



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: MARCH 13, 2017

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MAUREEN TAMURI, AIA, AICP, COMMUNITY DEVELOPMENT DIRECTOR
KRYSTIN RICE, ASSOCIATE PLANNER

SUBJECT: CONTINUED DISCUSSION REGARDING ACCESSORY DWELLING UNIT LOT SIZES WITHIN THE CITY

MEETING DATE: MARCH 22, 2017

SUMMARY RECOMMENDATION:

That the City Council provide direction to staff regarding the current minimum lot size requirement for Accessory Dwelling Units.

BACKGROUND:

At the February 8, 2017 City Council meeting, staff introduced an ordinance amending Chapter 17.12.170 of the Code to update the standards and requirements applied to the development of accessory dwelling units (ADUs), per State mandate. The Ordinance was formally adopted on February 22, 2017, and will go into effect on March 31, 2017. At the February 8, 2017 City Council meeting, Councilmembers specifically discussed the Code's current 10,000 square-foot minimum lot size requirement (applied to properties requesting approval of an ADU), questioning whether there was a need to reduce the required minimum lot size. More specifically, the concern was that this requirement creates a disadvantage for people with smaller properties, who would not be able to benefit from an ADU. Council asked staff to: (1) research average lot sizes in those zoning

districts where ADUs are allowed; and (2) inquire with neighboring cities to find out what, if any, their minimum lot size requirements are for ADUs.

DISCUSSION/ANALYSIS:

There are approximately 5,270 residential lots in the City that, by zoning designation, could accommodate ADUs, provided that they meet the minimum lot size and other applicable requirements. Staff’s research concluded that there are 3,278 lots in the City that currently meet the 10,000 square-foot minimum lot size requirement, representing approximately 62% of the qualifying lots (based on zoning designation) (see Attachment 1). The following communities have lots that can accommodate ADUs with the current minimum lot size requirement: Mont Calabasas, The Oaks, The Estates of the Oaks, Westridge, Clairidge, Country Estates, Mountain Park; a majority of the Calabasas Park, Calabasas Park Estates, Greater Mulwood, Mulholland Heights, and Vista Pointe communities; and, approximately half of Saratoga Hills, Malibu Canyon, Calabasas View, and Braewood.

The map provided as Attachment 2 represents additional lots that would qualify for an ADU if the minimum lot size requirement was reduced to 7,500 square feet. An additional 1,083 lots between 7,500 – 9,999 square-feet in size would qualify for an ADU (not accounting for other applicable code requirements). This would raise the number of qualifying lots to 83% (based on zoning and lot size alone).

If the minimum lot size was reduced to 5,000 square feet, an additional 794 lots between 5,000 – 7,499 square-feet in size would qualify (based on zoning designation and lot size) (see Attachment 3). Therefore, a total of 98% of the lots that qualify for ADUs based on zoning district would meet the minimum lot size requirement necessary to have an ADU.

Staff contacted five neighboring jurisdictions (Agoura Hills, Los Angeles County, Westlake Village, Malibu, and Hidden Hills) to inquire about their minimum lot size requirements for ADUs. The City of Hidden Hills does not have a minimum lot size requirement pertaining to ADUs; however, having a general minimum lot size requirement of one acre, the minimum lot size for properties requesting an ADU is one acre by default. The other four jurisdictions reported that they do not have a minimum lot size requirement pertaining to ADUs.

FISCAL IMPACT/SOURCE OF FUNDING:

There are no associated fiscal impacts.

REQUESTED ACTION:

That the Council provide direction to staff regarding the current minimum lot size requirement of 10,000 square-feet for ADUs.

ATTACHMENTS:

Attachment 1: Map - Lots greater than 10,000 sq. ft.

Attachment 2: Map - Lots between 7,500 – 9,999 sq. ft.

Attachment 3: Map - Lots between 5,000 - 7,499 sq. ft.

Attachment 4: Map - Lots 5,000 sq. ft. and greater