

# UNIVERSAL RESIDENTIAL DESIGN ORDINANCE AMENDMENT

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CITY COUNCIL

JUNE 3, 2025

ITEM 7-B



# BACKGROUND

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- Universal Design Ordinance (AMC Section 30-18) adopted in 2017.
- Implemented successfully in many projects since adoption.
- Townhome projects consistently request waivers.
- Amendments proposed to align with best practices and practical difficulties of accessible townhome development.

# WHAT IS REQUIRED BY THE ORDINANCE?

## Visitability

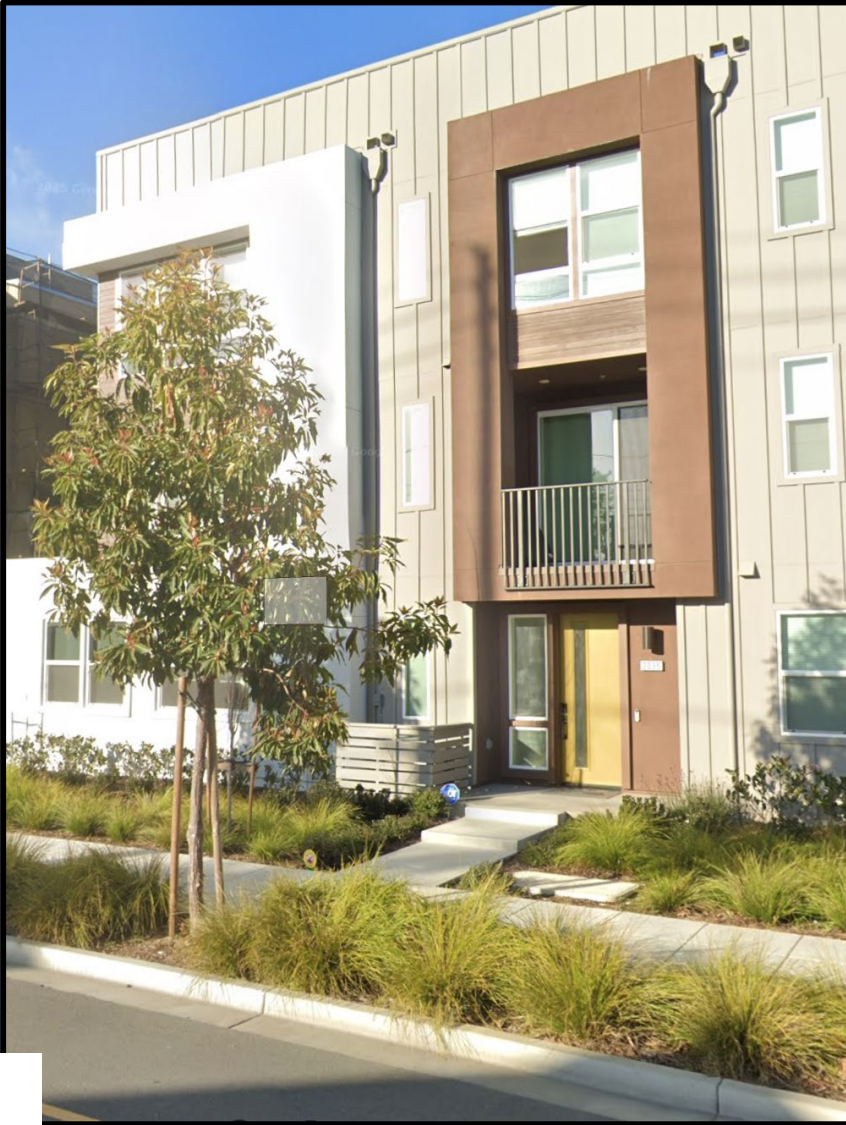
- Applies to 100% of units.
- Accessible entry to limited accessible rooms.



## Universal Design

- Applies to 30% of units.
- Accessible entry to expansive accessible rooms.





# PURPOSE OF REVISIONS

- Townhomes – Waivers are common due to sea level rise adaptation and other issues
- Building Official Waiver – sync waiver language with the California Building Code
- Clean up References and Terminology
- The amendments are identified in Program 4.2 of the Housing Element

# Proposed Visitability Exemption Matrix

	150+ square feet of habitable space on the first story	<150 square feet of habitable space on the first story
<10 Units	<p>No exemptions apply.</p> <p>Waiver required for relief</p>	<p>Exemption 7.a.</p> <p>Still require:</p> <ul style="list-style-type: none"> <li>• Blocking within walls</li> <li>• Accessible open space</li> <li>• Optional features requirements.</li> </ul>
10+ Units	<p>No exemptions apply.</p> <p>Waiver or Density Bonus required for relief</p>	<p>Exemption 7.b.</p> <p>Still require:</p> <ul style="list-style-type: none"> <li>• Blocking within walls</li> <li>• Accessible open space</li> <li>• Optional features requirements.</li> <li>• <b>30% Universal Design</b></li> </ul>

# Outreach

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- Planning Board – April 14, 2025.
- Commission on Persons with Disabilities – May 14, 2025.
- Developer outreach throughout amendment process.
- MTC Panel with HCD – June 16, 2025.

# RECOMMENDATION

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Planning Board and Commission on Persons with Disabilities recommend the City Council adopt the proposed amendments to the Universal Design Ordinance.

## Next Steps:

June 3<sup>rd</sup> - City Council introduction and first reading

June 17<sup>th</sup> – 2<sup>nd</sup> reading

July 17<sup>th</sup> – Effective date of revised ordinance