



MEMORANDUM

CITY OF SAUSALITO

TO: ADU Working Group

FROM: Lilly Schinsing, Associate Planner

DATE: April 9, 2012

SUBJECT: Follow-up work from March 19, 2012 ADU Working Group Meeting

3/19 Working Group Questions

- Is a separate entrance necessary for an ADU?
 - Staff was unable to find reference to a requirement of a separate entrance for an ADU. Most all ADU ordinances staff has reviewed require separate entrances. Staff would recommend that a separate entrance be provided in order to maintain the idea of the ADU as a separate unit.
- What is the definition of an efficiency unit?
 - Units for occupation by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities (CA Health and Safety Code §17958.1)
- What was the projected split between single-family and multi-family property owners who were inclined to provide ADUs as reported in the 2010 ADU survey?
 - 51 of 285 respondents (18%) in single-family zoning districts indicated they would be inclined to create a new ADU
 - 64 of 322 respondents (20%) in multi-family zoning districts indicated they would be inclined to create a new ADU
- What is the number of parcels in each residential Zoning District?
 - R-1-20: 68 parcels
 - R-1-8: 127 parcels
 - R-1-6: 836 parcels
 - R-2-5: 90 parcels
 - R-2-2.5: 988 parcels
 - R-3: 589 parcels
 - Total: 2,698 parcels

3/19 Working Group Direction

- Provide a random sampling of lots in R-1, R-2, R-3 district to show existing house sizes
 - See attached spreadsheet "Random Sampling of R-1, R-2 and R-3 Parcels"
- Provide table from Single-family standards subcommittee work
 - See attached spreadsheet "Single Family Standards Planning Commission Subcommittee | Updated: April 5, 2012"

Random Sampling of R-1, R-2 and R-3 Parcels

Zoning	Address	Units	Parcel Area	Floor Area	Slope	30% of Existing Floor Area	Existing Floor Area + 30% Existing Floor Area	40% of Existing Floor Area	Existing Floor Area + 40% Existing Floor Area	Maximum Floor Area Allowed
R-1-20	27 WOLFBACK RIDGE RD	1	14,044	3,431	51	1,029	4,460	1,372	4,803	4,915
R-1-20	11 WOLFBACK RIDGE RD	1	29,527	4,482	35	1,345	5,827	1,793	6,275	10,334
R-1-20	34 WOLFBACK TERRACE RD	1	30,471	4,217	58	1,265	5,482	1,687	5,904	10,665
R-1-8	123 WOODWARD AVE	1	26,650	5,634	58	1,690	7,324	2,254	7,888	10,660
R-1-8	70 MONTE MAR DR	1	7,395	2,830	28	849	3,679	1,132	3,962	2,958
R-1-8	6 TOYON CT	1	9,720	2,119	73	636	2,755	848	2,967	3,888
R-1-6	196 BUCHANAN DR	1	7,050	1,890	24	567	2,457	756	2,646	3,173
R-1-6	156 SPENCER AVE	1	5,820	1,880	71	564	2,444	752	2,632	2,619
R-1-6	17 SUNSHINE	1	3,120	2,170	20	651	2,821	868	3,038	1,404
R-2-5	121 LINCOLN DR	1	3,080	1,784	24	535	2,319	714	2,498	1,232
R-2-5	149 LINCOLN DR	1	3,400	1,788	27	536	2,324	715	2,503	1,360
R-2-5	373 SAUSALITO BLVD	1	13,568	3,030	52	909	3,939	1,212	4,242	5,427
R-2-2.5	810 SPRING ST	2	6,341	1,480	20	444	1,924	592	2,072	4,122
R-2-2.5	33 FILBERT AVE	1	4,080	1,300	30	390	1,690	520	1,820	2,652
R-2-2.5	217 THIRD ST	1	3,300	1,438	16	431	1,869	575	2,013	2,145
R-3	425 BRIDGEWAY BLVD	1	8,800	3,075	75	923	3,998	1,230	4,305	7,040
R-3	424 BEE ST	1	6,000	1,880	21	564	2,444	752	2,632	4,800
R-3	237 SAN CARLOS AVE	2	4,022	2,488	22	746	3,234	995	3,483	3,218

Single Family Standards Planning Commission Subcommittee | Updated: April 5, 2012

