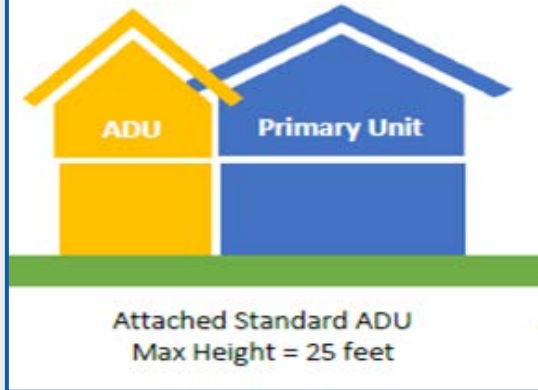
Example 2



One-Story Primary Unit  
One-Story Detached ADU

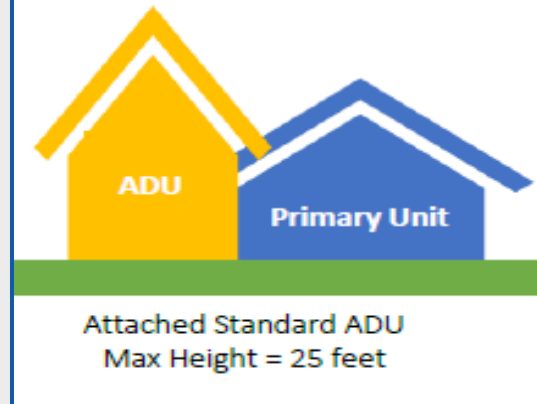
# ADU Building Height Examples 3 & 4

Example 3



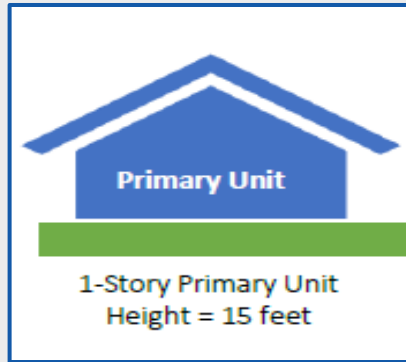
Two-Story Primary Unit  
Two-Story Attached ADU

Example 4

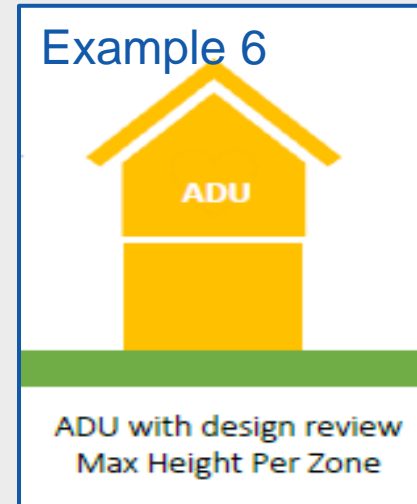
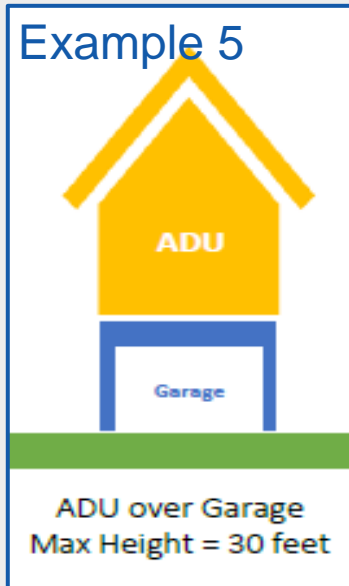


One-Story Primary Unit  
One-Story Attached ADU

# ADU Building Height Examples 5 & 6



One-Story Primary Unit  
Two-Story Detached ADU



# LOCAL STANDARDS

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# Proposed Local Standards Summary

Draft 2023-2031 Housing Element Supported Standards:

- Open Yard Reduction for Laundry/Bike Storage Area
- Greater Flexibility for Double-ADUs
- Convert Upper-Floor Commercial Areas to ADUs

## Open Yard Reductions for ADU over Garage

- Revise open yard encroachments to allow an additional 150-square feet



# Converted Non-Livable Space

- Allows two, rather than one, Special ADU on lots with **existing multi-unit development**
- Conversions allowed **within existing non-livable floor area**



Build 2 ADUs in Garage

Or, 2 ADUs in Open Yard

PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

# Convert Upper Floors to ADUs

- Allows upper-floor commercial area in **mixed-use developments** to convert to one or more Special ADUs



# Planning Commission & Ordinance Committee Recommendations

- That City Council adopt the amendments to the Zoning Ordinance for Accessory Dwelling Units as proposed



# NEXT STEPS

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# Next Steps

1

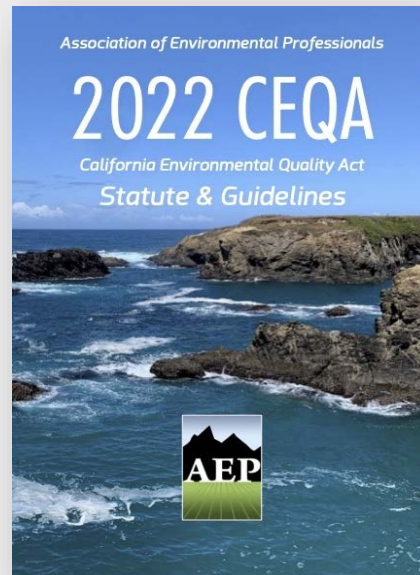
State Housing and  
Community  
Development (HCD)  
Review

2

Title 28 Coastal LCP  
Amendment

# California Environmental Quality Act

- CEQA does not apply to adoption of an ordinance implementing the State Accessory Dwelling Unit law



# Recommendation

- Review and adopt proposed amendments to the Zoning Ordinance (Title 28 and Title 30) for Accessory Dwelling Units

# THANK YOU

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