

PLANNING COMMISSION REGULAR MEETING



Meeting Agenda

Thursday, October 10, 2024

6:30 PM

**City Council Chambers
9700 Seventh Ave.,
Hesperia, CA, 92345**

Planning Department: (760) 947-1224

Planning Commission Members

Roger Abreo, Chair

Sophie Steeno, Vice Chair

Dale Burke, Commissioner

Earl Hodson V, Commissioner

Christopher Sevy, Commissioner

Nathan Freeman, Director of Development Services

Ryan Leonard, Principal Planner

Robert Hensley, Assistant City Attorney



NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (760) 947-1007 or (760) 947-1224. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

To leave a Public Comment by phone, call and leave a recorded message at (760) 947-1056 up to 5:30 pm on the day of the scheduled meeting. City Council meetings may be viewed live or after the event on the City's website at www.cityofhesperia.us.

AGENDA
HESPERIA PLANNING COMMISSION
9700 Seventh Ave., Council Chambers, Hesperia, CA 92345

As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.

Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.

CALL TO ORDER - 6:30 PM

- A. Pledge of Allegiance to the Flag**
- B. Invocation**
- C. Roll Call**
- D. Agenda Revisions and Announcements by Planning Secretary**

JOINT PUBLIC COMMENTS

Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.

CONSENT CALENDAR

- 1. Page 1** Consideration of the September 26, 2024 Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on September 26, 2024.

Staff Person: Planning Specialist Maricruz Montes

Attachments: [PC 9-26-24 Draft Meeting Minutes](#)

PUBLIC HEARINGS

- 2. Page 3** Consideration of Development Code Amendment DCA24-00002 modifying development standards associated with Accessory Dwelling Units(Applicant: City of Hesperia; area affected: City Wide).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2024-12 recommending that the City Council introduce and place on first reading an ordinance approving DCA24-00002, modifying development standards associated with Accessory Dwelling Units.

Staff Person: Principal Planner Ryan Leonard

Attachments: [Staff Report](#)
[Resolution No. PC-2024-12](#)
[Exhibit A](#)

PLANNING DIVISION REPORT

The Planning staff may make announcements or reports concerning items of interest to the Commission and the public.

A. DRC Comments

B. Major Project Update

ASSISTANT CITY ATTORNEY REPORT

The Assistant Attorney may make comments of general interest to the City.

DIRECTOR REPORT

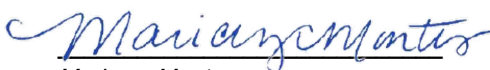
The Director may make announcements or reports concerning items of interest to the Commission or the public.

PLANNING COMMISSION COMMENTS

The Commission Members may make comments of general interest to the City.

ADJOURNMENT

I, Maricruz Montes, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Friday, October 4, 2024 at 5:30 p.m. pursuant to California Government Code §54954.2.


Maricruz Montes,
Planning Commission Secretary



City of Hesperia
Meeting Minutes - Draft
PLANNING COMMISSION
GENERAL PLAN UPDATE
REGULAR MEETING

Council Chambers,
9700 Seventh Ave.,
Hesperia, CA 92345

Thursday, September 26, 2024

CALL TO ORDER - 5:00 PM

- A. Pledge of Allegiance to the Flag**
Led by Commissioner Burke.
- B. Invocation**
Led by Chair Abreo.
- C. Roll Call**
Present 4 - Vice Chair Steeno, Commissioner Burke, Commissioner Sevy, and Chair Roger Abreo
Absent 1 - Commissioner Hodson V
- D. Agenda Revisions and Announcements by Planning Secretary**
None

JOINT PUBLIC COMMENTS

Public Comments opened at 5:08 PM.

Bill Jensen

Public Comments closed at 5:11 PM.

CONSENT CALENDAR

1. Consideration of the August 8, 2024 Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on August 8, 2024.

Sponsors: Planning Specialist Maricruz Montes

A motion was made by Commissioner Sevy, seconded by Commissioner Burke, that this item be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Burke, Commissioner Sevy and Commissioner Abreo

Nay: 0

Absent: 1 - Commissioner Hodson V

Abstain: 1 - Commissioner Steeno

DISCUSSION

General Plan Update Community Meeting Topics: Draft Goals and Policies, Land Use, Circulation, Environmental Justices and Safety Element.

