

Community Meeting | In-Person and Virtual

# ADU Community Meeting



**Date:**  
**Wednesday,**  
**August 10, 2022**

**Time:**  
**6:00 PM**

## IN-PERSON:

Beverly Hills Library Auditorium  
Second Floor

444 N. Rexford Dr.  
Beverly Hills, CA 90210

## VIRTUAL LOG IN:

*[beverlyhills-org.zoom.us/my/community](https://beverlyhills-org.zoom.us/my/community)*

Password: 90210

Join by phone: 888-788-0099;

Meeting ID: 880 146 2711

# Welcome to the ADU Community Meeting!

## Meeting Overview

- Reina Kapadia, Associate Planner
- Community Development Department
- Project Presentation
- Public Comment
  - In the room; phone; video; written

## Remember...

- We are live on TV & web
- Meeting will be recorded
- Please mute yourself until called to speak

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# How to Participate Virtually

## Video Comment

To provide live video comment during the meeting, log on to:

<https://beverlyhills-org.zoom.us/my/community>

Passcode: 90210

## Oral Comment

To provide oral comment during the meeting or listen in via phone, call **(888) 788-0099**

**Meeting ID: 880 146 2711**

## Written Comment

To provide written comment before, during, or after the meeting, please send an email to [LongRange@beverlyhills.org](mailto:LongRange@beverlyhills.org)

## Watch the meeting live (no comment)

Live meeting coverage will be broadcast on **BHTV Channel 10** on Spectrum Cable and webcast at [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive)

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# What is this meeting for?

- City must update its ADU Ordinance
- Looking to receive input from the community about ADU regulations
- No decisions will be made today

*Should the City only allow what is required by state law or should regulations that allow for development above and beyond what the state requires?*

*If above and beyond, what should those regulations look like?*

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# What have we heard so far?

Online survey and public comment suggestions:

- Allow greater height for 2-story ADUs
- Allow ADUs to be built on top of garages to preserve garage parking
- Allow additional paving so that 2 cars can be parked in front yard
- Limit ADU size to 1200 SF
- Free or reduced-fee consultations with engineers and architects
- Provide pre-approved plans

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# Planning Commission Study Session March 10, 2022

- Generally supportive
- Floor area: 800-1200 SF
- Height: 22' and 2-story
- Parking: Exempt for all
- Process: Supportive of pre-checked plans and staff-level approvals
- Affordable Housing: neutral
- Fees: At cost
- Encouraged further public engagement

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# What is an Accessory Dwelling Unit (ADU)?

- Independent living facility on a residentially-zoned lot, accessory to the primary dwelling on the lot
- Can be detached, attached, or within a single-family residence
- Differs from other accessory buildings such as guest houses, garages, pool houses, etc.
- May be rented as a separate unit

