

Ordinance 2020-10

Amendment to the Monrovia Municipal Code amending, regulations pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units in compliance with State law.

City of Monrovia, Applicant

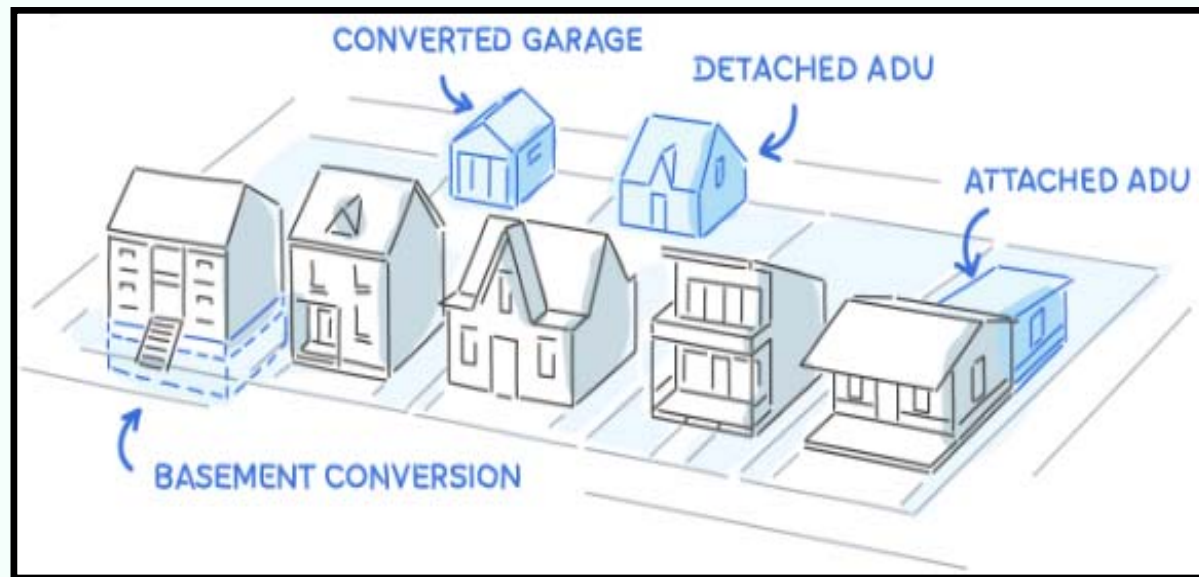
September 15, 2020

Community Development



What is an ADU?

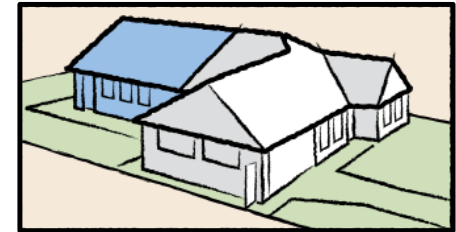
- ADUs are smaller independent residential dwelling units located on the same lot as the existing housing unit.



Background

What is an JADU?

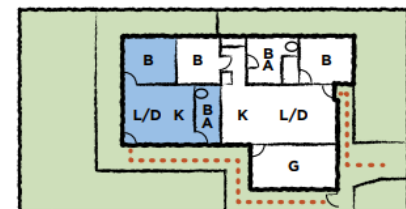
- A JADU is a smaller living unit (≤ 500 s.f.)
- Only permitted on Single Family Lots
- Contained entirely within an existing or proposed single-family dwelling.
- Must have an efficiency kitchen at the minimum
- Bathroom may be shared or independent from main dwelling.



Existing SFR Floor Plan



JADU created out of a bedroom in existing SFR



Background

State ADU Law

- Accessory Dwelling Unit law has been updated on several occasions since the mid-1990s.
 - 2017 – AB 2299 and SB 1069
 - 2019 - SB 13, AB 68, AB 587, AB 670, AB 881 collectively amended Gov. Code §65852.2 and §65852.22.
 - Proposed Ordinance 2020-10 brings ADU and JADU standards into compliance with new laws.



Background

Key Changes in State ADU Laws

■ Expanded Land Use Potential

- Cities must allow ADUs in all zoning districts allowing single family or multifamily development (existing or proposed)

**This includes the RE, RL, RM, RH, PD, and the NC zones.

■ Ministerial Process for Approval for all Proposals

- “By-Right Proposal”- subject to State standards
- “All Others”- subject to Planning Staff Review with limited Monrovia-centric zoning standards

■ Limited Opportunity for Zoning Regulation

- At least one ADU is allowed on every lot

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- **“Building Permit Only” ADUs on Single Family Lots**
 - An ADU created within a *proposed* single family dwelling.
 - An ADU created within an *existing* single family dwelling or *existing* detached accessory structure.
 - A new detached structure having a maximum size of 800 SF, a maximum height of 16 feet, and setback a minimum of four feet from rear and side property lines.
 - A JADU and one detached 800 square foot ADU.

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- ***“Building Permit Only”* on Multifamily Developed Lots**
 - ADUs created by the conversion of non-habitable space (i.e. attached garages, closets, storage rooms, etc.).
 - (Minimum of one ADU and up to 25% of the existing number of units within the building)
 - Two detached ADUs



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- **“All Other Proposals”** subject to Monrovia-centric Zoning
 - Design
 - New construction must have same design, architectural style, colors, siding, roofing, and window materials of main dwelling.
 - Historic Resources (Landmarks / District Contributors):
 - No changes to the street-facing façade.
 - Any changes to other exterior walls shall exactly match the existing siding, roofing materials, roof pitch and overhang, and window materials.
 - Mills Act Contract Properties subject to approval of Certificate of Appropriateness

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- **Limited Zoning Requirements** applicable to all proposals
 - Reduced Covenant Requirements
 - Owner Occupancy no longer required for ADU developments
 - May not be used as short-term rentals (rentals less than 30 days)
 - Reduced Building Setbacks
 - No requirement for conversions
 - Not more than 4 feet for side and rear setbacks
 - Height
 - Maximum 16 feet

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■ Size Limits

- Min/Max Size ADU: 220 SF – 1,000 SF*
- Min/Max Size JADU: 220 SF – 500 SF

■ Parking Requirements

- Not Required for “By-Right – Building Permit Only” Proposals
- One space required for “All Others” *provided exceptions don’t apply*
- Parking is NOT required if ADU is:
 - Created through the conversion of existing space (including a garage)
 - Located within ½ mile walking distance from public transit
 - Located within a historic district
 - Located within area where permit parking is not offered to ADU occupants
 - Located within one block of a car share parking

Public Review Process

- November 2019 – Notification from California for Homeownership
- August 12, 2020 – Planning Commission Hearing
- Informal comments submitted by California for Home Ownership (not part of public record):
 - “By-Right” process related to ADUs on Multifamily Lots
 - No size limits for ADUs created through conversions

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■ Staff Recommendation

■ Adopt Ordinance 2020-10

- Statutorily Exempt from CEQA pursuant to Public Resources Code §21080.17 and California Code of Regulations §15282(h).
- Local ADU Ordinance is identified as a priority task in City's Planning HOME program
- Consistent with the General Plan Housing Element Goal 2, which requires the City to provide adequate housing sites to facilitate the provision of a range of housing types to meet the community needs.

Staff Recommendation:

ADOPT Ordinance 2020-10

Planning
Community Development