PLANNING DIVISION REPORT

Principal Planner Ryan Leonard provided an update of projects recently approved at the DRC approved and thanked the Commission for their participation in the General Plan update process.

ASSISTANT CITY ATTORNEY REPORT

Assistant City Attorney Robert Hensley provided an update on recent housing laws that have gone into effect.

DIRECTOR REPORT

Director of Development Services Nathan Freeman gave recognition to staff and PlaceWorks for their work on the General Plan update.

PLANNING COMMISSION COMMENTS

No comments from Commissioner Burke.

Commissioner Sevy thanked staff and PlaceWorks for a fantastic job.

Vice Chair Steeno thanked staff and those from the public who attended.

Chair Abreo commented on the Hesperia Days parade, recent fires, and roadway improvements in the City.

ADJOURNMENT

Meeting adjourned at 7:35 pm until the next regular scheduled meeting on October 10, 2024, at 6:30 pm.

Maricruz Montes,
Planning Commission Secretary

Roger Abreo
Chair-Planning Commission

City of Hesperia

STAFF REPORT



DATE: October 10, 2024

TO: Planning Commission

FROM: Nathan R. Freeman, Director of Development Services

BY: Ryan Leonard, Principal Planner

SUBJECT: Development Code Amendment DCA24-00002; Applicant: City of Hesperia; Area affected: City-wide

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2024-12 recommending that the City Council introduce and place on first reading an ordinance approving DCA24-00002, modifying development standards associated with Accessory Dwelling Units (ADUs).

BACKGROUND

In recent years, the State of California has enacted several laws that have imposed new limits on local authorities, such as Hesperia, to regulate ADUs with the objective of increasing ADU production to address the State's housing needs. In such cases, the City has amended Section 16.12.360 of the Development Code pertaining to ADUs (ADU Ordinance) to remain consistent with ever-changing State law.

On May 19, 2020, the City Council adopted Ordinance No. 2020-04 adopting development standards associated with ADUs. On August 16, 2022, the City Council adopted Ordinance No. 2022-13 modifying various sections of the ADU Ordinance for the purpose of providing added clarity and to be consistent with State requirements.

Most recently, on May 23, 2024, the California Department of Housing and Community Development (HCD) provided written comments to staff regarding the City's existing ADU Ordinance. The adopted ADU Ordinance addresses many of the State's statutory requirements; however certain aspects of the ADU Ordinances must be revised to comply with State ADU Law.

ISSUES/ANALYSIS

An ADU is an additional dwelling unit that provides complete independent living facilities for one or more persons and is located on the same lot as an existing or proposed primary dwelling unit. An ADU can be attached to the primary dwelling unit or detached from the unit. A Junior Accessory Dwelling Unit (JADU) is a unit that is no more than 500 square feet in size and is contained entirely within an existing or proposed single-family residence. The City's existing ADU Ordinance currently allows ADUs in all single-family, multi-family, and mixed-use zoning designations.

As a result of new State laws and HCD's comments from its May 23, 2024 letter, staff initiated Development Code Amendment DCA24-00002 to make the City's ADU regulations consistent with State requirements. Among other things, the draft Ordinance:

- Clarifies that JADUs shall be contained entirely within an existing or proposed single-family structure; and that enclosed uses within the residence, such as attached garages, are considered a part of the existing or proposed JADU.
- Requires that the City approve or deny an application to create an ADU within 60 days from the date the application was submitted.
- Eliminates owner occupancy requirements for properties with ADUs.
- Allows for separate conveyance of an ADU to a qualified buyer, if the property was built or developed by a qualified nonprofit corporation and it meets certain conditions.
- Clarifies that an ADU may either be attached to, located within, or detached from the existing primary dwelling unit.
- Updates references to State law and other Municipal Code sections to ensure that they are consistent with current regulations.
- Amends the requirements that apply to attached ADUs when the entrance is located on the same wall plane as the primary dwelling.
- Removes a requirement that detached ADUs must be located behind the primary dwelling unit.
- Modifies the height allowances for ADUs to be consistent with State requirements.
- Eliminates the requirement to provide one uncovered parking space for an ADU.
- Amends the architectural requirements to require that an ADU match the same colors and materials as the primary dwelling.

