

**March 4, 2026
CHANGES/MODIFICATIONS TO
HISTORIC DISTRICT COMMISSION AGENDA**

Agenda Item No. 1

Zoning Code Update – Accessory Dwelling Unit Ordinance and Determination that the Project is Exempt from CEQA

Revisions to Staff Report

Correction to Title

Planning-Historic District Commission Staff Report

Correction to table provided in “Ensured Consistency with Government Code Title 7, Division 1, Chapter 13 (Accessory Dwelling Units)” Section of Staff Report analysis

This is a correction to the previously provided information. State-mandated attached ADUs are not subject to height limits in Government Code Section 66323. Since this type of unit can only be a conversion of existing space of a primary dwelling unit, this unit is unable to build additional height beyond what is already existing.

Standards Changed for Compliance with Government Code			
Applicability	Standard	Existing Requirement	Proposed Compliant Requirement
State-Mandated Attached/ Detached ADU	Front Setback	20 feet	No Requirement
State-Mandated Detached ADU	Maximum Height	16 feet	16 feet; +2 feet if within one-half mile of a major transit stop; +2 feet more if matching roof pitch of primary dwelling
State-Mandated Attached ADU	Maximum Height	16 feet	25 Feet
Non-State-Mandated Attached ADU	Side/Rear Setback	Same as Zone	4 Feet

Correction to table provided in “Other Modifications to ADU Ordinance” Section of Staff Report analysis

This is a correction to the previously provided information. The table title and columns have been updated to clarify that the changes were not made to comply with the Government Code, but rather for other reasons within what is allowed under State Law.

The maximum height standard for non-state-mandated attached ADUs has also been corrected to reflect the proposed standard in the draft ordinance.

<u>Standards Changed for Compliance with Government Code Other Standards Modified</u>			
Applicability	Standard	Existing Requirement	Proposed Compliant Requirement
Non-State-Mandated Attached ADU	Front Setback	Same setback as zone if >16 feet tall and attached to primary dwelling; 20 feet if >16 feet tall and attached above an accessory structure	Same setback as zone*
Non-State-Mandated Detached ADU	Front Setback	Same setback as zone	Shall not break the front plane of the primary dwelling* (i.e., cannot be located closer to street than the main residence)
Non-State-Mandated Attached ADU	Maximum Height	25 feet in Historic District; 30 feet elsewhere. Height shall not exceed height of primary dwelling.	Same height requirement as zone; Height shall not exceed height of primary dwelling* <u>Same height requirement as zone; 25 feet maximum for portions that encroach into setback area of primary residence*</u>
Non-State-Mandated Detached ADU	Maximum Height	25 feet in Historic District; 30 feet elsewhere. Height shall not exceed height of primary dwelling.	25 feet; Height shall not exceed height of primary dwelling*
Non-State-Mandated Attached/ Detached ADU	Second Story Windows (All ADUs)	Any second story wall facing an abutting property is required to incorporate certain privacy features	Any second story window that is within ten (10) feet or less of the side and/or rear property line shall incorporate certain privacy features

* Standard is enforceable for non-State-Mandated ADUs, unless it precludes the development of an 800 square-foot or larger ADU with 4-foot side and rear setbacks.