



City of Watsonville

ADU & JADU Ordinance

Community Development Department
Associate Planner - Ivan Carmona

Overview

- Background
- Process
- Amendments to Municipal Code
- ADU & JADU Ordinance
- Environmental Review
- Recommendation



Background

Major State ADU legislation changes in 2017 and 2020

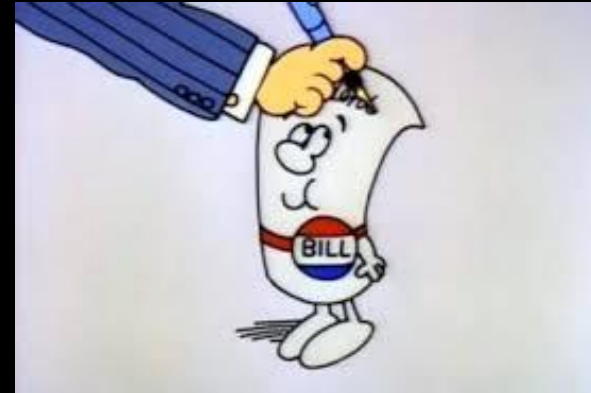


2016-2017 Legislation

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

2019-2020 Legislation

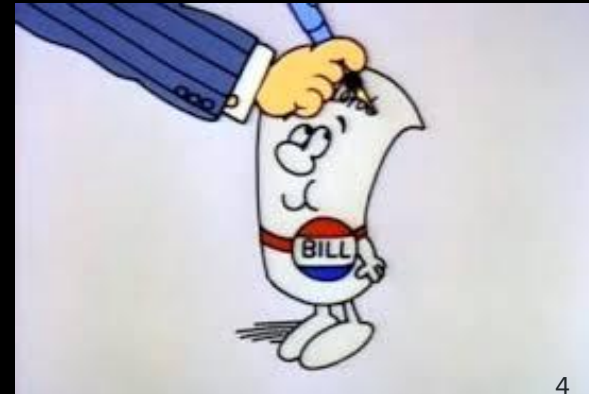
- AB 68 (Ting)
- AB 587 (Friedman)
- AB 670 (Friedman)
- AB 881 (Bloom)
- SB 13 (Wieckowski)



Background

Major State ADU legislation changes in 2017 and 2020

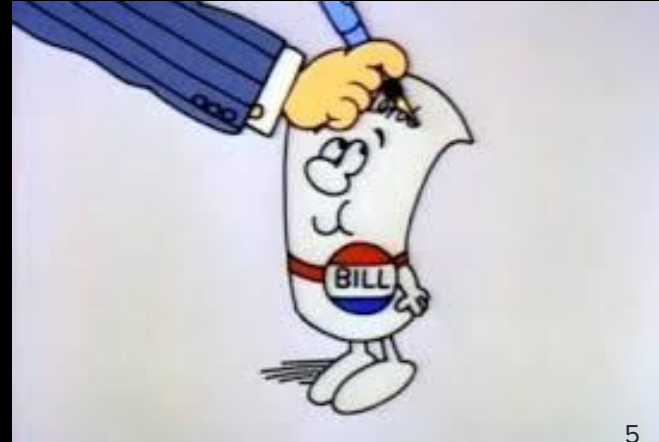
- ADUs and JADUs allowed by right
- Reduced parking requirements
- Created a definition for junior accessory dwelling units (JADUs)
- Focused on lots designated residential and mixed use



Background

Major State ADU legislation changes in 2017 and 2020

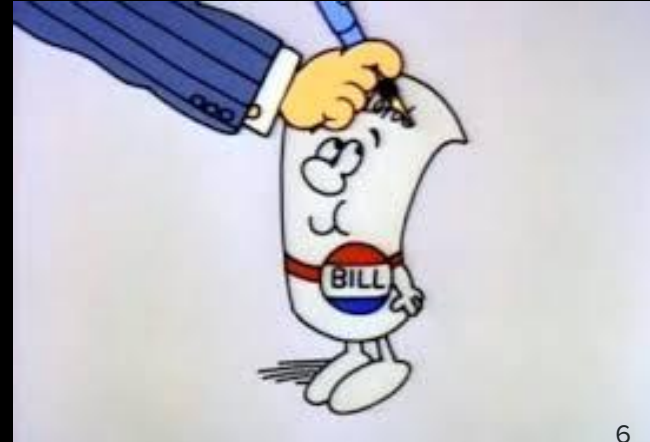
- Removed minimum lot sizes, lot coverages and floor area ratios
- Removed CC&R's for single-family zoning
- Requires jurisdiction to allow a minimum 850 square foot ADU
- Defines multi-family structures as a structure with two or more attached dwellings on a single lot.



