ADU ORDINANCE AMENDMENTS

MAY 15, 2018 CITY COUNCIL MEETING

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PLANNING DEPARTMENT
ACCESSORY DWELLING UNITS (ADUS)

Identified by State Legislature as One of Many Solutions Needed to Help Solve the Housing Shortage in California

State ADU Law Amended in 2016 and 2017 to:
- Encourage ADU development and streamline permitting
- Limit parking requirements
- Set development standards

Berkeley’s ADUs Ordinance Amendments:
- 2015 – in advance of State law changes
- 2017 – compliance with State law
- 2018 – compliance with State law, community feedback and analysis
ADUs Allowed Citywide* on Lots with Single Family Homes

- Provide infill housing. Benefits to residents. Consideration for neighbors.
- Owner Occupancy: Age in place, returning kids, rental income provides stability/reduces displacement

Update Development Standards

- Remove unnecessary barriers to design (roof design/door entrances)
- Remove ambiguity: clarify design standards (height/size), encourage by-right applications, and expedite process
- Provide flexibility with neighbor input

New Formatting/Wording. Easy to Read. Easy to Follow. FAQs and Flowcharts.

* Not in Manufacturing Districts (M, MM, MULI) or lots with fire access and safety concerns.
MEASURING SUCCESS

Four Times as many ADU Permits in 2017 vs 2016

Not Just About the Numbers:

- Planning Commission Meetings
- Public Hearing
- ADU Task Force
- Permit Service Center Open House
- ADU Council District meetings
- Resident calls/emails
- Counter questions
- Staff analysis of ADU applications
FUTURE CONSIDERATIONS

Topics Raised at Meetings Need Additional Analysis and Study

Time Required to Amend (September 2017 - May 2018)

Let Ordinance Operate for 12 months then Analyze and Consider Modifications

Return to Council with on a Bi-annual Basis

*** Keep up with Modifications to State Laws ***