R-2-2.5 Zoning District																													
Lot Size Range		Maximum Number of Units Based on Allowed Density	Number of Lots In Range	Current Regulations										Proposed Regulations															
				Without Heightened Design Review					With Heightened Design Review					Amount of Floor Area Remaining for Additional Units				Building Coverage for First Unit				Amount of Building Coverage Remaining for Additional Units				Number of Lots with Single-Family Homes Made Non-Conforming (Floor Area Only)			
				Floor Area		Building Coverage		Floor Area		Building Coverage																			
				Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max				
3,000	3,499	2	67	1,560	1,819	1,200	1,400	1,950	2,274	1,500	1,750	1,820	2,079	1,400	1,600	2,275	2,599	1,750	2,000	2,080	2,339	520	585	1,600	1,800		400	450	4
4,000	4,499	2	24	2,080	2,339	1,600	1,800	2,600	2,924	2,000	2,250	2,025	2,250	900	1,000	1,000	1,100	1,575	1,750	2,025	2,250	900	1,000	1,575	1,750	675	750	4	
5,000	5,499	2	27	2,600	2,859	2,000	2,200	3,250	3,574	2,500	2,750	2,250	2,475	1,000	1,100	1,200	1,300	1,925	2,100	2,250	2,475	1,000	1,100	1,750	1,925	750	825	9	
5,500	5,999	2	14	2,860	3,119	2,200	2,400	3,575	3,899	2,750	3,000	2,475	2,700	1,100	1,200	1,200	1,300	1,925	2,100	2,475	2,700	1,100	1,200	1,925	2,100	825	900	3	
6,000	6,499	2	31	3,120	3,379	2,400	2,600	3,900	4,224	3,000	3,250	2,700	2,925	1,200	1,300	1,200	1,300	2,100	2,275	2,475	2,700	1,200	1,300	2,100	2,275	900	975	2	
6,500	6,999	2	15	3,380	3,639	2,600	2,800	4,225	4,549	3,250	3,500	2,925	3,150	1,300	1,400	1,300	1,400	2,275	2,450	2,625	2,700	1,300	1,400	2,275	2,450	975	1,050	4	
7,000	7,499	2	11	3,640	3,899	2,800	3,000	4,550	4,874	3,500	3,750	3,150	3,375	1,400	1,500	1,400	1,500	2,450	2,625	2,800	3,150	1,500	1,600	2,450	2,625	1,050	1,125	2	
7,500	7,999	3	4	3,900	4,159	3,000	3,200	4,875	5,199	3,750	4,000	3,375	3,600	1,500	1,600	1,500	1,600	2,625	2,800	2,800	3,150	1,600	1,700	2,800	2,975	1,125	1,200	0	
8,000	8,499	3	5	4,160	4,419	3,200	3,400	5,200	5,524	4,000	4,250	3,600	3,825	1,600	1,700	1,600	1,700	2,800	2,975	2,800	3,150	1,700	1,800	2,800	2,975	1,200	1,275	0	
8,500	8,999	3	4	4,420	4,679	3,400	3,600	5,525	5,849	4,250	4,500	3,825	4,050	1,700	1,800	1,700	1,800	2,975	3,150	2,975	3,150	1,800	1,900	2,975	3,150	1,275	1,350	0	
9,000	9,499	3	4	4,680	4,939	3,600	3,800	5,850	6,174	4,500	4,750	4,050	4,275	2,250	2,375	2,250	2,375	2,700	2,850	2,700	2,850	1,800	1,900	2,700	2,850	1,800	1,900	0	
9,500	9,999	3	2	4,940	5,199	3,800	4,000	6,175	6,499	4,750	5,000	4,275	4,500	3,800	4,000	2,375	2,500	2,850	3,000	2,850	3,000	1,900	2,000	2,850	3,000	1,900	2,000	0	
10,000	10,499	4	2	5,200	5,459	4,000	4,200	6,500	6,824	5,000	5,250	4,500	4,725	2,500	2,625	2,500	2,625	3,000	3,150	3,000	3,150	2,000	2,100	3,000	3,150	2,000	2,100	0	
10,500	10,999	4	0	5,460	5,719	4,200	4,400	6,825	7,149	5,250	5,500	4,725	4,950	2,625	2,750	2,625	2,750	3,150	3,300	3,150	3,300	2,100	2,200	3,150	3,300	2,100	2,200	0	
11,000	11,499	4	0	5,720	5,979	4,400	4,600	7,150	7,474	5,500	5,750	4,950	5,175	2,750	2,875	2,750	2,875	3,300	3,450	3,300	3,450	2,200	2,300	3,300	3,450	2,200	2,300	0	
11,500	11,999	4	1	5,980	6,239	4,600	4,800	7,475	7,799	5,750	6,000	5,175	5,400	2,875	3,000	2,875	3,000	3,450	3,600	3,450	3,600	2,300	2,400	3,450	3,600	2,300	2,400	0	
12,000	12,499	4	0	6,240	6,499	4,800	5,000	7,800	8,124	6,000	6,250	5,400	5,625	3,000	3,125	3,000	3,125	3,600	3,750	3,600	3,750	2,400	2,500	3,600	3,750	2,400	2,500	0	
12,500	12,999	5	1	6,500	6,759	5,000	5,200	8,125	8,449	6,250	6,500	5,625	5,850	3,125	3,250	3,000	3,125	3,750	3,900	3,750	3,900	2,500	2,600	3,750	3,900	2,500	2,600	0	
13,000		5	1	6,760		5,200		8,450		6,500		5,850		3,250		3,250		3,900		3,900		2,600							0