For reference, attached is a redline showing the changes that the draft Ordinance would make to the City's existing ADU regulations.

Environmental: Approval of the Development Code Amendment is exempt from the requirements of the California Environmental Quality Act per Section 15061(b)(3), where it can be seen with certainty that there is no significant effect on the environment. The proposed Development Code Amendment is also exempt from the requirements of the California Environmental Quality Act by Section 16.12.415(B)(10) of the City's CEQA Guidelines, as a Development Code Amendment is exempt if it does not propose to increase the density or intensity allowed in the General Plan. According to Government Code 65852.2, ADUs do not count towards the allowable density, and are a residential use consistent with the existing General Plan and zoning designation.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development: Facilitate balanced growth to ensure cohesive community development and pursue economic development.

Conclusion: The Ordinance is consistent the goals, policies and objectives of the General Plan and will bring the City's ADU regulations into compliance with State law.

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Resolution No. PC-2024-12, with Exhibit "A"

ATTACHMENT 1

RESOLUTION NO. PC-2024-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A DEVELOPMENT CODE AMENDMENT MODIFYING DEVELOPMENT STANDARDS ASSOCIATED WITH ACCESSORY DWELLING UNITS (ADUS) (DCA24-00002)

WHEREAS, on January 5, 1998, the City Council of the City of Hesperia adopted Ordinance No. 250, thereby adopting the Hesperia Municipal Code; and

WHEREAS, on May 19, 2020, the City Council adopted Ordinance No. 2020-04 adopting development standards associated with Accessory Dwelling Units (ADUs), codifying it in Section 16.12.360 of the Hesperia Development Code (ADU Ordinance); and

WHEREAS, on June 1, 2021, the City Council adopted Ordinance No. 2021-01 modifying various sections of the ADU Ordinance for the purpose of providing added clarity and to be consistent with State requirements; and

WHEREAS, on August 16, 2022, the City Council adopted Ordinance No. 2022-13 modifying various sections of the ADU Ordinance to be consistent with State requirements; and

WHEREAS, on May 23, 2024, the City received a letter from the California Department of Housing and Community Development (HCD) stating that the existing ADU Ordinance does not comply with certain State ADU laws; and

WHEREAS, the City proposes to amend the ADU Ordinance to be consistent with State ADU laws via Development Code Amendment DCA24-00002 (Development Code Amendment); and

WHEREAS, the Planning Commission finds that the proposed Development Code Amendment relating to the ADU Ordinance provides necessary updates to bring the City's Development Code into compliance with State law; and

WHEREAS, the proposed Development Code Amendment is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3), where it can be seen with certainty that there is no significant effect on the environment. The proposed Development Code Amendment is also exempt from the requirements of the California Environmental Quality Act by Section 16.12.415(B)(10) of the City's CEQA Guidelines, as the Development Code Amendment is exempt if it does not propose to increase the density or intensity allowed in the General Plan; and

WHEREAS, on October 10, 2024, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Development Code Amendment and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all the facts set forth in this Resolution are true and correct and incorporated as findings herein.

Section 2. Based upon substantial evidence presented to the Commission, including written and oral staff reports, the Commission specifically finds that the proposed Development Code Amendment is consistent with the goals and objectives of the adopted General Plan.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Development Code Amendment DCA24-00002, amending the ADU Ordinance as shown on Exhibit "A."

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 10th day of October 2024.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission

EXHIBIT “A”

The following are modifications to Article X of Chapter 16.12 (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

16.12.360 - Accessory dwelling units.

