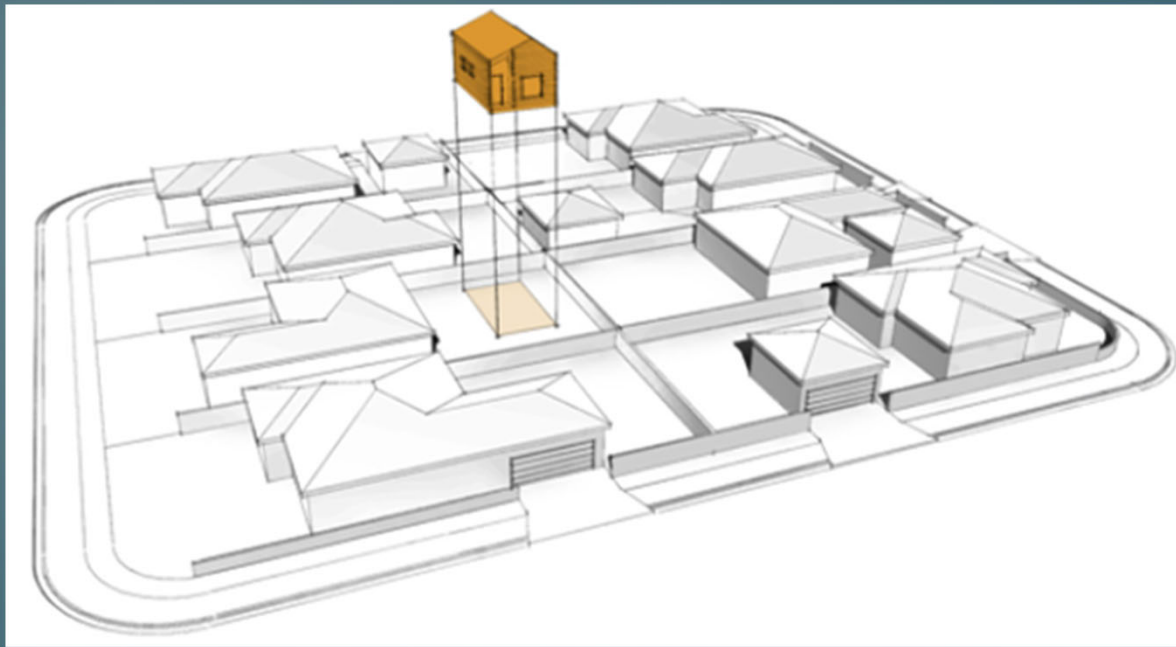


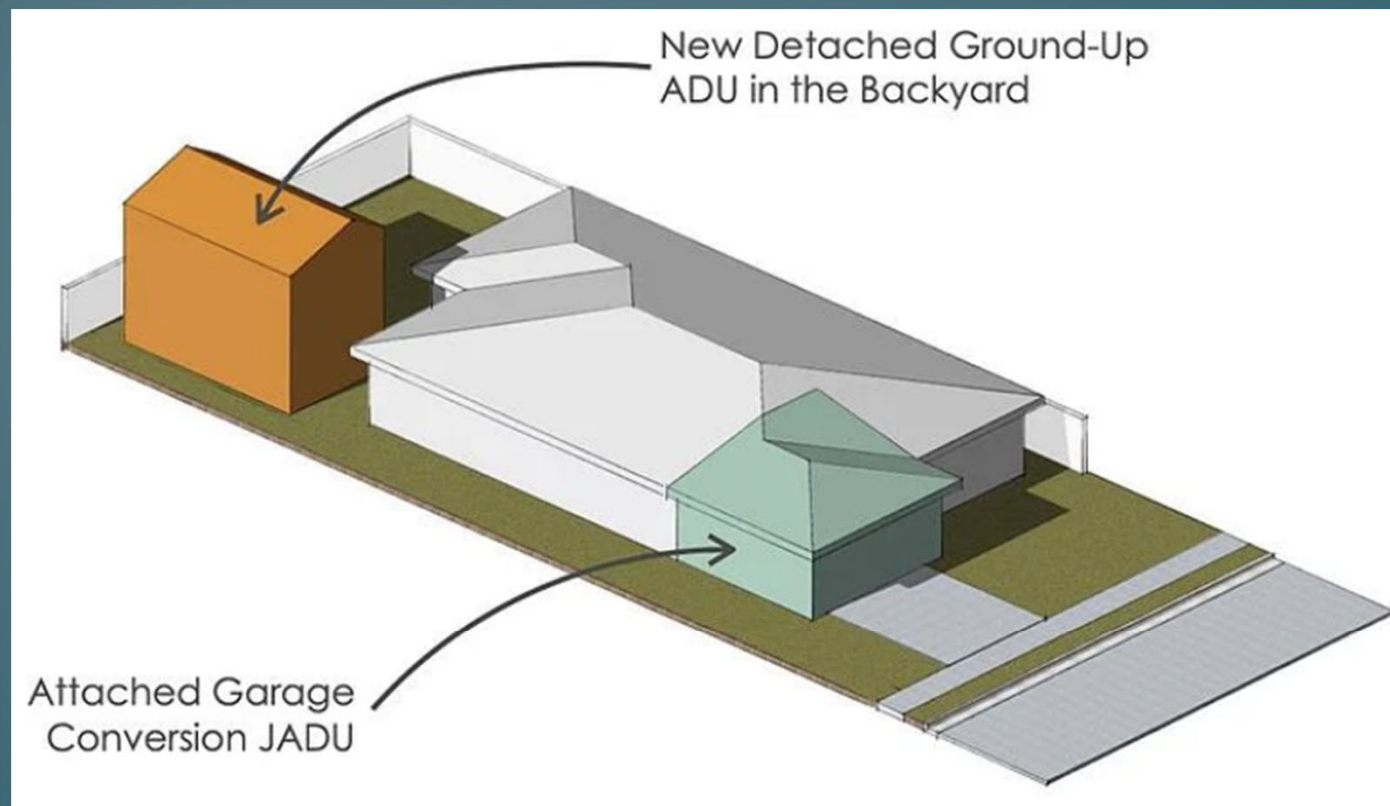
ZONING CODE AMENDMENT 04-22-5521 ACCESSORY DWELLING UNITS



LAKE FOREST CITY COUNCIL
AUGUST 16, 2022



- Introduce draft Ordinance amending LFMC section 9.146.050 – *Accessory Dwelling Units* for first reading



Basis of Amendment:

- April 2022: Staff received letter from CA Dept. of Housing & Community Development.
- Letter reflected review of Ordinance submitted August 2020 and
- Cites applicable statutes and specific provisions deemed non-compliant with State law.
- Requested timely revisions.

DRAFT ORDINANCE:

AMENDS LFMC SECTION 9.146.050 FOR:

- ❑ Compliance with 2021 State legislation
- ❑ Consistency with recent HCD guidance
- ❑ Improved legibility



PROPOSED AMENDMENTS (1):



- Deletes specific requirement for size of food prep counters and cabinets; replaces with “reasonable size”
- Deletes 800 sq. ft. max unit size for detached ADUs on multi-family lots; adds 16 ft. height limit
- Adds exception allowing separate conveyance of ADUs with involvement of non-profit organization



PROPOSED AMENDMENTS (2):

- Deletes 2 bedroom maximum for ADUs > 850 sq. ft / < 1,000 sq. ft.
- Deletes requirement for entrance on side or rear of ADU (not facing street)
- Deletes separate utility connection requirement for JADUs



RECOMMENDATION:

- **Planning Commission reviewed ordinance at public hearing on July 7, 2022.**
- **Planning Commission and staff recommend approval of the draft ordinance.**