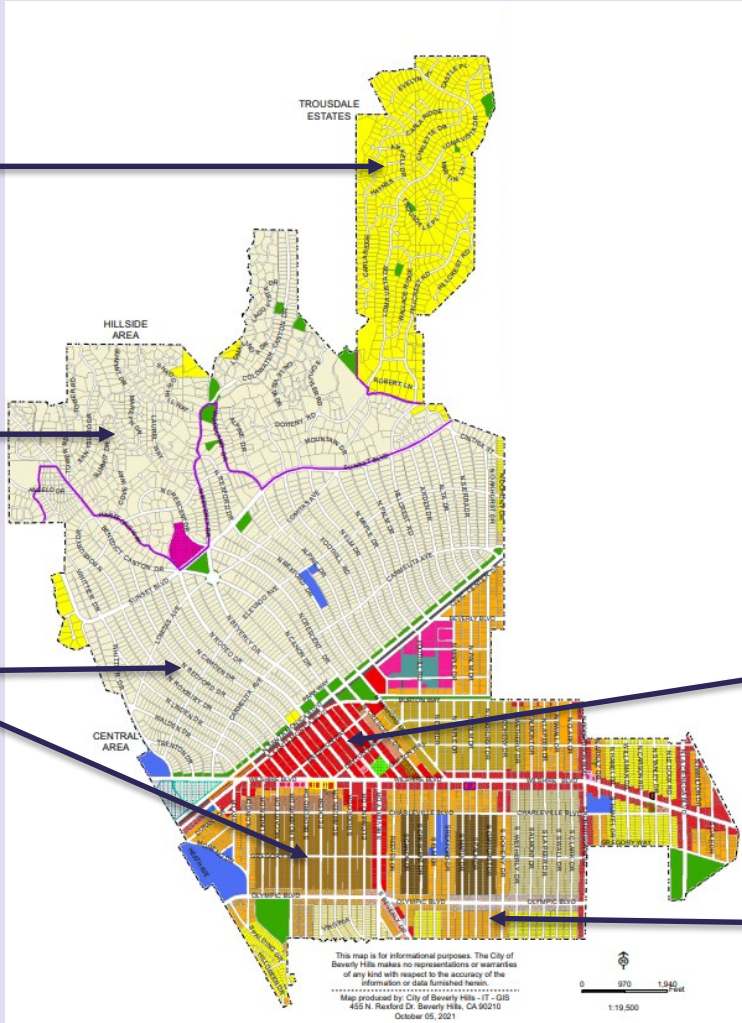


# Which parts of Beverly Hills are we discussing today?

**Trousdale Estates –  
*Included***

**Hillside Area –  
*Included***

**Central Area,  
Single-Family –  
*Included***



**Non-residential zones –  
*Not applicable***

**Central Area, Multi-Family –  
*Not a part (future)***

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# Benefits of ADUs

- Increase housing supply within a fully built-out city through infill
- Offers housing choices within existing neighborhoods
- Provide families flexibility to help seniors age, support family members in need, or live inter-generationally
- More affordable to build and rent than traditional forms of housing
- May provide supplementary income to property owner (if rented)

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# Current ADU Regulations

Two ways ADUs are allowed:

- 1) Ministerial approval (i.e., by-right)
  - Meets State law requirements
  - Only a building permit is required
  
- 2) Discretionary approval
  - Only for properties north of Santa Monica Boulevard
  - Exceeds State law requirements but meets certain City standards
  - Review by Director or Planning Commission

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# What is currently allowed by the State of California?

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# State ADU Regulations – What the City must allow

<b>Height</b>	Up to 16' height
<b>Floor Area</b>	New ADU: 1br. - 850 SF 2+ bedrooms - 1000 SF If floor area of site is maxed out <u>or</u> 800 SF ADU  Accessory structure conversion to ADU: Not subject to size requirements
<b>Setbacks</b>	Maximum 4' side and rear setback
<b>Number of ADUs per property</b>	1 ADU (attached or detached) <b>AND</b> 1 Junior ADU (inside the SFR)
<b>Replacement Parking</b>	None
<b>Additional Parking</b>	None if within ½ mile of public transit

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# Topics for Discussion

Floor Area

Height

Parking

Approval Process

Pre-Checked Plans

Incentives

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# Floor Area

*(State law allows: 850/1000 SF)*

- Should the City allow ADUs larger than the State law allows?
- If so, by-right? How big?
- Or with Director's approval? How big?
- Should the size depend on the number of bedrooms?



# Height

*(State law allows: 16' H)*

- Should taller ADUs be allowed to better accommodate two stories?
- If so, how tall?
- In which areas?
- By-right or with Director's approval?



*Sample Rendering of a Two-Story (27'H) ADU*



# Parking

*(State law allows: no parking if within 1/2 mile of transit)*

- For sites *not* within 1/2 mile of public transit →

Should any parking be required?

City may not require more than 1 space per unit





# Approval Process

- Which scenarios should be allowed by-right?
- Which scenarios should be approved by Director?
- Are there any scenarios that should require a public hearing?



# Pre-Checked Plans

- A program for architects/engineers/designers can create a standard plan template for a detached ADU
- Plan check would be pre-checked for building codes
- Would still require a site plan and zoning approval
- Permits required prior to beginning construction
- Could save time and money for homeowners



# Incentives

- Should the City provide further incentives if a property owner restricts units for low-income tenants?
- Are there other incentives you would like to see that would incentivize the creation of ADUs?



# Discussion Questions

Floor Area	Should the City allow ADUs larger than the State law allows? How big?
Height	Should taller ADUs be allowed to better accommodate two stories? If so, how tall? Should height vary by Areas?
Parking	Should any parking be required for sites not within 1/2 mile of public transit?
Approval Process	Which scenarios should be allowed by-right vs. approved by Director vs. requires a public hearing
Pre-Checked Plans	Should the City facilitate a program where a standard ADU plan is created and pre-checked and can be used by property owners to apply to their site?
Incentives	Should there be incentives for owner to rent their ADU to low-income tenants? Other suggestions for ADU incentives?

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# Public Comment (In Person)

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# Public Comment (Phone)

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# Public comment (Video)

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# Discussion Questions

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Upcoming Community Meeting | In-Person and Virtual



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Free 2-hour parking at  
450 N. Rexford Drive  
parking structure

UPDATED  
LOCATION

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PROJECT WEBPAGE: [www.beverlyhills.org/adu](http://www.beverlyhills.org/adu)



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## Reference Points

- Min. 7' clear ceiling height required per building codes
- 14' height = 1-story structure
- 16' height = maybe tight 2-story structure
- 18'-20' height = comfortable 2-story structure
- Accessory buildings (not ADUs)
  - By-right 14' in SFR zones
  - Discretionary permit in Central or Hillside can ask for more than 14'
  - Max. 28' in Central or Hillside, 14' in Trousdale