Single Family Standards Planning Commission Subcommittee | Updated: April 5, 2012

R-3 Zoning District																									
Lot Size Range				Maximum Number of Units Based on Allowed Density	Number of Lots in Range	Current Regulations										Proposed Regulations									
						Without Hightened Design Review					With Hightened Design Review					Amount of Floor Area Remaining for Additional Units			Building Coverage for First Unit			Amount of Building Coverage Remaining for Additional Units			Number of Lots with Single-Family Homes Made Non-Conforming (Floor Area Only)
						Floor Area		Building Coverage		Floor Area		Building Coverage													
						Min	Max	Min	Max	Min	Max	Min	Max	Min	Max										
3,000	3,499	2	28	1,920	2,239	1,200	1,400	2,400	2,799	1,500	1,750	1,200	1,400	1,200	1,400	960	1,400	540	350	9					
3,500	3,999	2	12	2,240	2,559	1,400	1,600	2,800	3,199	1,750	2,000	2,240	2,559	560	640	1,400	1,600	350	400	0					
4,000	4,499	2	8	2,560	2,879	1,600	1,800	3,200	3,599	2,000	2,250	2,560	2,879	640	720	1,600	1,800	400	450	2					
4,500	4,999	3	7	2,880	3,199	1,800	2,000	3,600	3,999	2,250	2,500	2,880	3,199	1,575	1,750	1,575	1,750	675	750	3					
5,000	5,499	3	8	3,200	3,519	2,000	2,200	4,000	4,399	2,500	2,750	3,200	3,519	1,750	1,925	1,750	1,925	750	825	3					
5,500	5,999	3	3	3,520	3,839	2,200	2,400	4,400	4,799	2,750	3,000	3,520	3,839	1,925	2,100	1,925	2,100	825	900	1					
6,000	6,499	4	6	3,840	4,159	2,400	2,600	4,800	5,199	3,000	3,250	3,840	4,159	2,100	2,275	2,100	2,275	900	975	2					
6,500	6,999	4	4	4,160	4,479	2,600	2,800	5,200	5,599	3,250	3,500	4,160	4,479	2,275	2,450	2,275	2,450	975	1,050	2					
7,000	7,499	4	4	4,480	4,799	2,800	3,000	5,600	5,999	3,500	3,750	4,480	4,799	2,800	3,000	2,100	2,250	1,400	1,500	3					
7,500	7,999	5	2	4,800	5,119	3,000	3,200	6,000	6,399	3,750	4,000	4,800	5,119	3,000	3,200	2,250	2,400	1,500	1,600	1					
8,000	8,499	5	2	5,120	5,439	3,200	3,400	6,400	6,799	4,000	4,250	5,120	5,439	3,200	3,400	2,400	2,550	1,600	1,700	1					
8,500	8,999	5	2	5,440	5,759	3,400	3,600	6,800	7,199	4,250	4,500	5,440	5,759	3,400	3,600	2,550	2,700	1,700	1,800	0					
9,000	9,499	6	0	5,760	6,079	3,600	3,800	7,200	7,599	4,500	4,750	5,760	6,079	3,600	3,800	2,700	2,850	1,800	1,900	0					
9,500	9,999	6	1	6,080	6,399	3,800	4,000	7,600	7,999	4,750	5,000	6,080	6,399	3,800	4,000	2,850	3,000	1,900	2,000	0					
10,000	10,499	6	3	6,400	6,719	4,000	4,200	8,000	8,399	5,000	5,250	6,400	6,719	4,000	4,200	3,000	3,150	2,000	2,100	0					
10,500	10,999	7	0	6,720	7,039	4,200	4,400	8,400	8,799	5,250	5,500	6,720	7,039	4,200	4,400	3,150	3,300	2,100	2,200	0					
11,000	11,499	7	0	7,040	7,359	4,400	4,600	8,800	9,199	5,500	5,750	7,040	7,359	4,400	4,600	3,300	3,450	2,200	2,300	0					
11,500	11,999	7	0	7,360	7,679	4,600	4,800	9,200	9,599	5,750	6,000	7,360	7,679	4,600	4,800	3,450	3,600	2,300	2,400	0					
12,000	12,499	8	0	7,680	7,999	4,800	5,000	9,600	9,999	6,000	6,250	7,680	7,999	4,800	5,000	3,600	3,750	2,400	2,500	0					
12,500	12,999	8	0	8,000	8,319	5,000	5,200	10,000	10,399	6,250	6,500	8,000	8,319	5,000	5,200	3,750	3,900	2,500	2,600	0					
13,000 +		8	2	8,320		5,200		10,400		6,500				5,200	-	3,900		2,600	-	0					