



STATE ADU UPDATE



San Francisco
Planning

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Land Use and
Transportation Committee

STATE-MANDATED ADU BUCKETS

STATE

Allows only 1 ADU

Permitted in existing and proposed single-family or multi-family dwellings

Does not require Planning Code compliance

HYBRID

Allows at least 1 ADU, in some cases multiple

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Most similar to status quo today and requires Planning Code compliance

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JUNIOR ADU

A type of Ministerial ADU

JADU can convert up to 500 square feet of an existing or proposed single-family home into a JADU

ORDINANCE OVERVIEW

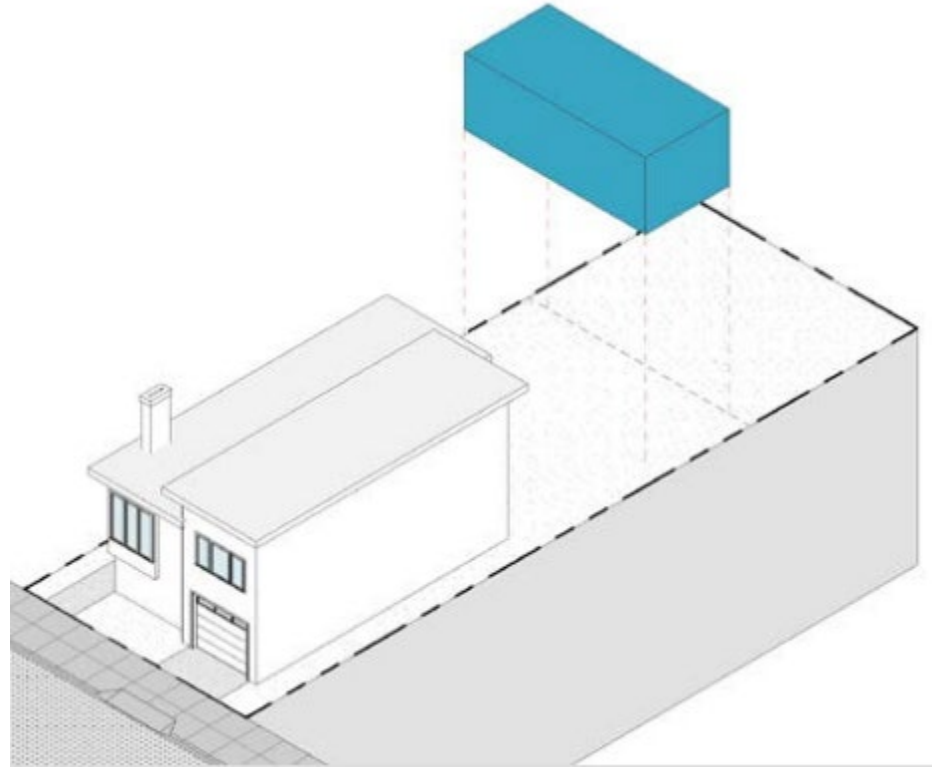
- Review timeframe would be 60 days (half of 120-day timeframe today)
- Articles 10 and 11 would explicitly exempt ADUs from Certificate of Appropriateness and Permit to Alter reviews
- Impact fees would be exempted or reduced
- Notice required for ADUs added to existing or proposed single-family homes would be removed and replaced with a notice prior to application submittal

CLARIFICATIONS TO AND CLEAN-UP FOR LOCAL ADU PROGRAM

- Waivers may only be granted for ADUs added to existing buildings. Only the density waiver may be granted for ADUs within new construction buildings.
- Clarify notice requirements are only required for new construction building itself, not for the ADU which is under a separate permit
- Detached ADUs located in the rear yard be measured from grade to either a) top of flat roof or b) mid-point of pitched roof

NEW CHANGE TO LOCAL ADU PROGRAM

- Allow one detached ADU in the rear yard under the Local ADU Program





THANK YOU



**San Francisco
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