- A. Purpose. The purpose of ~~these provisions is to establish procedures for permitting an accessory dwelling unit (ADU); to implement state law requiring consideration for such uses; this section is to expand the variety of housing opportunities in the City of Hesperia by implementing State Government Code 66310-66342 as they pertain to accessory dwelling units and junior accessory dwelling units.~~ Implementation of these regulations will ensure that accessory dwelling units and junior accessory dwelling units are located in areas where services are adequate to support them and that accessory dwelling units are designed and maintained as a compatible and integral part of the City's residential zoning districts.
- B. Definitions.
- a. "Accessory dwelling unit" or "ADU" means an additional detached or attached dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with an existing or proposed primary residence. The unit shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary unit is situated. An accessory dwelling unit also includes the following:
 - i. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
 - ii. A manufactured home, as defined in Section 18007 of the Health and Safety Code.
 - b. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
 - c. "Junior accessory dwelling unit" or "JADU" means a unit that is no more than 500 square feet in size and contained entirely within an existing or proposed single-family structure. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure. For the purposes of this section, enclosed uses within the residence, such as attached garages, are considered a part of the proposed or existing single-family residence.
- C. Application Procedure—Accessory Dwelling Units. Application for a permit to construct an accessory dwelling unit shall be made ~~by~~ pursuant to the provisions and limitations of this article.
- a. The review procedure shall be administrative review without notice (ministerial), pursuant to the provisions of Section 16.12.005(A)(3).
 - b. The City shall act on the application to create an ADU or a Junior ADU within ~~120~~ 60 days from the date that the City receives a completed application, unless either:
 - (i) The Applicant requests for a delay, in which case the ~~120-60~~ day time period is tolled for the period of the requested delay, or

- (ii) An application of an Accessory Dwelling Unit or a Junior Accessory Dwelling Unit is submitted with a permit application to create a new primary residence on the lot, the City may delay acting on the permit application for the Accessory Dwelling Unit or the Junior Accessory Dwelling ~~unit~~ Unit the City acts on the permit application to create the primary residence. The application of an Accessory Dwelling Unit or a Junior Accessory Dwelling Unit is still considered ministerially without discretionary review or a public hearing.

~~6. Approval of a permit to construct an accessory dwelling unit shall be for a period not to exceed thirty-six (36) months.~~

D. ~~Requirements for Approval~~ General Standards.

1. An accessory dwelling unit may only be permitted on lots that are zoned for agricultural, single family, multi-family, or mixed uses and that contain an existing or proposed single-family or multi-family dwelling.
2. A Junior Accessory Dwelling unit may only be permitted on lots that are zoned for agricultural or single family and that contain an existing or proposed single-family dwelling.
32. Accessory dwelling units are exempt from the density limitations of the General Plan and subject to the following:
 - a. Lots with an existing or proposed single-family residence may be permitted one (1) accessory dwelling, and one (1) junior accessory dwelling unit (see Section 16.12.360 F for additional regulations pertaining to junior accessory dwelling units).
 - b. Lots with existing multifamily units may convert non-habitable space within an existing multi-family structure into accessory dwelling units. The number of these types of units shall be limited to -one (1) accessory dwelling or up to 25 percent of the existing multi-family dwelling units, whichever is greater. In addition, no more than two (2) detached accessory dwelling units may be permitted. A detached accessory dwelling may be converted from non-habitable space, or newly constructed.
43. An accessory dwelling unit shall be located on the same lot as the proposed or existing primary dwelling.
54. The correction of a nonconforming zoning condition that would result in a physical improvement on the property shall not be a condition of approval for an accessory dwelling unit.
- ~~5. On lots with an existing or proposed single family residence, the primary dwelling unit or accessory dwelling unit on the property shall be owner-occupied. (This provision is suspended for all permits until January 1, 2025, unless otherwise amended by California Government Code 65852.2).~~
66. The accessory dwelling unit shall provide complete and independent living facilities.
77. The accessory dwelling unit shall not be used for a rental term of less than 30 consecutive days. ~~—sold separately and may be rented for periods of not less than 30 days.~~
8. The accessory dwelling unit may not be sold or conveyed separately from the primary dwelling unit unless all of the following apply:

