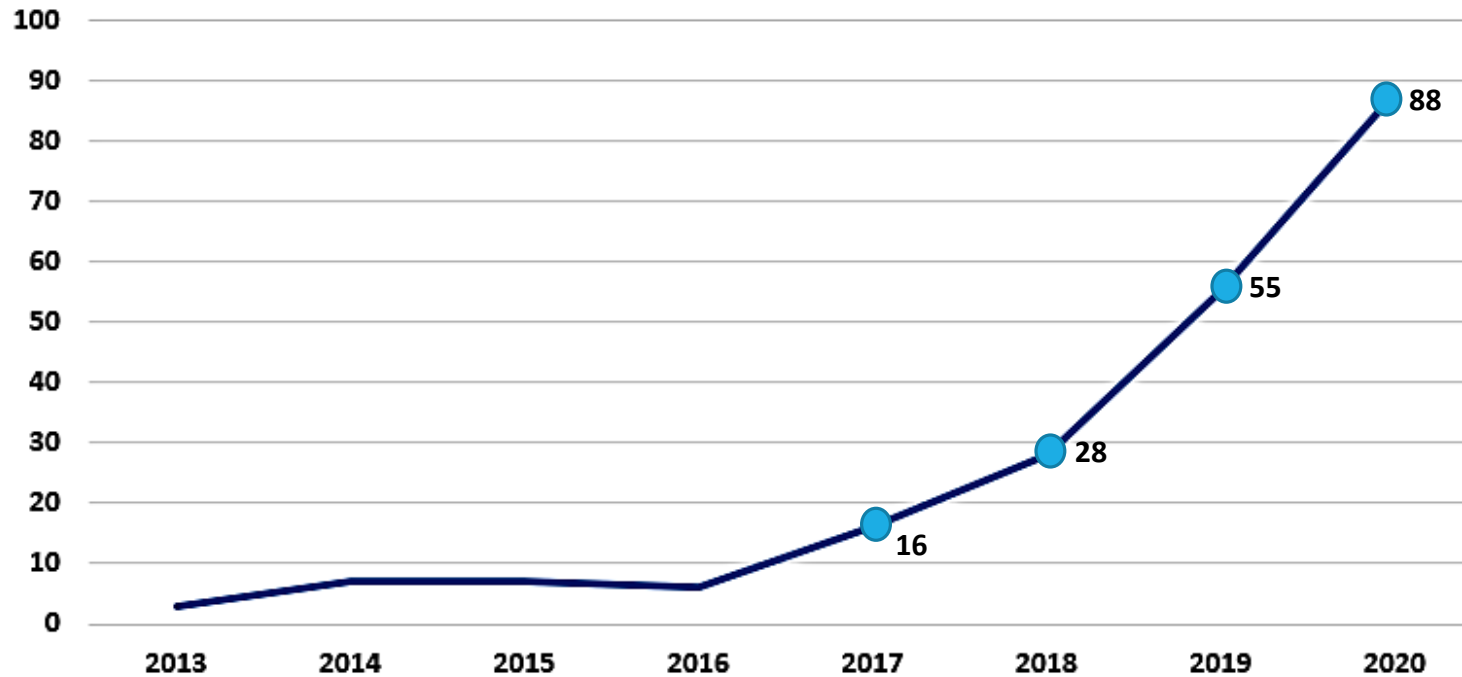




CITY COUNCIL PUBLIC HEARING
ADU/JADU ORDINANCE UPDATE
(PA-2021-004)

MARCH 15, 2021

City of San Mateo ADU Applications
(by calendar year)



BACKGROUND

- State has passed several ADU/JADU related housing reforms in recent years (2016 & 2017)
- Marked increase in ADU permit applications in San Mateo
- New legislation (2020) further removed barriers for ADU/JADU development

NEW STATE ADU/JADU LEGISLATION

- Jan. 1, 2020 - New ADU/JADU housing legislation became effective
- SB 13, AB 68, and AB 881
- City Council briefed regarding new ADU/JADU state legislation (March 2, 2020)

ADU/JADU ORDINANCE TIMELINE

Phase I

- Updating local ordinance to comply with State regulations (March 2021)

Phase II

- Community outreach
- Comprehensive stand-alone ADU/JADU ordinance update (Summer 2021)

