

# COMMUNITY HOUSING COMMITTEE

## REVIEW OF SECONDARY DWELLING UNITS IN HEALDSBURG

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July 6, 2016



# BACKGROUND

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# Healdsburg's Policies in Support of Secondary Dwelling Units

## GENERAL PLAN HOUSING ELEMENT:

H-C-11: Explore creative housing types to increase affordable housing opportunities

H-14: Develop incentives for property owners to deed restrict secondary units as affordable rental housing for lower or moderate income households

H-15: Promote the development of secondary units through the use of informational brochure

H-37: Adopt incentives for secondary units that are designed to be accessible for people with disabilities

# Healdsburg's Policies in Support of Secondary Dwelling Units

HOUSING ACTION PLAN: (June 20, 2016)

Objective 2.0 : Encourage and facilitate private development of SDUs in order more efficiently use existing infrastructure, create opportunities for seniors to 'age in place' and provide housing that is 'affordable by design'.

LAND USE CODE SECTION 20.20.010

# Pending SDU Legislation: SB 1069

Introduced by Senator Wieckowski

**2016:**

Key points of proposed legislation:

- Provides exemptions to parking requirements
- Eliminates sprinkler requirements if not required for primary residence
- Eliminates duplicative construction fees
- Reduces review time to approve or deny a building permit from 120 days to 90 days
- Bill Status: On June 30, 2016, Committee recommends bill for passage and re-refers to Committee on Appropriations



# Types of Accessory Dwelling Units- Secondary Dwelling Unit (SDU)

## Defined:

SDUs are self-contained living units that can be located within the walls of an existing or newly constructed single-family home or can be an addition to an existing home, either attached or within a detached accessory structure.



# Types of Accessory Dwelling Units-Junior Accessory Dwelling Unit

**Defined:** Repurposing a portion of an existing home to create a small caregiver or rental unit. Separate bathroom not required-shared allowable.



Photo credit: City of Novato

# Tiny House or RV?

**Tiny House Defined:** May range in size from 80 to 400 sf, may or may not be constructed on chassis.

- Not prohibited
- Required to be on permanent foundation with utility hook up
- If on wheels= RV



## Recreational Vehicle

**Defined:** Contains less than 320 sf of internal living room area, contains 400 sf or less of gross area measured at maximum horizontal projections, is self propelled, truck-mounted or permanently towable on highways without a permit. Built on single chassis.

DMV: Fifth wheel trailer –CVC 324



# Points to Consider

- Consider potential reductions in development impact fees to make SDUs more affordable
- Modify development standards (i.e. setbacks, height, minimum lot size, FAR)
- Owners cannot be required to make them available to rent
- Expand zoning districts that allow for SDU's
- Review parking requirements
- Create homeowner educational tools

