



CITY COUNCIL PUBLIC MEETING
STUDY SESSION – DRAFT ADU/JADU ORDINANCE
(PA-2021-004)

SEPTEMBER 7, 2021

STUDY-SESSION AGENDA

- Purpose and Background
- Overview of Community Outreach
- Planning Commission Recommendations
- Staff Additions
- Discussion Items for Council
- Next Steps

DRAFT ADU ORDINANCE TIMELINE

- **March 15, 2021** – Intro. of draft ADU Ordinance approved by City Council (4-1)
- **April 5, 2021** – City Council took *no action* to adopt the ADU Ordinance
- **August 24, 2021** – Planning Commission recommended approval to City Council w/amendments to City Council (5-0)

PURPOSE

- Review the proposed draft Accessory Dwelling Unit ordinance and provide direction to staff on any changes needed prior to the draft ordinance introduction.

COMMUNITY OUTREACH EFFORTS

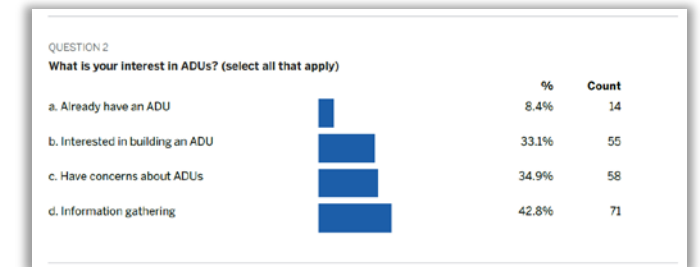
- **Community Workshop Events (June 24 & 26)**

- Held on June 24 and 26
- 65 total attendees (combined)



- **Online Community Survey**

- Survey ran from July 15 to Aug. 22
- Sent to more than 2,850 email addresses
- 452 visits; 233 completed surveys



COMMUNITY OUTREACH

- **Demographic Questions**

- Primarily residents of San Mateo
- Interested in information gathering and building an ADU
- Many others had concerns about ADUs

- **Targeted Questions**

- Poll/Survey Questions re: *building height, architecture & design, size standards, and parking*

HIGHLIGHTED WORKSHOP POLL RESULTS

- **Re: Maximum building height for detached ADUs**
 - 53% favored 16' plateline and 24' to peak
 - 20% favored 20' plateline and 28' to peak
 - 27% favored 24' plateline and 32' to peak
- **Re: Maximum size of a *detached* ADU**
 - 24% favored allowing up to 850 SF for studio/1-bedroom, or 1,000 SF for 1+ bedrooms
 - 3% favored up to 1,000 SF regardless of bedroom count
 - 34% favored defaulting to state maximum (1,200 SF)
 - 39% favored a tiered approach based on lot size
- **Re: Which objective design standards for two-story detached ADUs should be required**
 - 71% favored not allowing second story balconies/decks, facing adjacent properties when built within 4 feet of a side/rear property line

HIGHLIGHTED COMMUNITY SURVEY RESULTS

- **Re: Maximum building height for detached ADUs**

- 38% favored 16' plateline and 24' to peak

- 16% favored 20' plateline and 28' to peak

- 35% favored 24' plateline and 32' to peak

- 11% selected *other*

- **Re: Maximum size of a *detached* ADU**

- 36% favored allowing up to 850 SF for studio/1-bedroom, or 1,000 SF for 1+ bedrooms

- 6% favored up to 1,000 SF regardless of bedroom count

- 21% favored defaulting to state maximum (1,200 SF)

- 37% favored a tiered approach based on lot size

- **Re: Which objective design standards for two-story detached ADUs should be required**

