MOTION SHEET

I move to amend Item 64 as follows:

BE IT FURTHER RESOLVED:

City Council initiates an amendment to City Code that would permit an internal or external ADU in Single Family 1 and Single Family 2 residential zones (zoning categories where ADUs are not currently allowed) with the substantial* preservation of an existing single-family dwelling of any age as long as the principal dwelling and the ADU remain within the allowed watershed impervious cover and FAR limits.

*The preservation requirement must be substantially more meaningful than those provisions included within previously proposed Land Development Code rewrite while providing enough flexibility for families to make alterations to their homes. In the course of constructing this amendment, the City Manager shall also do the following:

    1. consider options for scaling the size of ADUs based on lot size, and review examples including in Hawaii, Seattle, and Santa Barbara;

    2. propose regulations designed to restrict use of ADUs as short-term rentals in these expanded areas;

    3. consider expedited permitting, fee waivers, and other incentives for property owners who construct income-restricted ADUs; and

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BE IT FURTHER RESOLVED:

The City Manager returns to Council with options for a streamlined definition of "Accessory Dwelling" that eliminates distinctions among different types identified in the code and would thus remove requirements related to age, ability, occupation, or family status. This work shall be completed no later than February 1, 2022. The City Manager shall also provide information about how different amendment options would impact the maximum number of units that could be constructed on Single Family 3-zoned properties.

These options should be provided without reducing the number of structures/units a homeowner is currently allowed on a property, and should make it easier to add ADUs that allow for 1) multigenerational housing or 2) for the income needed so a family can stay in place.