# Healdsburg Snapshot



# Healdsburg Snapshot

## Legend

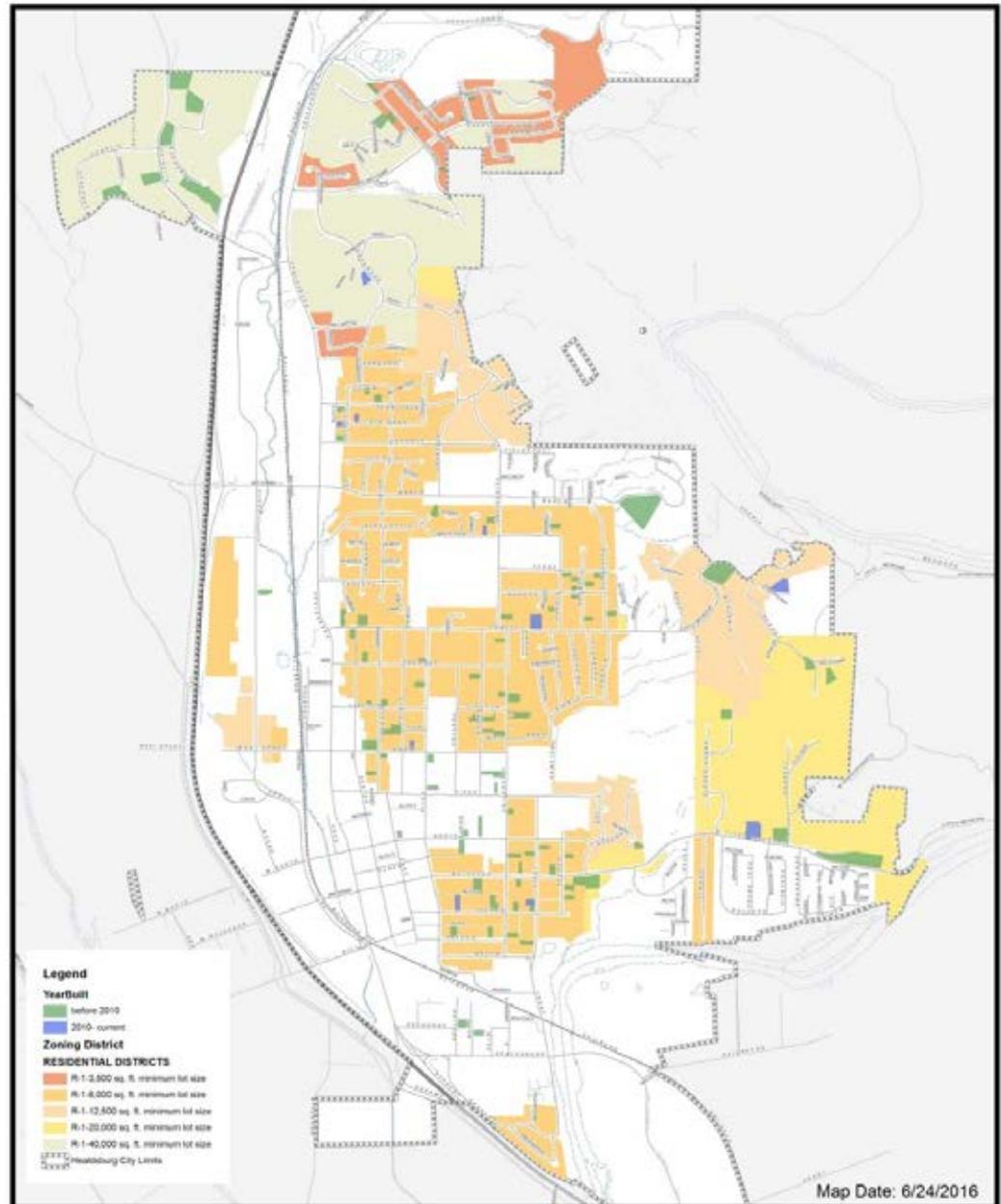
### Year Built

- before 2010
- 2010- current

### Zoning District

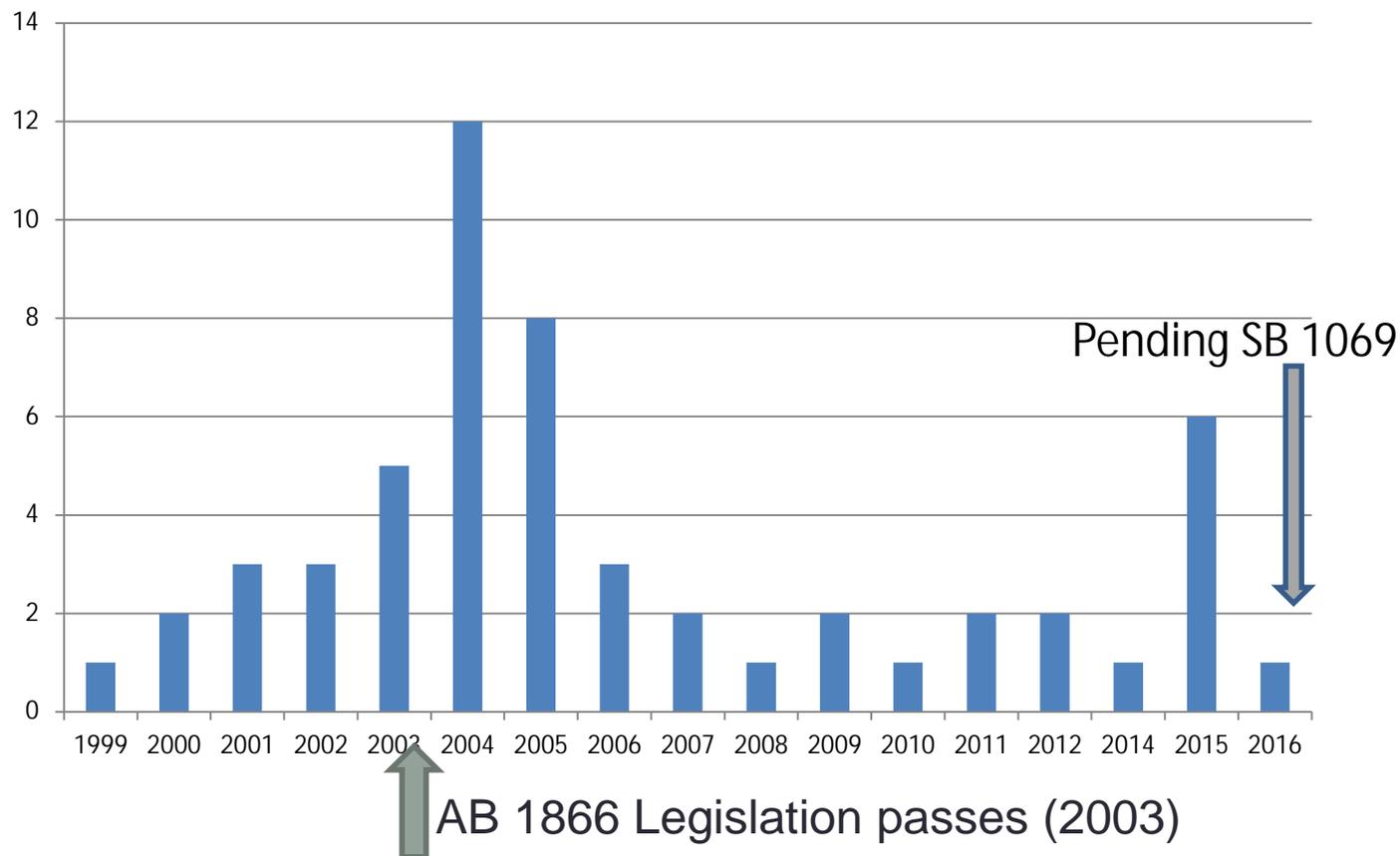
#### RESIDENTIAL DISTRICTS

- R-1-3,500 sq. ft. minimum lot size
- R-1-6,000 sq. ft. minimum lot size
- R-1-12,500 sq. ft. minimum lot size
- R-1-20,000 sq. ft. minimum lot size
- R-1-40,000 sq. ft. minimum lot size
- Healdsburg City Limits



# How Many SDU's built from 1999-2016?

55 Total SDU Permits Issued 1999-2016



# Healdsburg Snapshot

## Survey of SDUs in Healdsburg noted:

- 50% being rented out
- 50% occupied by relatives or guests
- For the SDUs being rented out,  $\frac{3}{4}$  were affordable to lower income households (adjusted for household size) and  $\frac{1}{4}$  were affordable to moderate income households

SOURCE: Healdsburg Housing Element 2015-2023

# COMMENTS/QUESTIONS

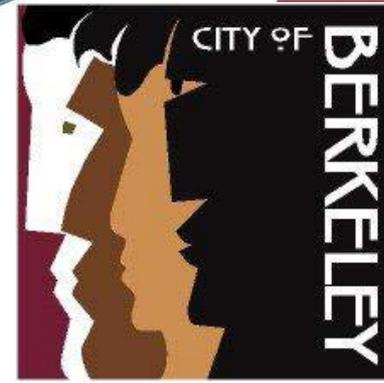
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# How do other cities regulate SDU's?

- Seven city survey included both cities similar in characteristics to Healdsburg and also cities in Bay Area that have most progressive approach/recently updated their SDU ordinances.



OAKLAND



## How Healdsburg's SDU ordinance is similar:

- Parking- require one parking space per SDU
- Setbacks- require SDUs to meet the same setback as required by the zoning district
- No code provisions to waive or reduce SDU development fees (Only Santa Cruz and Piedmont offered this incentive)

## How Healdsburg's SDU ordinance is different:

- No requirement for owner to live onsite
- Has a minimum lot size requirement before an SDU can be built (4,500 sf)

# How do other cities regulate SDU's?

## Other findings:

- Four of the seven communities allow a maximum SDU size greater than Healdsburg
- More communities are waiving parking if within  $\frac{1}{4}$  mile of transit
- More communities are allowing the required parking to occur within a setback area

# How do other cities regulate SDU's?

## Santa Cruz's SDU Program and Prototype Plans

- Innovative Prototype Book created in 2003
- No longer meets current Building Code
- SDU applications still go through basic permitting and plan check process with each department reviewing custom plans provided by designer
- Public hearing required for 2-story SDU