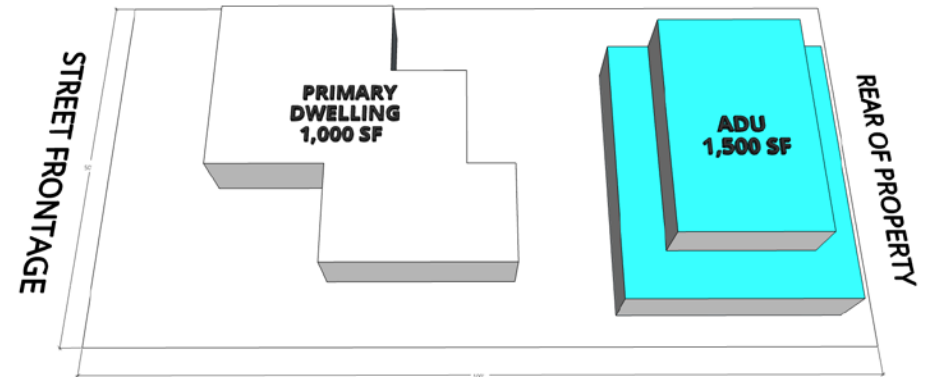
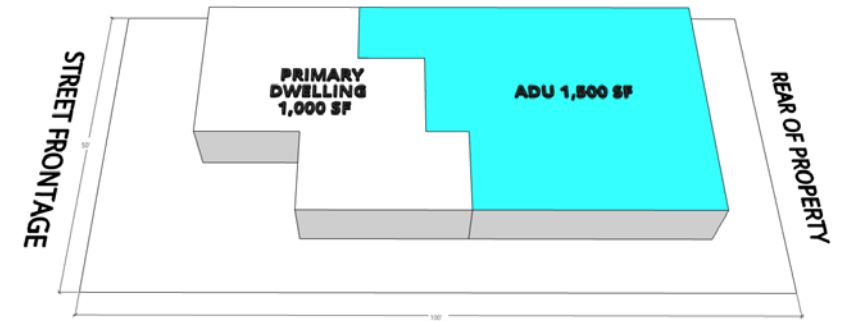
- 64% favored not allowing second story balconies/decks, facing adjacent properties when built within 4 feet of a side/rear property line

ORDINANCE MODIFICATIONS

- Max. ADU size governed by available floor area allowance on lot
- REACH code incentives
- Prohibit second-story balconies/decks facing an adjacent residential property
- Obscured glazing required for second-story windowsills < 5 feet
- Eliminate owner-occupancy requirement after 2024
- Eliminate proposed five-foot tall windowsill requirement
- Increase max. JADU size to 650 sq. ft

MAXIMUM ADU SIZE

- Available floor area allowance governs ADU size
- Applies to both attached & detached ADUs
- State exempted “by-right” ADU still applies



