

to PC on 6/6-



Notice of Proposed Amendments Accessory Dwelling Units

The intent of this notice is to inform you of the City's proposed amendments to its regulations pertaining to Accessory Dwelling Units (ADU). Specifically, the amendments would permit the development of ADUs in single-family residential zoning districts.

What is an Accessory Dwelling Unit?

An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons, which is located on the same parcel as a single-family dwelling and generally takes three forms:

- Detached: The unit is separated from the primary structure.
- Attached: The unit is attached to the primary structure.
- Repurposed Existing Space (Conversion): Space (e.g., master bedroom) within the primary residence is converted into an independent living unit.

Why is the City revising its regulations?

The State of California adopted new legislation related to the development of ADUs, which went into effect January 1, 2017. The intent of the legislation is to reduce barriers to the development of ADUs, which have been found to be an affordable-by-design type of housing that can meet the needs of couples, small families, young people, students and seniors by offering new below market rentals in existing neighborhoods. Significant provisions of the new law include:

- Prohibiting local governments from precluding or unreasonably restricting ADUs
- Reducing parking standards for ADUs
- Requiring ministerial approval (no public hearings) for ADUs

Therefore, the City of Newport Beach is proposing amendments to the Zoning Code and Local Coastal Program to conform with these new provisions of State law.

How does this affect my community?

The amendments may allow a homeowner to obtain a building permit to develop an ADU within your community. However, State law does not prohibit Homeowner's Associations abilities to ^{regulate} ~~relate~~ ADUs and does not override Covenants, Conditions, and Restrictions (CC&Rs).

Where can I obtain more information?

You may contact Jaime Murillo, Senior Planner, at (949) 644-3209 or e-mail at jmurillo@newportbeachca.gov. You may also visit the City's webpage for this project at: www.newportbeachca.gov/ADU.

Will there be public meetings?

Yes, City staff will be presenting the proposed amendments to both the Planning Commission and City Council at regularly scheduled public hearings. Separate public hearing notices will be distributed. For the most current information, please contact staff or visit the project webpage.