

Housing Constraints and Opportunities Committee Recommendation

2nd Residential Unit Fee Reduction Policy

January 17, 2017



Second Units

- Second dwelling on single-family residential lot
- 1200 square feet max
- Kitchen = dwelling
- Free standing or attached



Second Units Standards

- One parking space / bedroom
- MFR impact fees (\$16,500±)
- Additional water meter not required
- Sewer connection fee required (\$9,800±)
- School fees



SB 1069

- New State pre-emption law
- No water or sewer capacity fee charges for Accessory Dwelling Units (ADU)
- Effective 1/1/17
- Requires Exemption for existing structures
- HCOC recommending new structures
- Easier to implement / reduces loop holes

Uptown Specific Plan Consistency

- Not zoned single-family residential
- Form based code
 - Carriage House
 - Rear Yard Single Dwelling
 - Rear Yard Duplex
 - Duplex (unit 2 only)

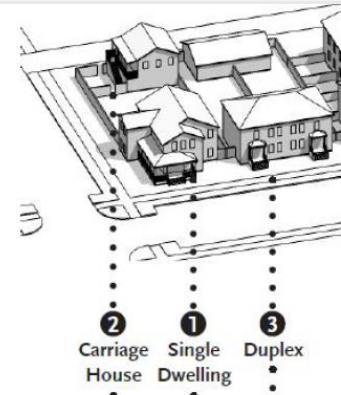


Table 5.5.1: Building Type Standards by Zone

Building Type	Lot Width (min-max) [1,2]	Number of Stories							
		T-3N	T-3F	T-4N	T-4F	T-4NC	TC-1	TC-2	RC
1. Carriage House/ Rear Yard Single Dwelling/ Rear Yard Duplex	45' - 75'	2	2	2	-	-	-	-	-
2. Single Dwelling	40' - 70'	2 [3]	2 [3]	2 [3]	2 [3]	-	-	-	-
3. Duplex	50' - 75'	2 [3]	2 [3]	2 [3]	2 [3]	-	-	2	2

F - Requirements for Individual Building Types

2. Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex.

A Carriage House is residence above a garage, also known as a 'granny flat,' which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a Single Dwelling is located. Carriage Houses may contain permanent provisions for living, sleeping, eating, cooking, and sanitation.

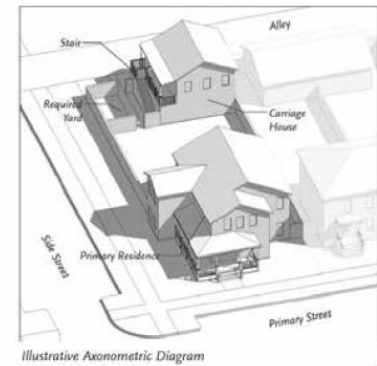
A Rear Yard Single Dwelling is a detached Single Dwelling located in the rear yard of a Single Dwelling. A Rear Yard Duplex is a detached two-unit dwelling located in the rear yard of a Single Dwelling.

a. Lot Standards

- i. Width:
 - (1) Minimum: 45 feet
 - (2) Maximum: 75 feet

b. Building Size and Massing Standards

- i. Maximum height: 2 stories
- ii. Maximum length along alley: 35 feet



Studio / One bedroom Development Impact Fees

Development Impact Fees Summary - - Resolution 16-039 Exhibit "A"
July 1, 2016

Construction Type	Transportation	Police	Fire	General Governmental	Park and Recreation	Library	Total
Single Family - Resolution	\$ 12,354	\$ 78	\$ 1,069	\$ 3,096	\$ 3,027	\$ 999	\$ 20,622
Multiple Family - Resolution	\$ 8,514	\$ 92	\$ 1,069	\$ 3,096	\$ 3,027	\$ 999	\$ 16,796
One Bedroom units ¹	\$ 4,801	\$ 56	\$ 602	\$ 1,745	\$ 1,707	\$ 563	\$ 9,474
Studio Units ²	\$ 3,200	\$ 34	\$ 402	\$ 1,164	\$ 1,138	\$ 375	\$ 6,313
Commercial Lodging Motel/Hotel	\$ 2,737	\$ 93	\$ 441	\$ 92	No Fee	No Fee	\$ 3,364
RV Parks & Campgrounds	\$ 2,282	\$ 93	\$ 441	\$ 92	No Fee	No Fee	\$ 2,909
Commercial per sq. ft.	\$ 11.16	\$ 0.12	\$ 0.39	\$ 1.12	NA	NA	\$ 12.81
Industrial per sq. ft.	\$ 3.14	\$ 0.03	\$ 0.21	\$ 0.61	NA	NA	\$ 4.00
GRACE PERIOD *							
Single Family - West Side of Salinas River	\$ 5,213	\$ 78	\$ 1,069	\$ 3,096	\$ 3,027	\$ 999	\$ 13,481
Multiple Family - West Side of Salinas River	\$ 4,171	\$ 92	\$ 1,069	\$ 3,096	\$ 3,027	\$ 999	\$ 12,453
Commercial per sq. ft. - East Side of Salinas River	\$ 8.80	\$ 0.05	\$ 0.58	\$ 0.45	NA	NA	\$ 9.89
Commercial per sq. ft. - West Side of Salinas River	\$ 7.34	\$ 0.05	\$ 0.58	\$ 0.45	NA	NA	\$ 8.43

- Studio Units: <450 square feet
- One bedroom units: <600 square feet
- Standard multi-family residential: >600 square feet

Housing Constraints and Opportunities Committee Recommendation

Adopt Draft Resolution A

- a) Elimination of capacity charges for a shared water connection,
- b) Elimination of capacity charges for sewer service,
- c) Use the studio / one-bedroom apartment Development Impact Fee schedule,
- d) Include the Uptown / Town Centre Specific Plan “Carriage House,” “Rear Yard Single Dwelling,” “Rear Yard Duplex,” and “Duplex” form types in the secondary unit fee policy.