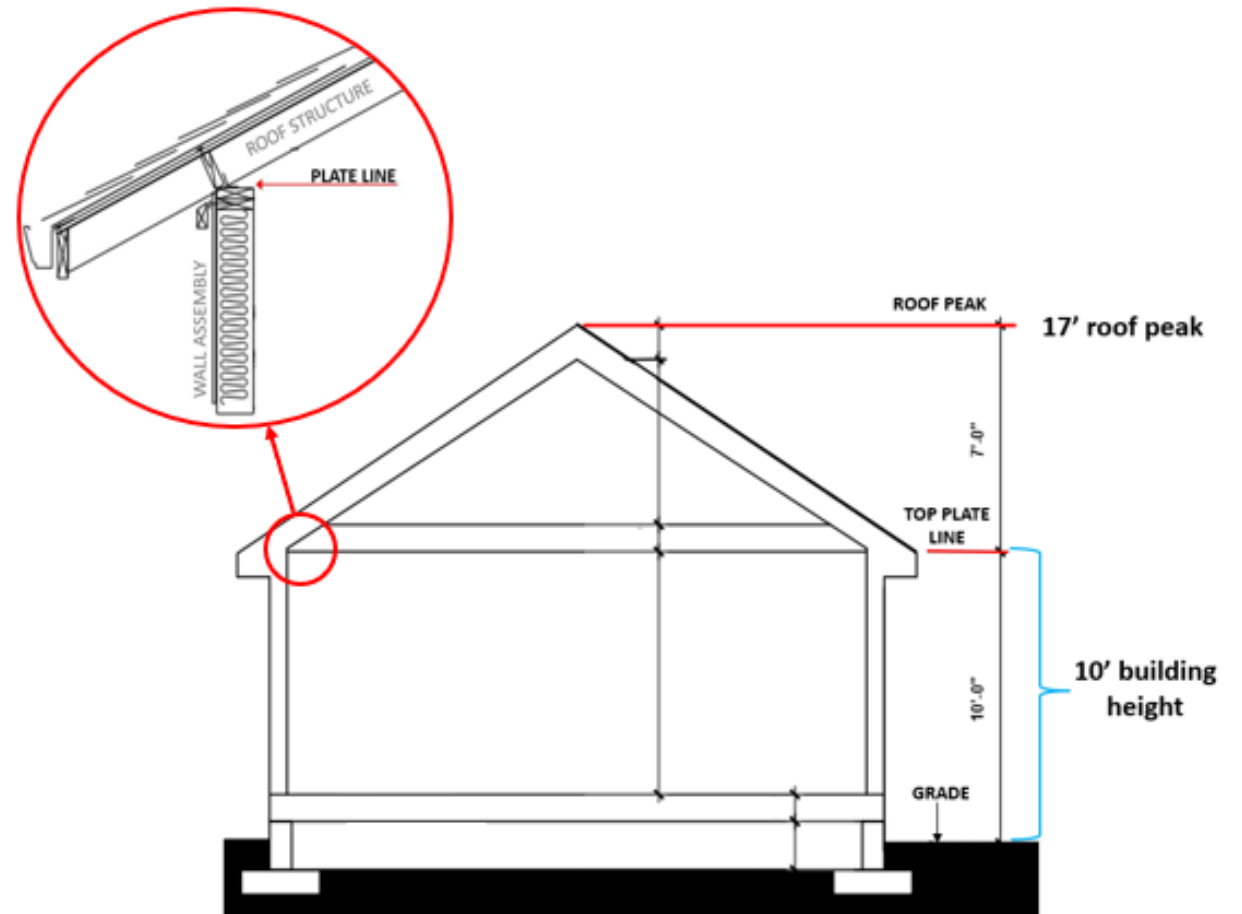
REACH CODE INCENTIVES

- City requires ADU construction to be REACH code compliant
- Possible additional opportunities re: building efficiency, electric readiness, and water conservation
- Incentives (e.g., expedited permitting, further reduced fees, etc.)?