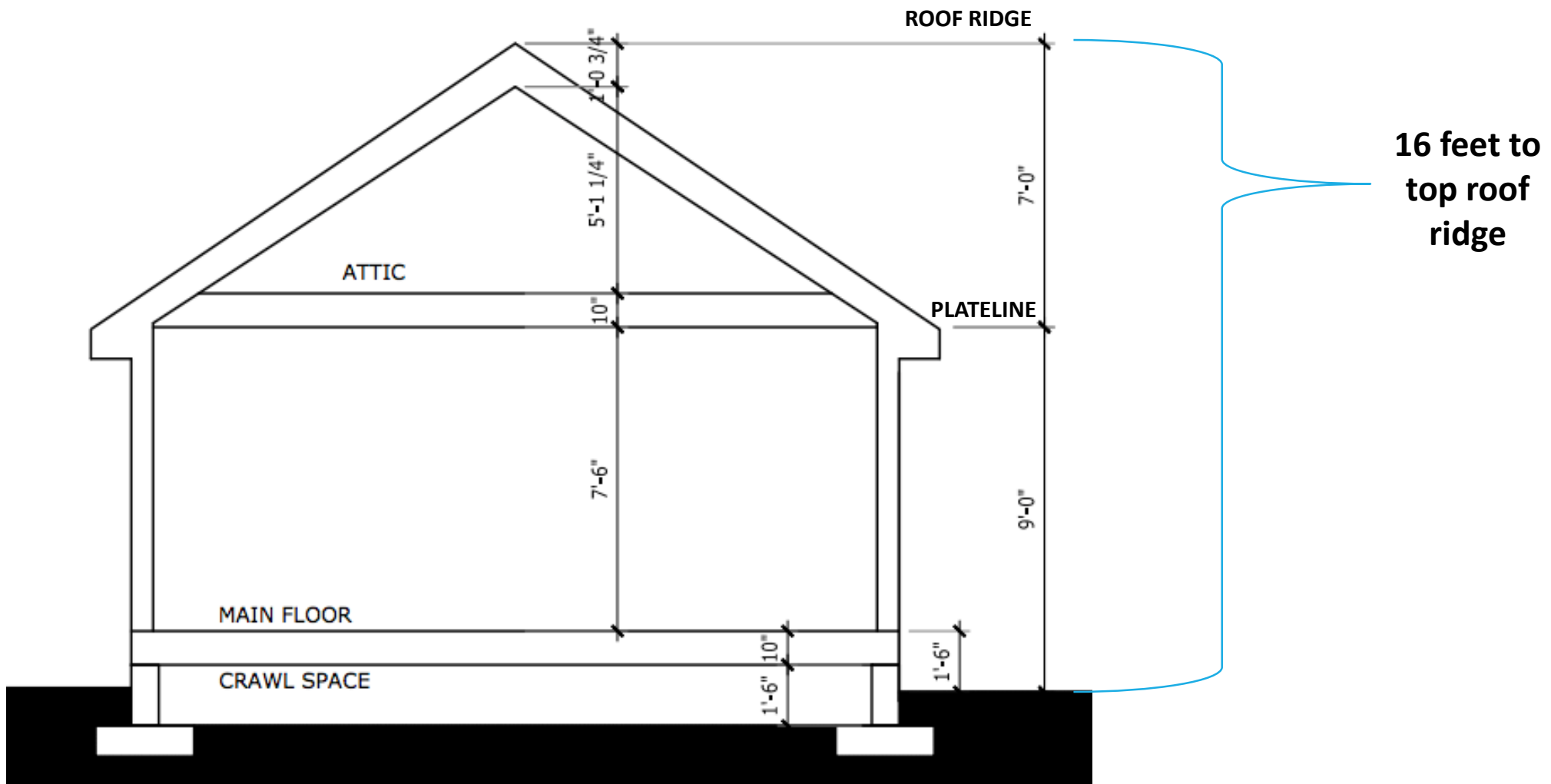
ADU/JADU ORDINANCE UPDATE

- ADU Building Height
- ADUs in Front Yards
- Required Address Assignments
- By-Right Provision
- Maximum Unit Size
- Architectural Standards for Detached Units
- Updated “Junior Accessory Dwelling Unit” Definition

ADU BUILDING HEIGHT

For Detached ADUs:

- Defines building height for detached ADUs to be “measured from grade to highest roof peak”
- Limits building height for detached ADUs to maximum of 16 feet



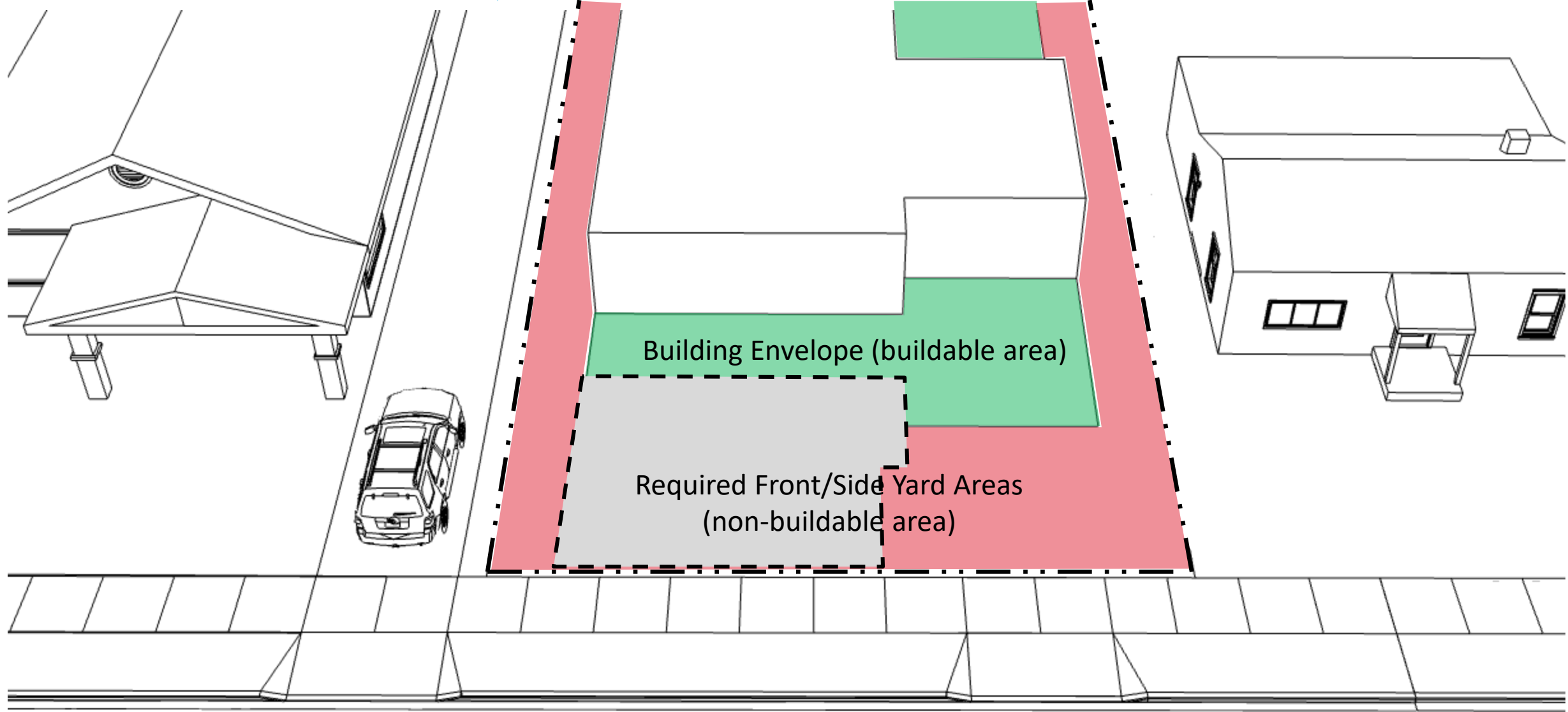
ADU BUILDING HEIGHT

For Attached ADUs

- Attached ADUs are subject to underlying zoning district height requirements

DISCUSSION ITEM

- Locating ADUs in Required Front Yard Setback Areas



REQUESTED ACTION

Introduce an Ordinance to amend San Mateo Municipal Code Chapter 27.19 – “Accessory Dwelling Unit and Junior Accessory Dwelling Unit – Residential Zones” in accordance with changes to state law and “Junior accessory dwelling unit” definition.

QUESTIONS?