Background

Major State ADU legislation changes in 2017 and 2020

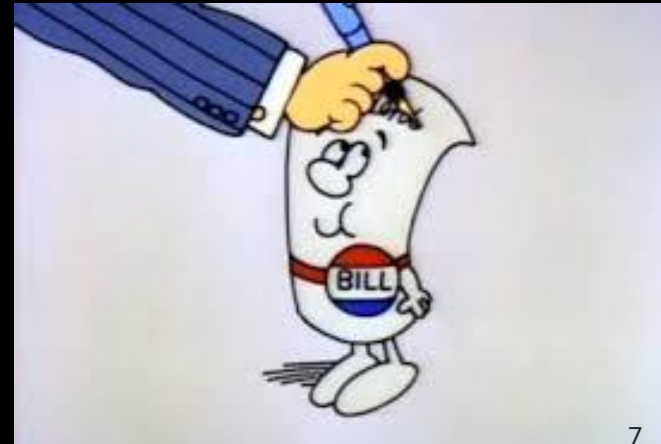
- Reduces ADU and JADU application review time from 120 days to 60 days
- Allows one ADU and one JADU for all single-family zoned lots
- Allows one ADU or conversion of up to 25 percent of existing units for multi-family buildings or two detached ADUs
- Multi-family detached structures are allowed 1 ADU by conversion or new construction



Background

Major State ADU legislation changes in 2017 and 2020

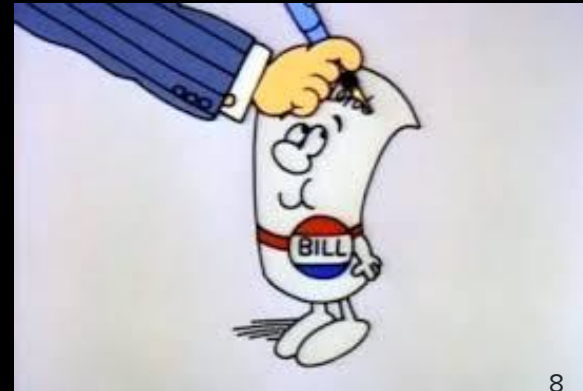
- Allows rebuilding of permitted accessory structures in the same location without meeting current setbacks with expansion of 150 square feet
- Removes owner occupancy deed restriction for the ADU not but for the JADU
- No short term vacation rentals



Background

Major State ADU legislation changes in 2017 and 2020

- Removes impact fees for ADUs less than 750 square feet
- Allows property owners to request code enforcement delays for a period of five years
- Allows non-profit developers to construct and sell ADUs separate from the single family residence as affordable units.



Process

- City Charter - Subdivision (c) Section 907
- WMC Section 14-12.807



Staff Recommendations

Amendments to Municipal Code

Chapter 14-12: Zoning Permits

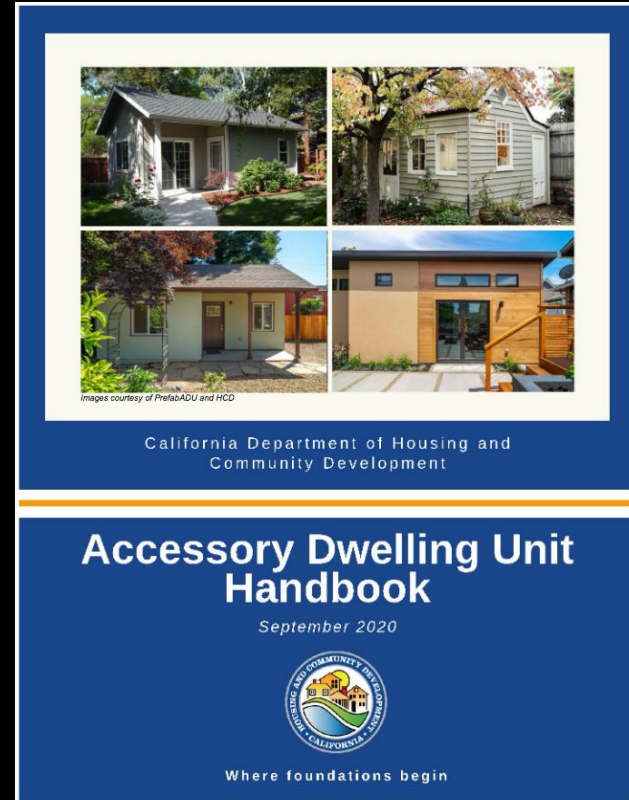
- Current municipal code requires a Minor Design review for proposed ADUs.