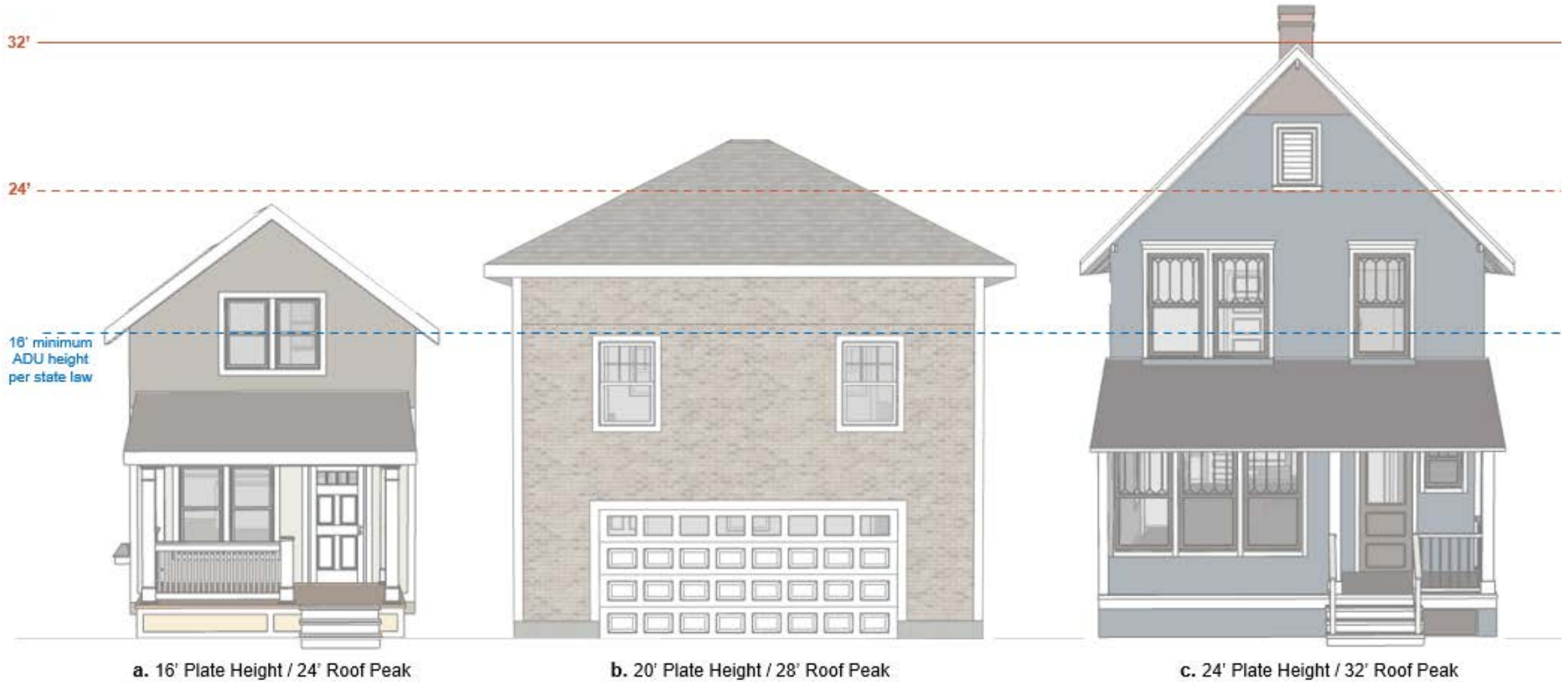
ADU BUILDING HEIGHT

BUILDING HEIGHT: The vertical distance, measured from existing grade to the highest plate line of the structure directly above that point.

PLATE LINE: The point where the top of the wall assembly meets the roof structure.



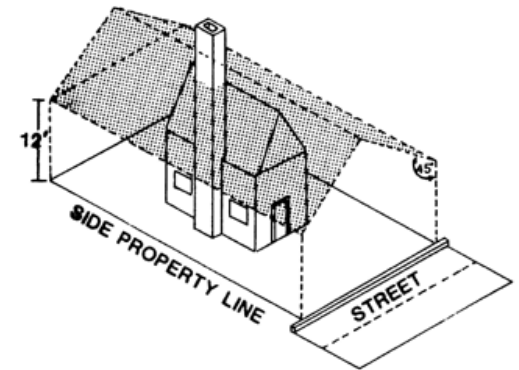
