Topics

- Clarifications from HCD
- Comparisons with Other Cities
- Results of Community Workshop
- Example ADUs and Concerns
- Proposed Approach
- Questions and Discussion
Clarifications from HCD

- If historic district not listed, must comply with current ADU laws
- **Cannot use design standards for 800 sf and 16-foot tall ADU**
- Can use design standards for larger/taller ADUs
- Must use **objective design standards**
- For ADUs > 800 sf or > 16 ft tall, may require design standards based on acceptable style in Historic District
Clarifications from HCD (continued)

- Garages not covered by ADU laws and can be treated separately
- Attached ADUs must share a wall with the primary structure
- Any public transit stop counts for purposes of excluding ADU parking
- Cannot impose impact fees on ADUs less than 750 sf or condition them to address infrastructure issues unless health and safety issue
- Can still require tree permit for tree removal
- Can still enforce floodplain and creek setback requirements
- HCD will do courtesy review of ADU Ordinance before adoption
Comparison with Other Cities

➢ Corresponded with the following cities:
  ▪ Napa
  ▪ Sonoma
  ▪ Sacramento
  ▪ San Luis Obispo

➢ All have unlisted historic areas

➢ All have adopted or are adopting ADU ordinances

➢ Most are setting standards at minimum allowed
  ➢ Exception – Napa allows ADUs up to 1,200 sf
  ➢ ADUs in excess of minimum require permit

➢ Most are referring applicants to existing design guidelines
Results of Community Workshop

- Held community workshop on Feb. 12th
- Approx. 50 people attended
- For ADUs in Historic District, most had the following concerns:
  - Size, scale and massing
  - Height and privacy
  - Design and neighborhood compatibility
  - Lack of parking
  - Impact to alleys
  - Impact to infrastructure
- Wanted design standards based on acceptable HD subarea styles
- Wanted lowest possible maximums so design standards apply to everything else (i.e., no more than 800 sf, 16 feet tall)
Example ADUs and Concerns

Views of listed historic buildings

Scale and massing
Example ADUs and Concerns

Design and compatibility

Privacy
Proposed Approach
ADU Ordinance
Proposed Standards for HD ADUs

- Allowed by right with no permit – ADU up to 16 ft. tall and up to 800 sf
- If greater than 800 sf or 16-ft tall then admin permit required and design standards apply
- Maximum allowed would be 850 sf for up to 1-bedroom and 1,000 for 2-bedroom
- Maximum allowed height no taller than primary structure up to 25 ft. - Allows for ADU above garage
- If ADU > 800 sf or > 16-ft tall must meet objective design standards of HD Zone (in new Zoning Code)
  - Must select one of allowed styles in subarea/zone
  - Design must include all required design elements of chosen style
  - If alternative design proposed and ADU > 800 sf or > 16 ft tall, then design review permit required including Commission review
  - Any ADU above 850 (1-Bdr) or 1,000 sf (2-Bdr) and 25 feet tall would require a variance and discretionary review
- Design review by Commission for ADU proposed on site or within 100 feet of listed historic structure
- Use of universal design standards is recommended if feasible
Proposed Standards for HD ADUs (cont.)

- No rental terms less than 30 days
- No blank walls
- To address privacy, ADUs on garages or 2-story ADUs facing adjacent properties must have either: 1) opaque/glazed windows; 2) high transom or clerestory windows; or 3) false windows AND no decks or balconies overlooking adjacent property
- ADU must be at least 150 sf
- Limit garage size in Historic District to 2-car garage (no more than 600 sq. ft.)
- No garage doors facing street. Must face alley if alley present
- Cannot be located in front of primary structure if ADU > 800 sf or > 16 ft tall
- Colors must match those of primary structure
- ADU entry doors must be screened from public view from streets.
- ADU Entrance cannot be on the same building elevation as primary home entry
- Refer applicants to HD Design and Development Guidelines for additional design guidance
Acceptable Styles in Historic District:

- Craftsman
- Queen Anne
- Delta
- Italianate
- Spanish Eclectic
- 1950’s Ranch Style (Persifer-Dean and The Preserve subareas)
- Contemporary (Persifer-Dean and The Preserve subareas)
CRAFTSMAN STYLE

Character-Defining Elements:

✓ Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang

✓ Exposed roof rafters and decorative beams or braces under gables

✓ Prominent single-story entry porch with roof supported by piers/columns with square bases that extend to the ground

✓ Sash windows with multiple small panes above single large pane

✓ Clapboard or shingle siding and wooden accents
QUEEN ANNE STYLE

Character-Defining Elements:
✓ Steeply pitched roof with dominant front facing gable
✓ Ornamental gable with textured shingles
✓ Partial or full-width asymmetrical porch (on ones-side of front)
✓ Multi-paneled upper window surrounding large window pane
✓ Horizontal wood siding (3”-4” inches)
✓ Angled bay cut-away
Proposed Design Standard Checklist: CRAFTSMAN STYLE

Design Standards:

- A roof pitch between 2/12 and 4/12
- Gable or side-gable roof with unenclosed eave overhang
- Exposed roof rafters or braces under gables
- Double hung windows with smaller panes above large pane
- Horizontal siding that is 3” - 4” inches wide
- Optional: Shed or gabled roof dormer
- Optional: Entry porch with roof supported by tapered columns with square bases that extend to the ground

Entry porch with tapered columns with square bases (Optional)

Shed dormer (Optional)

Exposed rafters and braces under gables

Double-hung sash window

Low-pitch gable roof with overhang

Horizontal siding
Proposed Design Standard Checklist: 
QUEEN ANNE STYLE

Fish scale shingles with vent at end of forward-facing gable

Entry porch with narrow columns (Optional)

High pitched hipped roof with cross gables

Horizontal siding

Vertical double hung windows

Design Standards:

- A roof pitch between 5/12 and 11/12
- Hipped roof or gabled roof
- Fish scale shingles with window or vent at gable end
- Vertical rectangular double hung windows with small pane above large pane
- Horizontal siding that is 3” - 4” inches wide
- Optional: Forward-facing gable
- Optional: Entry porch with narrow columns
Proposed HD ADU Process

- ADU Application
  - If ≤ 800 sf and ≤ 16-ft tall
  - If > 800 sf or > 16-ft tall

- Select HD Subarea Design Style
  - Yes
  - Building Review and Permit

- Meets Size & Design Standards
  - Approved

- HDC Review

60-Day Process

Approve or Deny
Questions & Discussion

ADU Ordinance