

Item 6-D Accessory Dwelling Units


ALAMEDA CITY COUNCIL

JUNE 20, 2017



SB 1069 (Wieckowski)
AB 2299 (Bloom)
AB 2406 (Thurmond)

Highlights of 2017 Law:

1. No parking is required within 0.5 mile of transit
 2. Relaxes parking setback rules where parking is required
 3. Relaxes rules for detached garage conversions
 4. Allows Junior ADUs within the primary dwelling
 5. Reinforces ministerial permitting for ADUs
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Planning Board Recommendations

1. Maximum ADU size (following state law):
50% of the floor area of the main house,
but not more than 1,200 square feet
(Ex: if the main house is 1,000 sf, ADU is limited to 500 sf)
1. Design: ADUs located in Front Yards and on
Corner Lots must match the main house

Planning Board Recommendations

3. Owner Occupancy: Require owner occupancy at the time of application for an ADU
4. Additions larger than 750 sf: Waive parking that is required for single-family home additions larger than 750 sf, except when the expansion increases the size of the home to 3,000 sf or greater