

## **Goleta ADU Ordinance Workshop #2 - Report**

Goleta Planning Commission

Monday, February 12, 2018 – 6 pm

City Hall, 130 Cremona Drive, Goleta

*Written by Alex Pujo AIA on behalf of the ADU Advocacy Committee*

This was the second of two Planning Commission workshops on the Goleta ADU draft ordinance. Staff organized the discussion into eight topics:

### **Workshop #1** (November 13, 2017)

#1: Unit size

#2: Permit process

#3: Location

Paul Poirier attended Workshop #1, wrote a brief report and was quoted by Noozhawk on 2/14/18.

Attendance at this second workshop was light, with as many staff and commissioners on one side of the dais as public on the other. Among the public were ADU advocates Ellen Bildsten and Steve Fort to observe, Paul Poirier and Alex Pujo to speak (a lot), and property owner Laura Ronchietto to ask for a break on exorbitant fees for her garage conversion. At the end of a very long but convivial meeting, the Commission gave clear direction to planning staff (Peter Imhof and Jay Ritterbeck) to remove most barriers to the construction of ADUs, as follows:

### **#4 – Fees:**

- Current fee structure is based on large developments and it is not appropriate for smaller ADU applications.
- Create a tier structure so that fees are commensurate to the work involved.
- All tiers must be low enough to provide ADUs per State goals.
- Tiers to be: 1) Conversion of existing space (\$0); 2) Attached addition (50%), and 3) Detached (comparable to other development).
- Consider an incentive to lower or wave all fees in exchange for affordability arrangements.
- Amnesty: Consider a 5-year amnesty with a penalty afterwards to encourage the legalization of existing units.

### **#5 – Parking:**

- Considering that most properties in the City of Goleta are within ½ mile from transit, wave all parking requirements for ADUs.
- Replacement parking for the main dwelling to be allowed in front and side setbacks.

### **#6 – Design Standards:**

- Checklist to be worked out with Design Review Board.
- Height to be consistent with main residence.

- Design details to be consistent with main residence if ADU is attached; flexibility desired for detached ADUs.
- Privacy concerns about upper story windows facing neighbors.
- Unclear about landscaping requirements, if any.

#### **#7 – Junior ADUs (JADUs):**

- General concern about the minimum living standards (no shower, even no bathroom, “efficiency kitchen”) allowed in JADUs.
- General confusion about the need for JADUs when “efficiency units” are also allowed.
- Final decision to not include JADUs in the current draft.

#### **#8 – Owner and Rental Standards:**

- Require 30-day minimum rental of ADUs.
- Long discussion about the problems associated with long-term owner-occupancy requirements.
- Discussion of sunset terms for owner-occupancy.
- Final decision: Require owner-occupancy for filing application and permitting process ONLY – not after unit is completed.

In conclusion, the Goleta Planning Commission took a clear stand in favor of ADUs.

Commissioner Eric Onnen and Chair Ed Fuller took the lead on most issues and the rest of the Commission (Jennifer Smith, Katie Maynard and Robert Miller) concurred. We were surprised and we are thankful to the Commission for the civility exercised and their depth of knowledge on ADU matters.