- (i) The accessory dwelling unit was built or developed by a qualified nonprofit corporation. For the purposes of this section, a qualified nonprofit corporation means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the California Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.
- (ii) There is an enforceable restriction on the use of the land on which the ADU is located pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation. For the purposes of this section, a qualified buyer means very low and low income households as defined in Section 16.20.195.
- (iii) The property is held pursuant to a recorded tenancy in common agreement that includes an allocation to each qualified buyer of an undivided, unequal interest in the property based on the size of the dwelling that each qualified buyer occupies; a repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the accessory dwelling unit or primary dwelling if the buyer desires to sell or convey the property; a requirement that the qualified buyer occupy the property as the qualified buyer's principal residence; and affordability restrictions on the sale and conveyance of the property that ensures the property will be preserved for very low income or low income housing for 45 years for owner-occupied housing and will be sold or resold to a qualified buyer.
- (iv) A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded with the County. A Preliminary Change of Ownership Report shall be filed concurrently with the grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.
- (v) If requested by a utility providing service to the primary residence, the accessory dwelling unit has separate water, sewer, or electrical connection to that utility.

~~89.~~ The accessory dwelling unit shall have adequate water supply pursuant to specifications of the Uniform Plumbing Code.

~~109.~~ In compliance with the State of California Lahontan Regional Water Quality Control Board, lots that are not connected to sewer facilities shall be a minimum of one gross acre in size or install an approved Supplemental Treatment Septic System.

~~4011.~~ The design and construction of each ADU shall conform to all applicable provisions of the Building Code. The ADU shall comply with all provisions of the Code pertaining to the adequacy of water, sewer, electrical, drainage, and fire and emergency services to the property on which the ADU will be located as well as all applicable codes pertaining to building, fire, health, and/or safety.

E. Design and Development Standards—Accessory Dwelling Units.

1. The accessory dwelling unit may be either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure, or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages ~~or detached from an existing or proposed primary residence, or converted from an existing accessory building, garage, storage area, or other similar non-habitable area.~~ An accessory dwelling may be converted from non-habitable space within, or detached from, an existing or proposed multi-family structure.
2. A detached accessory unit shall not exceed one thousand two hundred (1,200) square feet of livable floor area (excludes garage and any accessory structure) on any parcel. Accessory dwelling units attached to the principal unit may be up to fifty (50) percent of the area of the principal unit, up to a maximum of one thousand (1,000) square feet, except that if the principal unit has a floor area of one thousand six hundred (1,600) square feet or less, an attached accessory dwelling unit shall conform to the provisions of Section 16.2012.360(E)(6), below. The area of an accessory dwelling unit is in addition to and shall not be considered as part of the allowable accessory building area authorized under Article X of Chapter 16.20. No accessory dwelling unit shall be less than one hundred and fifty (150) square feet in area. Further, a recreational vehicle, does not qualify for use as an accessory dwelling unit.
3. Independent access to an attached accessory dwelling unit is required and shall not be located on the same wall plane elevation as the access to the primary dwelling. The entrance to an attached accessory dwelling unit shall be separate from the entrance to the primary unit and structure; the separate entrance shall be located on the side or rear of the structure and whenever possible, located facing toward the interior yard areas.
4. For new attached or detached accessory dwelling units, a minimum four-foot side yard and four-foot rear yard setback is allowed. The front yard and street side yard standards for the primary unit shall apply to the accessory dwelling unit. ~~In addition, detached accessory dwelling units shall be located to the rear of the primary dwelling unit.~~
5. No setback shall be required for the conversion of existing living area, conversion of an existing accessory structure, or for a new structure that is constructed in the same location and to the same dimensions as an existing structure.
6. The accessory dwelling unit shall be constructed in accordance with minimum standards for single-family residential uses on individual lots as specified in Section 16.20.160, unless otherwise specified herein.
7. No provisions within this Section, including lot coverage or legal nonconformity, shall preclude either an attached or detached 800 square foot accessory dwelling unit ~~that is at least sixteen (16) feet in height~~ with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards
8. A detached accessory dwelling unit created on a lot with an existing or proposed single-family or multi-family dwelling may not exceed 16 feet in height. However, a detached accessory dwelling unit may be up to 18 feet in height if it is located within one-half mile walking distance of a major transit stop or a high-quality transit

corridor, as those terms are defined in Section 21155 of the Public Resources Code. Furthermore, a detached accessory dwelling unit may be up to two additional feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit. A detached accessory dwelling unit created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height. An accessory dwelling unit that is attached to the primary dwelling may not exceed 25 feet in height or exceed two stories.