~~DESIGN REVIEW~~

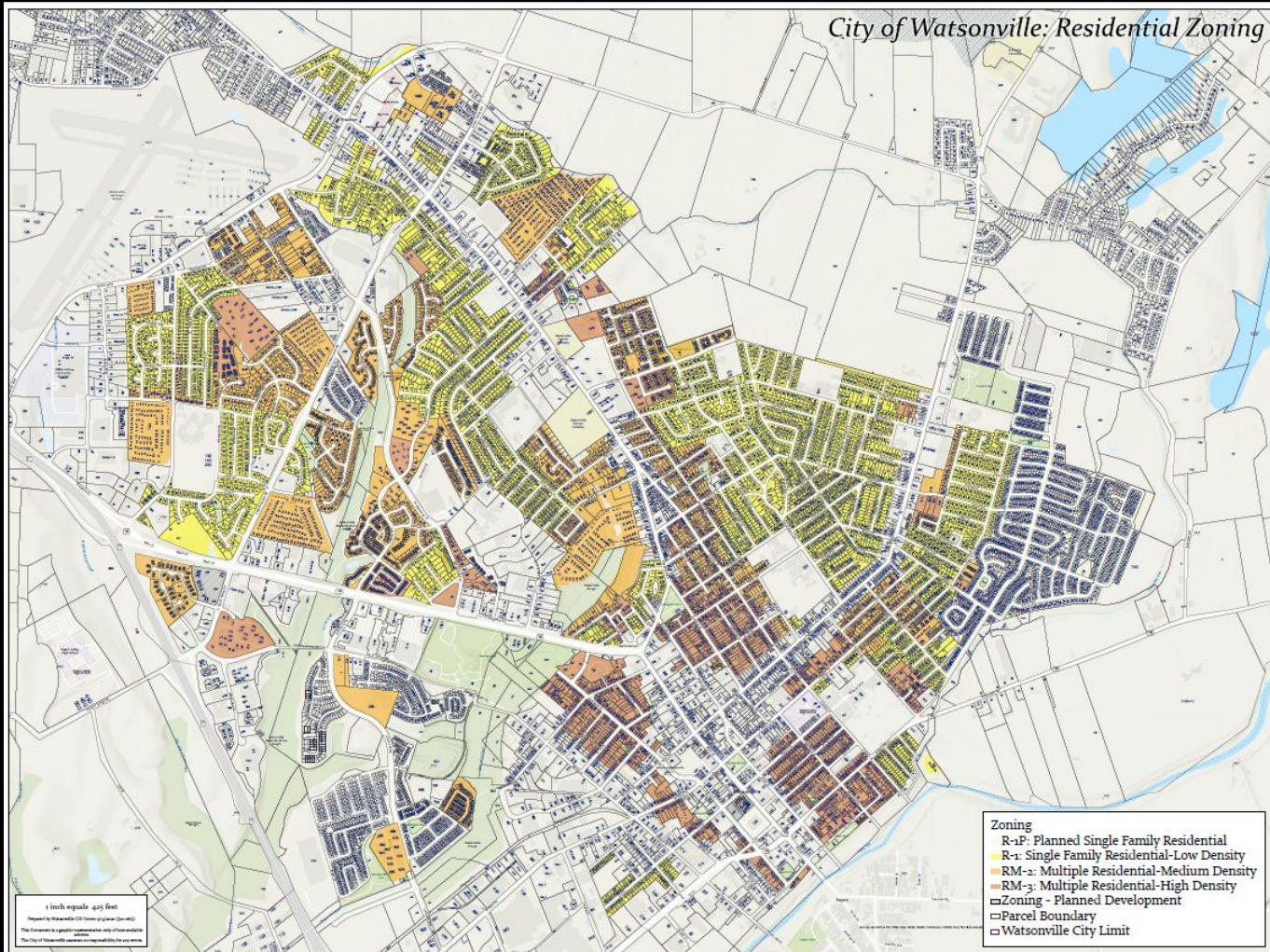
HCD Accessory Dwelling Unit Handbook

- Issued September 2020

<https://www.hcd.ca.gov/policy-research/docs/adu-ta-handbook-final.pdf>



City of Watsonville: Residential Zoning



Amendments to Watsonville Municipal Code

- Chapter 14-12: Zoning Permits
- Chapter 14-16: District Regulations
- Chapter 14-18: Definitions
- Chapter 14-23: Accessory Dwelling Units and JADUs
- Chapter 14-40: General Provisions, Exceptions, and Modifications