PROPOSED MAXIMUM DETACHED ADU HEIGHTS



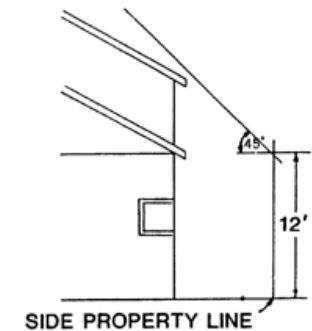
R1 DAYLIGHT PLANE

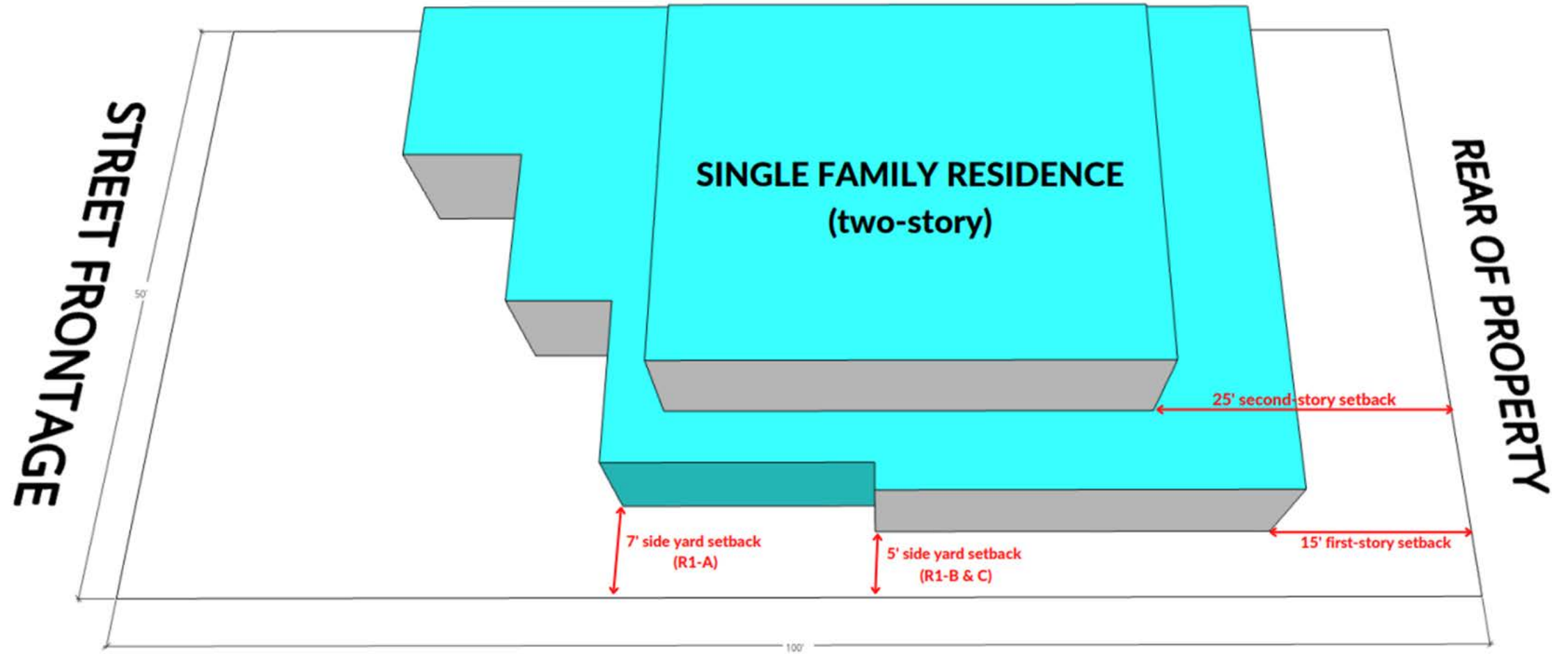
- Intended to provide light and air, and govern bulk and mass on adjacent properties
- The daylight plane defines the *building envelope* on a property
- R1/R2 zones required to comply with daylight plane requirements

