



# CITY OF REDWOOD CITY NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION HEARING

**Tuesday, October 6, 2015 at 7:00 p.m.**

Council Chambers, City Hall  
1017 Middlefield Road, Redwood City, California 94063

**Modifications to the City's Zoning Ordinance and Municipal Code  
regarding development standards for**

### **Accessory Dwelling Units**

**Purpose:** The Planning Commission will review and make a recommendation to City Council regarding the repeal of Article 37 (Accessory Dwelling Units) in its entirety, its replacement with a new Article 37 (Accessory Dwelling Units), and related revisions to Articles 2, 5, 30, 36 and 45 of the Redwood City Zoning Ordinance and Chapter 38, Article 6 of the Municipal Code. Highlights of the proposed modifications include:

#### **Maximum ADU Square Footage:**

- The maximum allowable floor area for an ADU may be increased from 640 square feet to 700 square feet if an ADU is constructed to meet the California Building Code requirements for disabled access. Up to one (1) bedroom shall be permitted.
- Exception: For lots that are greater than or equal to 10,000 square feet in the Residential Hillside (RH) or Residential Single-Family (R-1) Zoning Districts, the maximum allowable floor area for an ADU shall be 800 square feet and no more than two (2) bedrooms.

#### **Homeowner Residency Requirement:**

- The property owner shall live in either the main house or the ADU.

#### **Water Main Upgrade Exemption:**

- ADUs shall be exempt from the requirement of upgrading a water main.

#### **Height & Setbacks for Detached ADUs:**

A detached ADU may be built within the required 20-foot rear yard setback area provided that the ADU meets the same requirements that apply to detached garages, sheds and other accessory buildings as follows:

- Minimum Rear Yard Setback: 6 feet
- Maximum Building Height: 14 feet
- Maximum Wall Height: 9 feet
- The building height of a detached ADU shall not exceed the building height of the main residence.

#### **Parking:**

- One (1) covered or uncovered space shall be required for the ADU, and may be located on a driveway within a required front, side or rear yard setback area.
- Tandem parking configurations for the ADU parking space shall be permitted.

**CEQA:** Statutory Exemption per Section 15282(h), "The adoption of an ordinance regarding second units in a single-family or multi-family residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code."

**How to get more information:** The draft ordinance and environmental information are available for review at City Hall between the hours of 8:00 a.m. to 5:00 p.m., Monday to Friday. Information may also be accessed online at <http://www.redwoodcity.org/adu>.

Any questions or written comments about this effort or the public hearing should be directed to the project planner:

Michelle Littlefield, Associate Planner  
[mlittlefield@redwoodcity.org](mailto:mlittlefield@redwoodcity.org)  
(650) 780- 7238  
1017 Middlefield Road  
Redwood City, CA 94063

**How to provide comments:** Comments on the project must be given in person at the public hearing or in writing by the time of the hearing.

**Who receives a notice:** Notice was published in the newspaper 10 days prior to the hearing date.

**What can be challenged:** If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

**En español:** *Para más información en español, favor de comunicarse con (650) 780-7234 o [planning@redwoodcity.org](mailto:planning@redwoodcity.org).*

**Watch Meeting Online:**  
<http://bit.ly/1Js1Hco>

**More Information:**  
<http://www.redwoodcity.org/adu>