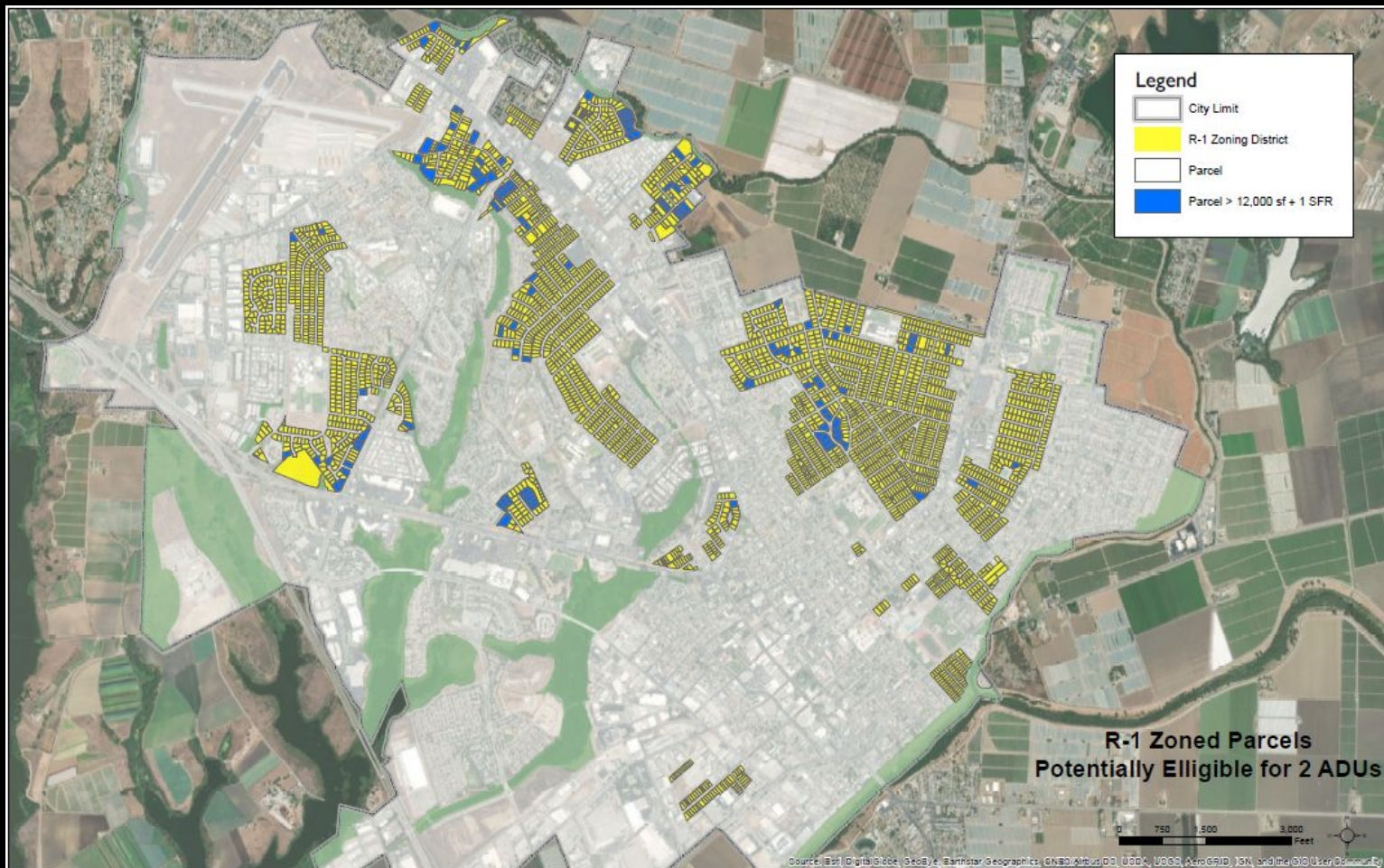


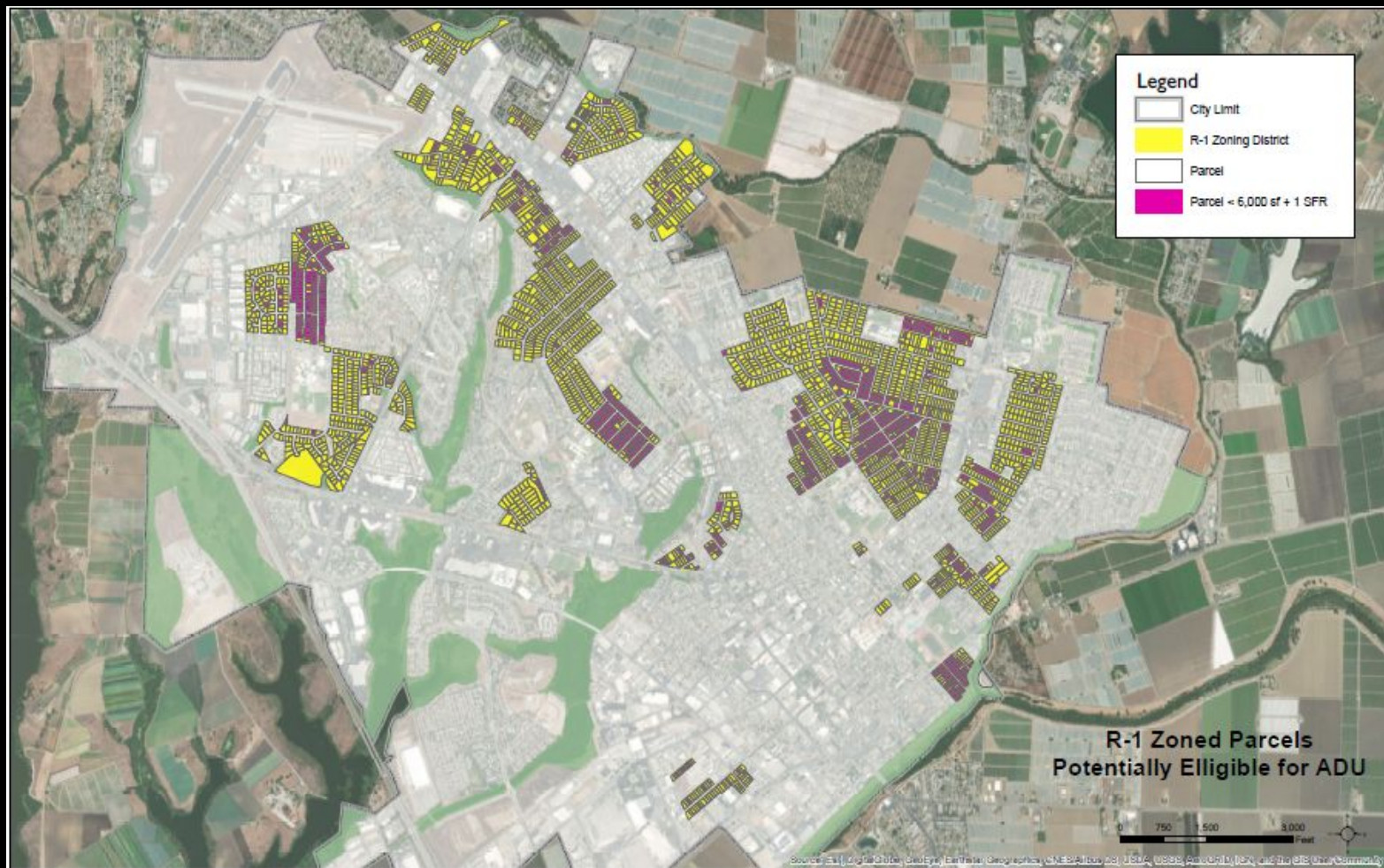
ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (a)

TABLE 1: MAXIMUM ADU LIVING AREA

Lot Size (SF)	Maximum ADU Living Area (SF)
Lots less than 5,999 SF	One 850 SF (maximum 2 bedrooms)
Lots less than 9,999 SF	One 1,000 SF (maximum 2 bedrooms)
Lots greater than 10,000 SF	One 1,200 SF (maximum 3 bedrooms)
Lots greater than 12,000 SF	One 1,200 SF (maximum 3 bedrooms) or two ADUs (maximum 750 SF and 2 bedrooms)







ADU and JADU Ordinance

Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (b)

TABLE 2: NUMBER OF PERMISSIBLE ADUS OR JADUS

District	R-1	R-1P	RM-2/RM-3
ADUs permitted	1	1	25% of # of units when converting a portion of an existing structure not used as livable space or up to 2 new detached units
JADUs permitted	1	1	One ADU and one JADU if a single-family dwelling exists on the lot at time of application

ADU and JADU Ordinance



Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (a)

- Townhomes and condominium units are not eligible for ADUs or JADUs
- Multifamily planned developments - JADU - YES : ADU - NO



ADU and JADU Ordinance



Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (c)

TABLE 3: MINIMUM SETBACK DISTANCE

District	R-1(P)	RM-2	RM-2/RM-3
Front Yard	20'		
Interior side yard	4'		
Exterior side yard	10'		
Rear yard	4'		
Setback from alleyway	5'		

ADU and JADU Ordinance



Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (d)

TABLE 4: MAXIMUM BUILDING HEIGHT

District	R-1(P)	RM-2	RM-2/RM-3
Attached ADU	28'		
Detached ADU	28'		
Conversion of existing accessory structures	16'		

ADU and JADU Ordinance



Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (e)

JADUs

- Max size: 500 SF
- Location: must be proposed within an existing or proposed single-family dwelling
- Entry: Separate exterior access required
- Parking: No parking required for a JADU
- Bathroom: may share restroom with single-family dwelling or have its own
- Efficiency kitchen required: cabinets and countertops with electrical appliances