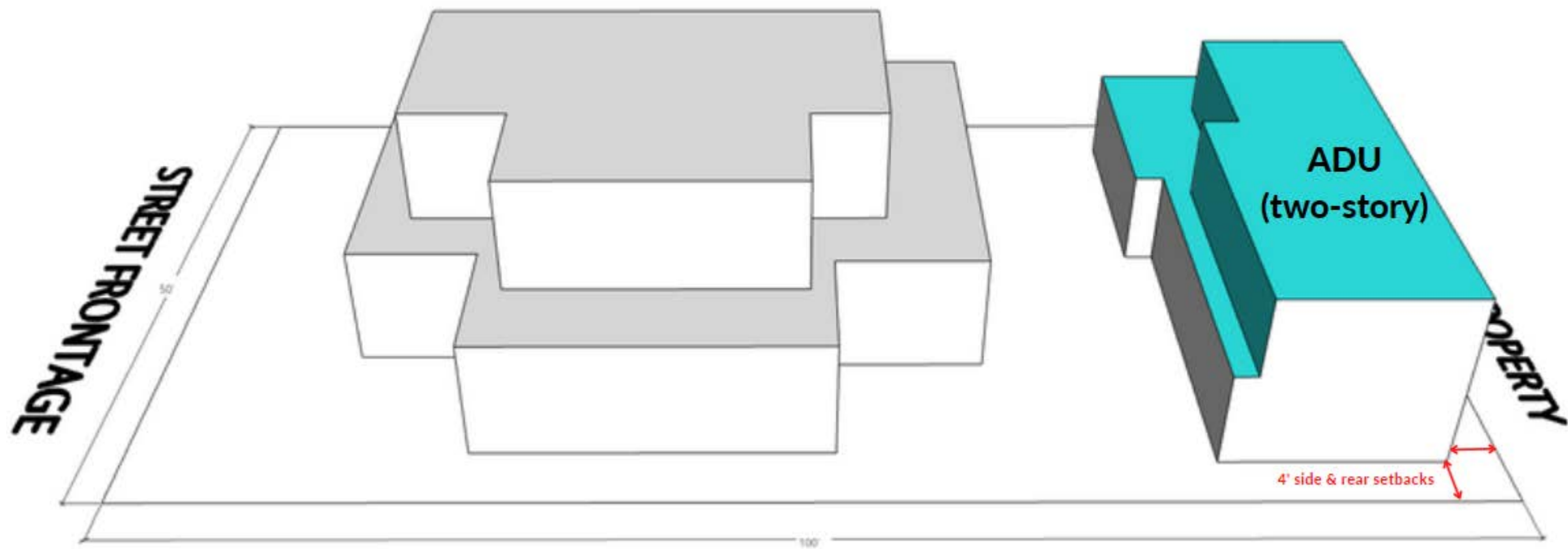
THE DAYLIGHT PLANE



CROSS SECTION OF THE DAYLIGHT PLANE

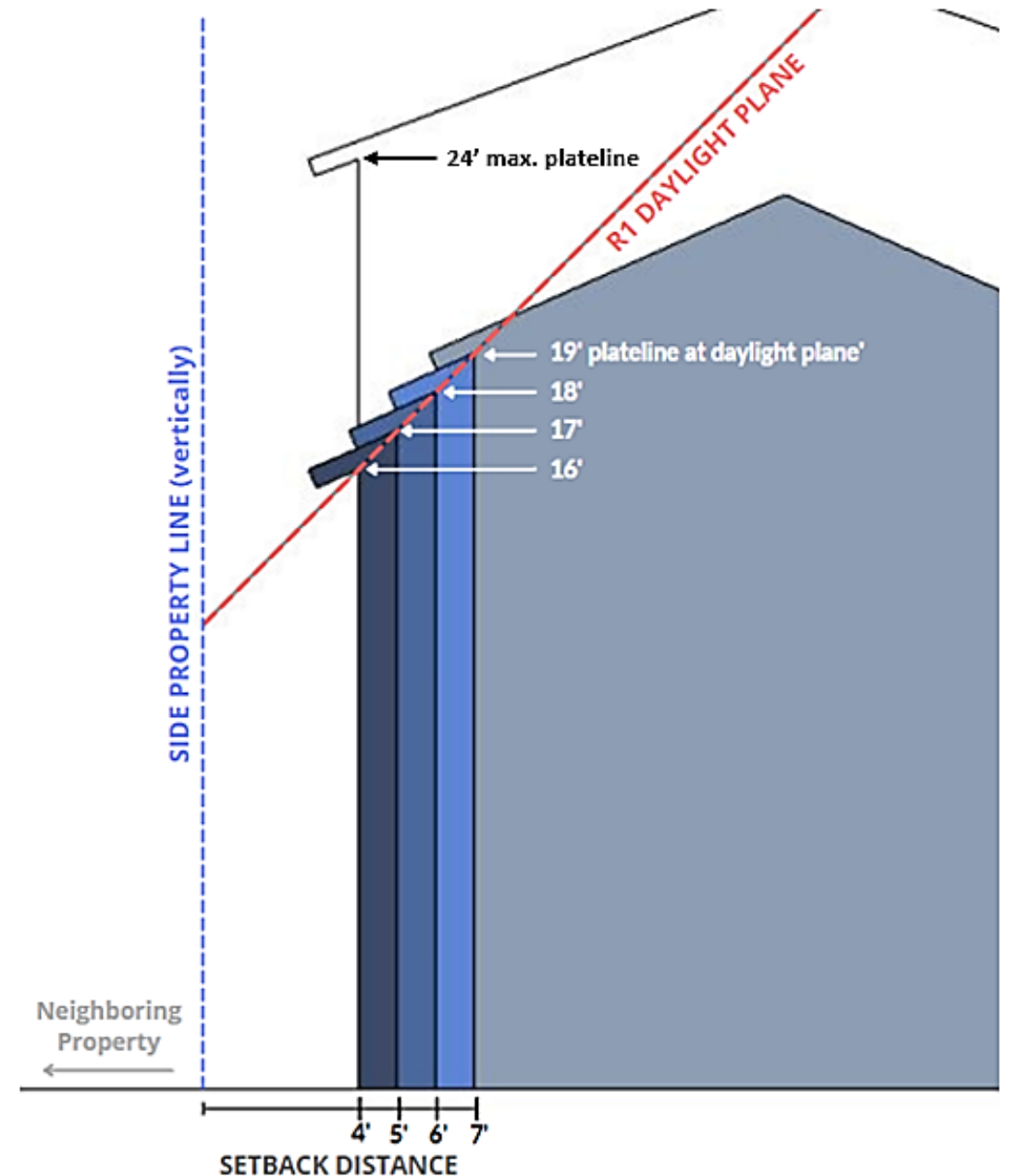


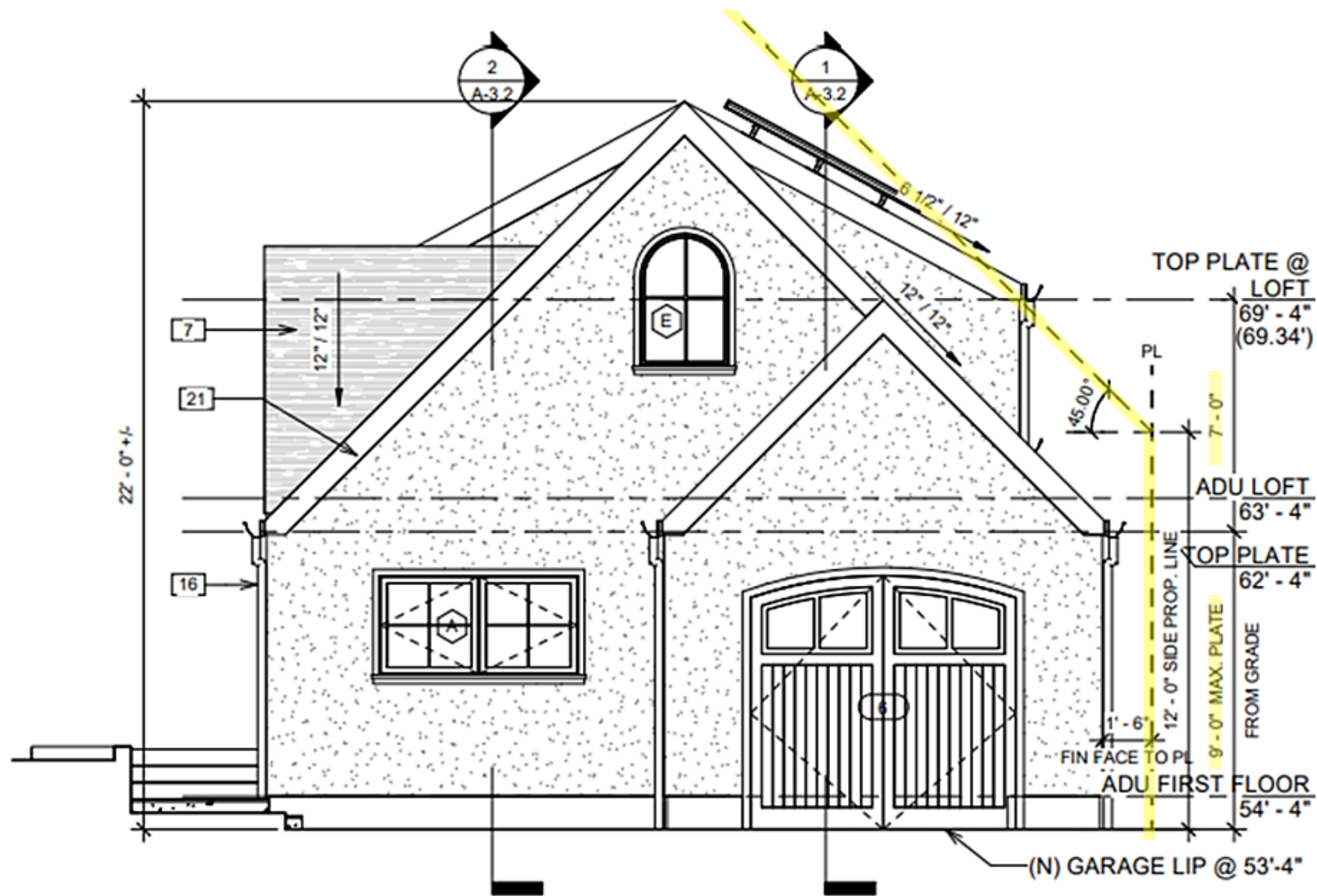




R1 DAYLIGHT PLANE

- R1 daylight plane allows state min. height requirement of 16'
- Height increase coincides w/increase to setback 1:1
- W/out daylight plane, ADUs could be up to 24' to plateline at 4' setback





ADDITIONAL STAFF RECOMMENDATIONS

- Remove prohibition on front entrances for attached ADUs facing the street
- Remove deed restriction requirement for ADUs
- Revised parking requirements section for added clarity
- Added language specifying ADUs attached to a detached structure must provide a uniform/integrated design with that structure

DISCUSSION ITEMS

- Maximum size for ADUs (attached or detached);
- Maximum height for detached ADUs (16'/24', 20'/28', or 24'/32');
- Objective architectural design standards for ADUs; and
- Objective design requirements for two-story detached ADUs

NEXT STEPS

- Revised draft Ordinance sent to HCD for preliminary review;
- Additional revisions deemed necessary by HCD;
- Bring back draft Ordinance to City Council for introduction and 2nd reading
- Ordinance takes effect 30 days after its formal adoption
- Approved ordinance sent to HCD within 60 days of adoption for final review/acceptance