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
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
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

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
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?
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
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
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
- Central Area, Multi-Family – Not a part (future)
- Non-residential zones – Not applicable
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)
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
What is currently allowed by the State of California?
### State ADU Regulations – What the City must allow

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

- Floor Area
- Height
- Parking
- Approval Process
- Pre-Checked Plans
- Incentives
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?
Parking

(State law allows: no parking if within ½ mile of transit)

- For sites not within ½ 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

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Public Comment
(In Person)
Public Comment
(Phone)

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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

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PROJECT WEBPAGE: 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