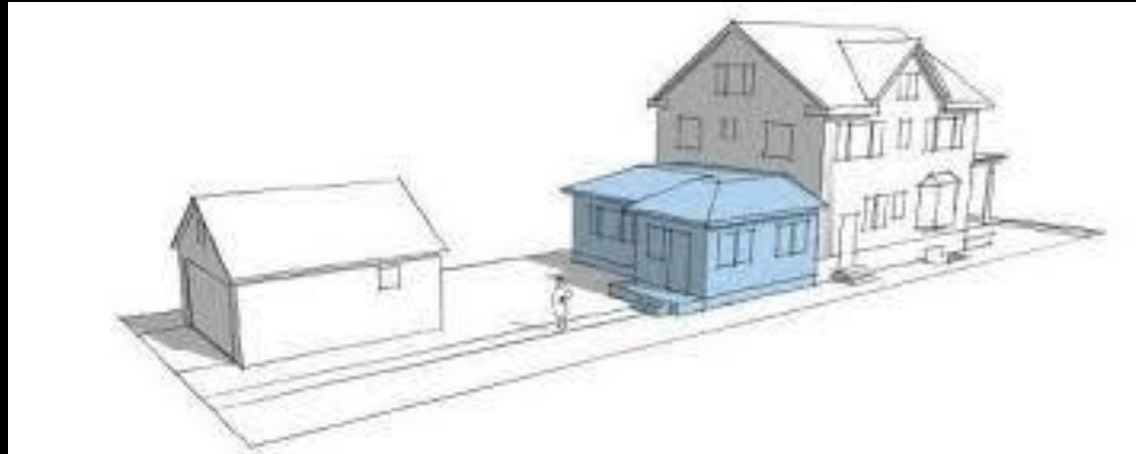
ADU and JADU Ordinance



Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (f)

Attached ADUs:

- Max size: 850 square feet or 50 percent of existing single family dwelling, whichever is less



ADU and JADU Ordinance



Chapter 14-23.030 ADU and JADU Use Standards - Subdivision (g)

Detached ADUs:



ADU and JADU Ordinance



Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (a)

Exterior:

- Consistent with principal residence or multifamily development
- Consistent building materials
- Consistent architectural style
- Finishes shall be the same as principal residence or multifamily development



ADU and JADU Ordinance



Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (b)

Landscaping:

- 20 percent of the lot shall be landscaped



ADU and JADU Ordinance



Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (c)

Private open space/patios and decks:

- Each ADU or JADU shall have a deck or patio, directly adjoining individual units. Minimum private open space is 96 square feet.



ADU and JADU Ordinance



Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (d)

Access:

- ADU or JADU must face interior of property unless directly adjacent to an alleyway or a public street.



ADU and JADU Ordinance



Chapter 14-23.040 ADU and JADU Design Standards - Subdivision (e)

Window Design:

- Window design shall be screened using landscaping or fencing when adjoining a residential property to protect the privacy of neighbors



ADU and JADU Ordinance

Chapter 14-23.050 Fire Sprinkler Standards



- Fire sprinklers required if primary residence or multifamily building contains sprinklers
- All newly constructed ADUs and JADUs shall comply with Chapter 9 of Title 8 (Fire Code) of the Watsonville Municipal Code.
- All ADUs and JADUs shall comply with a building and fire codes related to fire rated construction



ADU and JADU Ordinance

Chapter 14-23.060 Parking Standards

Subdivision (a)

- Primary residential units(s) shall comply with Chapter 14-17



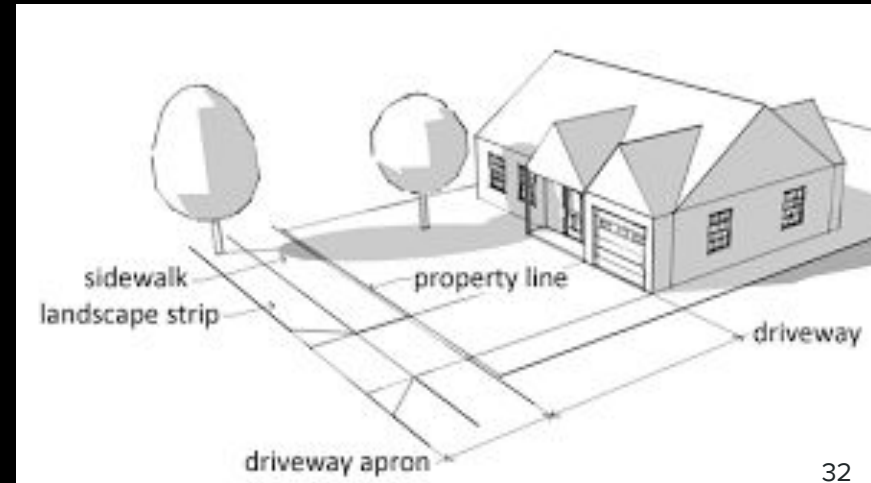
ADU and JADU Ordinance



Chapter 14-23.060 Parking Standards

Subdivision (b)

- Proposed ADUs shall provide one parking per unit or per bedroom, whichever is less





ADU and JADU Ordinance

Chapter 14-23.060 Parking Standards

Subdivision (c) (d)

- Parking exempt if converting an existing garage, carport, or covered parking structure
- Parking exempt when converting an existing residential space



ADU and JADU Ordinance

Chapter 14-23.060 Parking Standards

Subdivision (e)

Parking Exemptions

- The ADU is within one-half mile of a public transit bus stop
- The ADU is within an architecturally and/or historically significant district
- On-street parking permits are required but not available to the occupant of the ADU
- A car share vehicle is located within one block of the unit



ADU and JADU Ordinance



Chapter 14-23.070 Non-Profit Affordable ADU OR JADU Development

- Non-profit housing developers may sell the ADU separately while meeting all requirements of Chapter 46 of Title 14 (Affordable Housing)



ADU and JADU Ordinance



Chapter 14-23.080 Impact Fees

Subdivision (a)

- ADUs less than 750 SF are not subject to development impact fees.
- ADUs exceeding 750 SF are subject to development impact fees and shall be charged fees proportionate to the primary dwelling, determined as a ratio of square footage.



