

Planning Department

# Companion Units & Junior Units



**Navajo Community Planners Meeting**  
**November 14, 2108**

## APPROVED BILLS

**To encourage development of Accessory Dwelling Units, Governor Brown signed into law three bills.**

- SB 1069
- AB 2299
- AB 2406 – Junior Units (optional)

## APPROVED BILLS

**These bills provide homeowner's the opportunity to construct a CU/JU on their residential property with reduced requirements to:**

- parking
- setbacks
- fire sprinklers
- public utilities

# STATE MANDATES

## Companion Units

- Attached CUs not to exceed 50% of the primary residence's habitable area, maximum of 1,200 SF.
- Detached CUs not exceed 1,200 SF.
- No required setbacks for existing garages converted to CUs.
- CUs exceeding one-story require a maximum 5-foot setback from the side and rear yards.

## STATE MANDATES

- **No additional parking is required provided the CU is:**
  - Located within ½ mile of public transit.
  - Within an architecturally and historically significant historic district.
  - Part of an existing primary residence or an existing accessory structure.
  - In an area where on-street parking permits are required but not offered to the CU.
  - Located within one block of a car share area.

## STATE MANDATES

- Replacement parking could be tandem, on an existing driveway, and within setbacks.
- Fire sprinklers not required for CUs if not required for the primary residence.
- Existing structures converted to CUs with the appropriate meter size are not subject to additional water/sewer fees.

# INCENTIVES

**To encourage construction of CUs & JUs, additional incentives were proposed**

- Neither the primary residence nor the CU require it be to owner occupied.
- One-story CU could encroach into the rear & side yard setbacks up to 30 feet.

# INCENTIVES

- No additional parking required provided the CU is:
  - 500 SF or less
  - One block from a bike shared station
- Parking ratio was reduced from 1.0 spaces per bedroom to 0.5
- Parking could be in any configuration including lifts.



# INCENTIVES

## Junior Units

- A Junior Unit (JU) category was added in compliance with AB 2406.
- A JU can be a maximum of 500 SF contained within the existing SFR.
- The primary residence or the JU must be owner occupied.
- JU can share bathroom with primary residence.
- Requires efficiency kitchen.
- No parking required.



# Fees

## Development Impact Fees

- Waived - June 2018

# 12<sup>th</sup> Update - State Mandate

## Companion Units

- The GFA of an attached CU cannot exceed 50% of existing or proposed habitable dwelling unit.
- Parking cannot exceed one parking space per CU.

# 12<sup>th</sup> Update- Clarification

## Companion Units

- CUs cannot encroach in street side yard.
- A structure ( 1 or 2-story) cannot encroach more than 30' in length.

