

Amendments to the Municipal Code Regarding Large Family Daycare Homes, Accessory Dwelling Units, and Residential Design Review Requirements

City Council Meeting April 27, 2022





Large Family Daycare Homes

- In-home daycare for up to 14 children, for less than 24 hours
- SB 234 (2019) makes LFDHs by-right and prohibits:
 - Local business license, fee, or tax requirements for LFDH
 - Treating LFDHs differently from residential homes or small family daycare homes in the same zoning designation
- **Proposed ordinance amends SSFMC to align with SB 234**
 - Deletes operating permit (Title 15) and other special requirements (Title 20)
 - Subjects LFDHs to all requirements applicable to a single-family home, including building code requirements



Accessory Dwelling Units

- ADUs may not be rented for less than 31 days
- Multiple-Unit residential lots may construct:
 - Up to 2 detached ADUs or conversion ADUs in existing non-livable space, or
 - One attached ADU connected to one of the single-unit dwellings
- Authorizes ADUs to be sold separately from the primary residence if allowed by state law (AB 345)(2021)
 - Qualified nonprofit developer and low/moderate income buyer, plus other requirements



Residential Design Review

- Clarifying change to exempt:
 - Accessory Dwelling Units
 - SB 9 projects (i.e. up to two units)
 - Any additional ministerial, nondiscretionary projects as required by state law
 - ❖ As confirmed by the Chief Planner and City Attorney

Council Action Recommended



Waive reading and introduce the proposed ordinance making findings under CEQA and amending Titles 15 and 20 of the Municipal Code, to implement changes related to Large Family Daycare Homes, Accessory Dwelling Units, and Residential Design Review requirements.