ADU and JADU Ordinance

Chapter 14-23.080 IMPACT FEES

Example

2017 - 2019

Proposed 2 bedroom 750 square foot
ADU

Impact fees charged
\$26,100.07

VS

Effective January 1, 2020

Proposed 2 bedroom 750 square foot
ADU

Impacts fees charged
\$14,196.07

DEVELOPMENT FEE SUMMARY 2019-2020

CITY OF WATSONVILLE – Community Development Department

250 Main Street, Watsonville CA 95076
(831) 768-3050



This reference is a summary of common development and impact fees.

Actual project fees are calculated from submittal plans.

Additional fees may include permits, plan review, and inspections.

A. CITY-WIDE TRAFFIC IMPACT FEE

Single Family detached	14 trips per unit	\$199.00	per trip
Multi-Family (apartments, townhouses)	10 trips per unit	\$199.00	per trip
Non-Residential (remodel/addition)	trips based on use	\$102.00	per trip
Non-Residential (other)	trips based on use	\$151.00	per trip

B. SANITARY SEWER CONNECTION FEE

Residential and all others	\$2,006.01	per unit
Commercial & Industrial: Sum of following, but not less than	\$2,006.01	minimum
Based on peak month discharge of flow	\$5.59	per gpd
BOD (Biochemical oxygen demand)	\$354.73	lb/day BOD
SS (suspended solids)	\$448.00	lb/day SS

C. WATER SERVICE

Connection Fee (residential)	\$2,592.25	per connection
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D. GROUNDWATER IMPACT FEE

Residential	\$461.31	per bedroom
Commercial & Industrial	\$0.00	no fees

E. STORM DRAINAGE FEE

Additions to Existing (per acre of new impermeable area)	\$13,378.40	per acre
New Development Projects:		
Low residential (4.5 units/acre)	\$5,385.17	per acre
Med. Residential (4.5-7.5 units /acre)	\$6,694.19	per acre
High residential (7.5 units/acre)	\$8,024.89	per acre
Commercial & Industrial	\$10,707.03	per acre
Area "C" (NE of City, S of Corralitos & Salsipuedes Creeks)	\$28,090.85	per acre

F. IMPERVIOUS AREA IMPACT FEE

per square foot of new impervious area	\$0.45	per sq. ft.
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G. RECREATION & PARKS FACILITIES FEE

(New construction, bedroom additions)		
1-2 bedroom dwelling unit	\$1,500.00	per bedroom
3 bedroom dwelling unit	\$1,667.00	per bedroom

4+ bedroom dwelling unit	\$1,875.00	per bedroom
Commercial & Industrial	\$0.50	per sq. ft.

H. PUBLIC FACILITIES IMPACT FEE

New detached structures or additions over 1,000 sq. ft.	\$0.40	per sq. ft.
Calculated on total square footage.		

I. FIRE IMPACT FEE

Residential new construction	\$990.00	per unit
Residential addition	\$0.40	per sq. ft.
Commercial & Industrial	\$0.40	per sq. ft.

J. AFFORDABLE HOUSING ORDINANCE - IN LIEU FEES

Residential		
Single-Family detached	\$13,874.00	per unit
Accessory dwelling unit (14-46,050 exceptions)	\$0.00	
Multi-Family (townhouses, co-op, condos all for sale)	\$6,938.00	per unit
Commercial		
0-1,000 sq. ft.	\$0.00	per sq. ft.
1,001 sq. ft. or more	\$0.90	per sq. ft.

K. STREET IMPROVEMENT IN-LIEU FEES

Industrially Zoned Parcels	\$112.00	per lineal ft
fee per lineal foot of street frontage or 5% of actual on-site project improvements whichever is less		
Other Parcels	\$186.00	per lineal ft
fee per lineal foot of street frontage or 10% of actual on-site project improvements whichever is less		

L. CARBON FUND IMPACT FEE

Carbon fund fee is based on a percentage of the total building permit fees paid including engineering pan check and review fees. Building permit fees do not include planning permit fees, inspection fees, utility fees or impact fees.		
New residential and nonresidential construction	50% of total	building permit fee
Multi family residential & nonresidential additions and alteration	30% of total	building permit fee
Single family residential additions of 500 SF or greater	30% of total	building permit fee

M. UNDERGROUND UTILITY IN-LIEU FEE

	\$72.00	per lineal ft
fee per lineal foot of frontage or 1.25% of actual project improvement whichever is less		

N. SCHOOL FEE

Collected by Pajaro Valley Unified School District 831-786-2380		
Residential	\$5.02	per sq. ft.
Commercial & Industrial	\$0.56	per sq. ft.
Parking lots/structures	\$0.07	per sq. ft.
Self Storage	\$0.20	per sq. ft.

ADU and JADU Ordinance

Chapter 14-23.090 Utility Connections

- ADUs less than 800 square feet do not require utility connections, unless the ADU is being constructed in conjunction with a new single family residence



ADU and JADU Ordinance

Chapter 14-23.100 Deferred Code Enforcement

Subdivision (1)

- Property owners can now request a delay in code enforcement for up to 5 years if the illegal units complies with Section 17980.12 of the Health and Safety Code.



ADU and JADU Ordinance

Chapter 14-23.100 Deferred Code Enforcement

Subdivision (a)

- Property owner can submit an application to the Building Official to request a delay in code enforcement.





ADU and JADU Ordinance

Chapter 14-23.100 Deferred Code Enforcement

Subdivision (b)

The Building Officials approval shall be granted with the following conditions:

- Unit must be vacated before approval
- All non-permitted sewer and water lines shall be capped outside building footprint of unit
- Unit must remain vacant for the 5 year duration period
- Disclosure of illegal unit prior to January 1, 2030, property owner may request 50 percent reduction in permit fees





ADU and JADU Ordinance

Chapter 14-23.110 Restrictions

- Vacant parcels, primary dwelling must be constructed first
- ADU and JADU shall not be used as short term vacation rentals
- JADUs require owner occupancy deed restriction recorded with Recorder's Office
- ADU or JADU can not be sold separately unless developed by a non-profit developer

ADU and JADU Ordinance

For questions, please visit the City of Watsonville Website



<https://www.cityofwatsonville.org/2120/Accessory-Dwelling-Units-ADUs>

ENVIRONMENTAL REVIEW

Categorical Exemption

- Pursuant to CEQA Guidelines Section 21080.17, zoning code text amendments are exempt when adopting an ordinance to implement provisions of Sections 65852.1 and 65852.2 of the Government Code.

Findings

General Plan Consistency with the City of Watsonville 2015-2023 Housing Element goals.

- Goal 1.0
- Goal 2.0
- Goal 4.0
- Goal 5.0

Findings

Land Use Compatibility

- The proposed Zoning Code text amendments includes standards complying with state legislation, effective January 1, 2020, regarding development standards for lot size, lot coverage, floor area ratios, and rear and side yard setbacks for permitting of ADUs and JADUs

Staff Recommendation

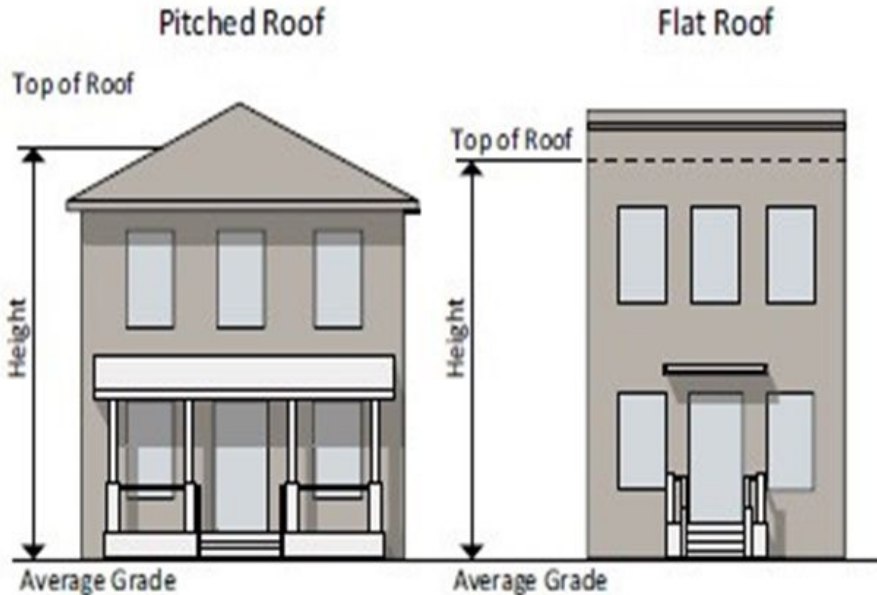
That City Council adopt Ordinances to amend the Watsonville Municipal Code Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units)



Thank You

City of Watsonville
Community Development Department
Associate Planner - Ivan Carmona

Building Heights



WMC Section 14-18.154

Building height shall mean the vertical distance from the grade, to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.