

Legislation Text

File #: AC 20-024, **Version:** 1

Conduct a Public Hearing to consider a Consistency Determination (ALUC-20-08) for amendments to the Accessory Dwelling Unit Zoning Regulations with the Travis Air Force Base Airport Land Use Compatibility Plan, the Nut Tree Airport and Rio Vista Municipal Airport Land Use Compatibility Plans. (Sponsor: County of Solano)

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RECOMMENDATION:

Determine that application ALUC-2020-08 for amendments to the Accessory Dwelling Unit Zoning Regulations is consistent with the Travis Air Force Base Airport Land Use Compatibility Plan, the Nut Tree Airport and Rio Vista Municipal Airport Land Use Compatibility Plans.

DISCUSSION:

Introduction

On January 1, 2020, additional new state legislation went in to effect mandating certain minimum requirements for any local zoning regulations pertaining to accessory dwelling units. The legislation rendered invalid any local regulations if they were not in complete conformance with the new state rules for secondary dwellings. The County of Solano has initiated amendments to its Accessory Dwelling Units (ADU's) and Secondary Dwelling Units Zoning Regulations to bring the ordinance into compliance with the current state law in effect for accessory dwelling units.

Proposed Accessory Dwelling Unit Zoning Regulations - (Attachment A, A1 and A2)

The proposed revisions to the County of Solano Accessory Dwelling Unit and Secondary Dwelling Unit Zoning Regulations:

1. Change certain definitions and introduce others to describe the various permutations of ADU's permissible under state mandate
2. