

ANALYSIS OF NEW LAWS

	CMV Companion Unit Ordinance	SB 1069/ AB 2299	Change Required
Definition	City Code uses term "Companion Unit."	Section 65852.2 replaces all occurrences of "second unit" with "accessory dwelling unit."	Replace all occurrences of "companion unit" with "accessory dwelling unit."
Processing	Ministerial permit	Must be processed within 120 days of receiving (ministerial approval without discretionary).	Add language in the Code memorializing the permitting process.
Size	700 square feet of habitable floor area, maximum, and 200 square feet for a garage, maximum.	At least a minimum of efficiency unit (150 square feet). Increased floor space shall not exceed 50 percent of the existing living and shall not exceed 1,200 square feet.	Add minimum floor area requirement of 150 square feet.
Setbacks	1-story attached and 2-story over detached garage follow primary unit setbacks of 1-story and 2-story respectively. 1-story detached: Side setback – 5' minimum and 12' combined; Rear Setback: 10' minimum.	No setback shall be required for an existing garage that is converted to an ADU. A setback of no more than 5' from side and rear lot lines shall be required for an ADU constructed above a garage.	Introduce reduced setback requirements as per the new State law.
Height	1-story or 2-story over detached garage.	Second-story ADUs mentioned in Setbacks.	No change.

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Parking	1 per ADU in addition to the parking required for primary dwelling unit. Shared parking and Tandem parking allowed.	Shall not impose parking standards if: (1) ADU is within one-half mile of public transit; (2) ADU is located within an architecturally and historically significant historic district; (3) ADU is part of an existing primary residence or an existing accessory structure; (4) on-street parking permits are required but not offered to ADU; (5) a car share vehicle is within one block of ADU. Tandem parking okay.	Introduce parking exceptions as per the new State law.
Utility Fees		ADUS shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.	Not zoning.
Sprinklers		Not required if not required for primary residence.	Not zoning.
Separate Sale	Not allowed.	Not allowed.	No change.
Lot Zoning	Single-Family Residential Zones.	Single- or Multi-Family Residential Zones.	No change.
Lot Contains	One single-family home.	One single-family home.	No change.

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Exterior Access	Required.	Required.	No change.