



STATE ADU UPDATE



San Francisco
Planning

Veronica Flores
November 2020
Historic Preservation
and Planning
Commissions

STATE-MANDATED ADUS

- No discretionary action
- Not subject to CEQA
- No design review
- No 311 notice
- Shortened appeal window

STATE-MANDATED ADU BUCKETS

STREAMLINED

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

Does not require Planning Code compliance

MINISTERIAL

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Most similar to c6 today 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
- 30-day notice for 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

RECOMMENDATION

- Recommend approval of Ordinance
 - The Ordinance brings our code into compliance with recent changes to State law.
 - The Ordinance supports the Housing Element and also builds on past ADU legislation.



THANK YOU



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