# Most Common Challenges to Constructing SDU's

- Development impact fee costs
  - Fire System Plan Check and Development Impact Fee
  - Public Works Plan Check and Development Impact Fee
  - Electrical Impact Fee
  - Water meter install fee
  - School District Fee
- Parking requirements
- Development Standards

# Where Does it Make Sense to Allow SDU's in other Zone Districts:

| Zoning District                           | Allowable Secondary Dwelling Units          |
|---|---|
| Residential (R-1)                         | Yes   |
| Multi-Family Residential (MR)             | No  |
| Downtown Residential (DR)                 | <del>No</del> Yes                           |
| Residential Master Plan (RMP)             | Yes, If all development guidelines are met. |
| Planned Development (PD)                  | Yes, if all development guidelines are met. |
| Mixed-Use (MU)                            | No  |
| Grove St. Mixed Use (GMU)                 | Yes   |
| Plaza Retail (PR)                         | No  |
| Downtown Commercial (CD)                  | No  |
| Service Commercial (CS)                   | No  |
| Office and Multi-Family Residential (ORM) | No  |
| Medical & Professional Offices (MP)       | No  |
| Industrial (I)                            | No  |
| Open Space (O)                            | Yes (Only one)                              |

# Possible Revisions

- Onsite owner occupancy
- Explore feasibility of requiring future subdivisions to dedicate a percentage of SFR lots to include an SDU footprint
- Increase the allowable maximum size allowable size SDU to 850 sf or a percentage of the main structure (maximum size to be determined by Design Guidelines), whichever is greater, irrespective of lot size?

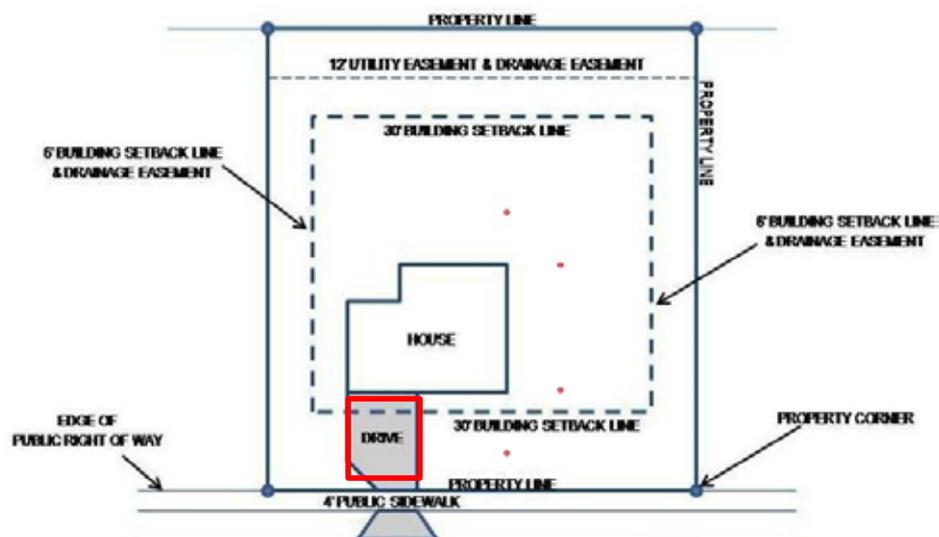
# Possible Revisions

- Provide additional concessions to encourage ADA improvements in SDU proposals (but may not require it)
- Allow SDU to allow exceptions to minimum lot size requirement if within allowable lot coverage requirements on sub-standard lots
- Revise development standards relating to height, setbacks, floor area ratio, lot coverage (design related elements to be addressed through the updated Design Guidelines update)

# How Can the City Encourage SDUs?

## Parking:

- Allow the required onsite parking space to be within the front setback or side yard setback when located on a lawfully created driveway
- Parking dimensions that would allow compact spaces
- Reduction in number of required spaces
- Location in City and availability of on-street parking
- Proximity to transit stops



# Comprehensive Design Guidelines Update

## Design Guidelines for SDU's

- Topics:
  - Architecture
  - Design parameters (lot coverage, height, setbacks, etc)
  - Good neighbor issues
  - Outdoor space
  - Sustainability (solar)



Credit: HistoricShed.com

# Next Steps:

- Receive comments from Community Housing Committee
- Continue research
- Report to City Council, staff will prepare drafts revisions to Land Use Code per Council direction
- Planning Commission considers draft ordinance revisions and makes a recommendation to City Council to amend the Land Use Code
- City Council takes action regarding draft ordinance to revise Land Use Code

# DISCUSSION

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