



San Francisco
Planning

Veronica Flores
September 2021
Historic Preservation
and Planning
Commissions

CHANGES SINCE ORIGINAL ORDINANCE

- Incorporates the recommended modification from previous hearings
- Reduces the maximum permissible size for certain detached ADUs
 - 850 square feet (if the ADU contains one bedroom)
 - 1,000 square feet (if the ADU contains multiple bedrooms).
- Changes made in response to recent State law changes and clarifications
 - Ministerially consider an application to construct an ADU and JADU
 - 16-foot height limit on State Program attached ADUs

STATE-MANDATED ADU BUCKETS

STATE

Allows only 1 ADU

Permitted in existing and proposed single-family or multi-family dwellings

Does not require Planning Code compliance

HYBRID

Allows at least 1 ADU, in some cases multiple

Permitted in existing and proposed single-family or existing multi-family dwellings

Most similar to status quo and requires Planning Code compliance

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JUNIOR ADU

A type of Ministerial ADU

JADU can convert up to 500 square feet of an existing or proposed single-family home into a JADU

ORDINANCE OVERVIEW

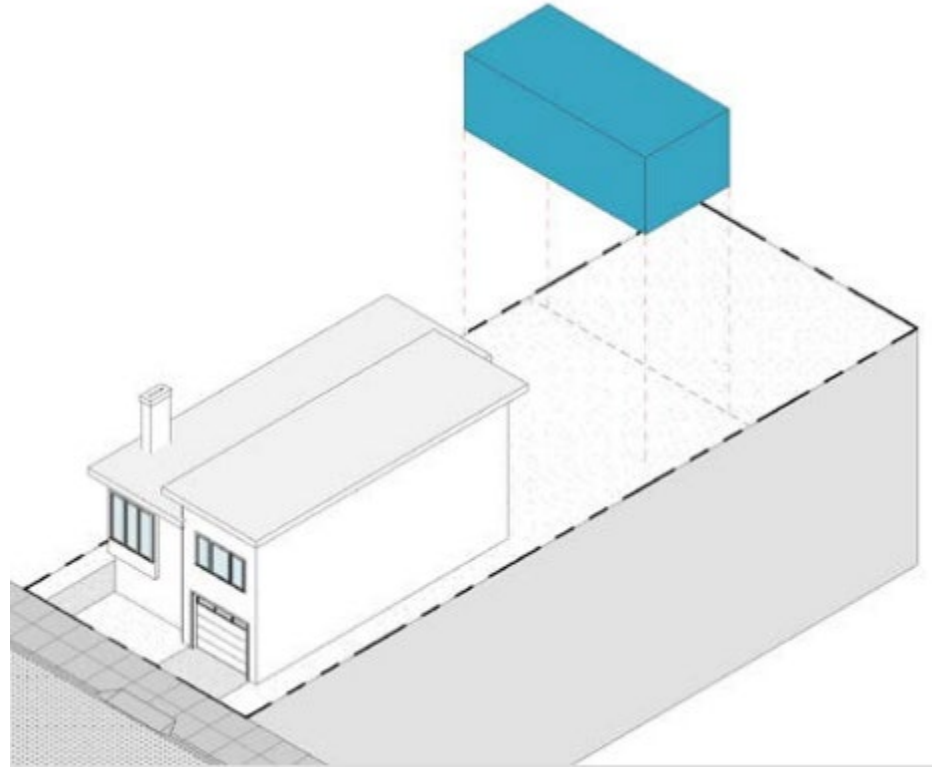
- Review timeframe would be 60 days (half of 120-day timeframe today)
- Articles 10 and 11 would explicitly exempt ADUs from Certificate of Appropriateness and Permit to Alter reviews
- Impact fees would be exempted or reduced
- Notice required for ADUs added to existing or proposed single-family homes would be removed and replaced with a notice prior to application submittal

CLARIFICATION CHANGES TO LOCAL PROGRAM

- Waivers may only be granted for ADUs added to existing buildings. Only the density waiver may be granted for ADUs within new construction buildings.
- Clarify notice requirements are only required for new construction building itself, not for the ADU which is under a separate permit
- Detached ADUs located in the rear yard be measured from grade to either a) top of flat roof or b) mid-point of pitched roof

PUBLIC COMMENTS AND RECOMMENDATION

- Recommend approval with modification
 - Allow two detached ADUs in the rear yard under the Local ADU Program





THANK YOU



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