- ~~89.~~ ~~At least one covered or uncovered parking space for the accessory dwelling unit shall be provided by a minimum interior size of nine feet in width and nineteen (19) feet in depth. Parking can be tandem on an existing driveway. The City shall not impose parking standards for an accessory dwelling unit if the accessory dwelling unit is located within one-half mile of public transit, when the accessory dwelling unit is part of the proposed or existing primary residence or an existing accessory structure, when on-street parking permits are required but not offered to the occupant of the accessory dwelling unit, or when there is a care share vehicle located within one block of the accessory dwelling unit.~~ No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.
- ~~910.~~ When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, those off-street parking spaces do not need to be replaced.
- ~~4011.~~ The accessory dwelling unit shall be architecturally compatible with the design of the primary unit ~~and the surrounding neighborhood in terms of landscaping, scale, height, length, width, bulk, lot coverage, and exterior treatment and shall match with the same colors and materials of the primary unit.~~
- ~~4412.~~ The construction of an accessory dwelling unit shall not be considered when calculating minimum distance requirements for animal uses on the subject lot or on adjacent lots.

F. Junior Accessory Dwelling Units.

1. Purpose-This section provides standards for the establishment of junior accessory dwelling units, an alternative to the standard accessory dwelling unit. Junior accessory dwelling units will typically be smaller than an accessory dwelling unit, will be constructed within the walls of an existing single family residence, and requires owner occupancy of the single family residence where the unit is located.
2. Development Standards- Junior accessory dwelling units shall comply with the following standards:
 - a) Lots with an existing or proposed single family residence may be permitted one (1) accessory dwelling unit and one (1) junior accessory dwelling unit.
 - b) In compliance with the State of California Lahontan Regional Water Quality Control Board, lots that are not connected to sewer facilities shall be a minimum of one gross acre in size or install an approved Supplemental Treatment Septic System.

- c) A junior accessory dwelling unit shall not exceed 500 square feet in size and shall be contained entirely within a single family residence. ~~However, an additional 150 square foot expansion beyond the physical dimensions of the existing structure is permitted strictly to accommodate ingress and egress to the junior accessory dwelling unit.~~
- d) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the proposed or existing single family residence.
- e) The junior accessory dwelling unit must include an efficiency kitchen that includes a cooking facility with appliances, a food preparation counter, and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- f) The junior accessory dwelling unit may have a bathroom or share with the proposed or existing single family residence. If a permitted junior accessory dwelling unit does not include a separate bathroom, then an interior entry to the main living area shall be provided.
- g) Additional parking shall not be required.
- h) A deed restriction, in a form to be approved and provided by the City, must be recorded and filed with the City, and must include the following stipulations: i) prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single family residence; ii) restriction on the size and attributes of the junior accessory dwelling unit; iii) if the unit is rented, the unit shall not be rented for a period of less than 30 consecutive calendar days; and iv) owner occupancy of one of the units on-site is required, unless the owner is a governmental agency, land trust, or housing organization. These restrictions shall run with the land.

(Ord. 2003-05 § 4 (part), 2003; Ord. 299 § 4 (Exh. A § 3 (part)), 2000; Ord. 250 (part), 1997; Ord. 192 Exh. A (§ 83.10.020), 1994)

(Ord. No. 2009-08, § 3(Exh. A), 10-20-09; Ord. No. 2012-14, § 3(Exh. A), 8-7-12; Ord. No. 2017-12, § 3(Exh. A), 6-20-17; Ord. No. 2020-04, § 3(Exh. A), 5-19-20; Ord. No. 2021-01, 3(Exh. A), 6-1-21; Ord. No. 2022-13, § 3(Exh. A), 9-6-2022)

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