APRIL 16, 2019
EL SEGUNDO CITY COUNCIL MEETING
ITEM 19 REPORTS – CITY ATTORNEY

Consideration and possible action to send letter opposing Senate Bill 13 which would allow for conversion of garages to Accessory Dwelling Units without requiring replacement parking.
Senate Bill (SB) 13 (Wieckowski)

- **According to Senate Committee on Housing, this bill:**
  1) Removes the requirement for an ADU ordinance to apply only in single-family or multifamily zones.

  2) Provides that when a garage, carport, or covered parking structure is demolished in conjunction with an ADU or converted into an ADU, a local agency shall not require that those off-street parking spaces be replaced.

  3) Reduces the application approval timeframe from 120 days to 60 days and provides that if a local agency has not acted upon the submitted application within 60 days, the application shall be deemed approved.

  4) Removes the authority for a local ordinance to require an applicant for an ADU to be an owner occupant and prohibits a local agency from requiring owner occupancy as a condition for issuing a building permit for an ADU.
Senate Bill (SB) 13 (Wieckowski)

- **According to Senate Committee on Housing, this bill:**

5) Provides that if a local agency has not adopted an ADU ordinance, an ADU application must be approved within 60 days or else the application shall be deemed approved.

6) Provides that a local ADU ordinance that establishes minimum or maximum ADU size must allow at least an 800-square-foot ADU.

7) Provides for a tiered schedule of impact fees based on the size of the ADU as follows:
   a) Zero fees for an ADU of less than 750 sq. feet
   b) 25% of impact fees for an ADU between 750 sq. feet or more
   c) 50% of impact fees for an ADU larger than 1,000 sq. feet

8) Revises the definition for when a local agency, special district, or water corporation may require a separate utility connection.
Senate Bill (SB) 13 (Wieckowski)

- According to Senate Committee on Housing, this bill:

  9) Requires HCD to submit findings to the local agency as to whether local ADU ordinance complies with ADU law. If HCD finds it does not, HCD shall notify the local agency and may notify the Attorney General. The local agency shall consider HCD’s findings and may either change the ordinance to comply or make findings as to why the ordinance complies despite HCD’s findings.

  10) Authorizes HCD to review, adopt, amend, or repeal guidelines to implement uniform standards and criteria that supplement or clarify the terms, references, and standards in ADU law.

  11) Explicitly authorizes a local agency to count an ADU for purposes of identifying adequate sites for its housing element.

  12) Requires a local agency notice of a violation of any building standard to an ADU owner to include a statement of the owner’s right to request a delay in enforcement. Requires a local agency, upon request of the owner, to delay enforcement for 10 years if correction is not necessary to protect health and safety.