

Accessory Dwelling Units Study Session



CUPERTINO

Cupertino Planning
Commission June 23,
2020

City Council Work Program

- 2019-2020 City Work Program
- Community Livability

“Provide incentives to build ADUs (which provide affordable housing opportunities) by reviewing ordinance and reducing fees.”

MCA-2018-04



Approved by City Council
March 3, 2020

- Greater flexibility for Junior Accessory Dwelling Units (JADU).
- Reduction in City development standards for all ADUs.
- Reduction in fees.
- ADUs in Multi-family developments.

Accessory Dwelling Units Permitted by Year and Type

	2014	2015	2016	2017	2018	2019	2020
Attached/Internal Conversion	0	1	11	9	10	8	7
Detached	8	4	7	3	5	7	8
Total	8	5	18	12	15	15	15

Types and Size of ADUs and JADUs in the City

	JADU	Detached ADU	Attached ADU	Internal Conversion
Average Size (Size Range)	249 s.f.	478 s.f. (280-795 s.f.)	536 s.f. (451-648 s.f.)	459 s.f. (419-532 s.f.)
Number	1	8	3	3

Establish Pre-approved ADU plans (FY20/21 City Work Program Item)

City of San Jose's ADU Ally Program

- ADU Amnesty Program
- Step-by-step pathway to applying for an ADU
- Pre-approved plans from selected vendors

City of Cupertino Progress

- Staff developing a handout with FAQs and basic development standards.
- Development of a handout for pathway to apply for obtaining a building permit.
- Commence work on “pre-approved ADU plans” and program later this year.

- Questions/Comments



What are Accessory Dwelling Units (ADU)

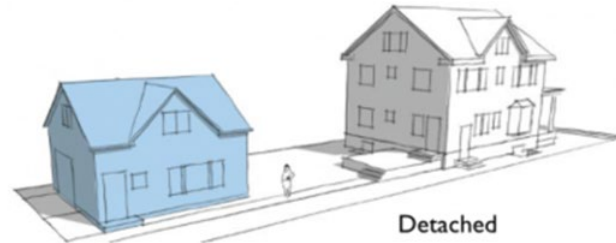
An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons



Internal



Attached



Detached

Benefits of an ADU



- Affordable by design
- Provide income for homeowners
- Share independent living areas with family members

California Legislation

- AB 68 (Ting) & AB 881 (Bloom)
 - Streamline approval or denial within 60 days.
 - Certain ADUs exempt from zoning standards.
 - Set certain maximum ADU dimensions
- SB 13 (Wieckowski)
 - May not require "owner-resident" of either primary dwelling or ADU.
 - Cannot impose impact fees on ADUs under 750 square feet.
- AB 587 (Friedman)
 - Allow ADUs to be sold or conveyed separately from a primary residence.
- AB 670 (Friedman)
 - Prevents homeowners' associations from barring ADUs.
- AB 671 (Friedman)
 - Requires Housing Elements to incentivize and promote the creation of affordable ADUs.