



MEMORANDUM

CITY OF SAUSALITO

TO: ADU Working Group

FROM: Lilly Schinsing, Associate Planner (SS)

DATE: March 19, 2012

SUBJECT: Topics for Discussion—March 19, 2012

Regulations for New ADUs

- 1- Types of ADUs
 - a. What is an ADU?
 - b. Should there be different standards for each type?
 - o Different types:
 - A conversion of existing living area within the primary unit?
 - An attached unit?
 - A conversion of an existing garage?
 - A unit detached from the primary unit?
- 2- Zoning Districts/Neighborhoods (see Zoning Map)
 - a. In which Zoning Districts should ADUs be allowed (e.g., single-family and multifamily)?
 - b. Should there be specific areas within Zoning Districts that an ADU is not allowed?
- 3- Sizes
 - a. What should the minimum/maximum size of an ADU be for ministerial review (i.e., not greater than 600 square feet)?
 - b. Should there be an additional maximum size allowance under a discretionary review?
 - c. Does the size allowance depend on if the unit is attached/detached?
- 4- Parking (see handout for current residential parking standards)
 - a. What should be the parking requirement for a new ADU?
 - b. Is the parking requirement dependent on the number of bedrooms?
 - c. What conditions could make an ADU exempt from parking (i.e., adequate on-street parking, proximity to transit, deed restriction for affordability)?
- 5- Exemptions (see handout for current residential development standards)
 - a. Should there be an amount of square footage (if any) which is exempt from the floor area calculation and under what conditions (e.g., deed restriction for affordability or only if no building coverage or height is added)?
 - b. Should there be an amount of square footage which is exempt (if any) from the building coverage calculation and under what conditions (e.g., deed restriction for affordability)?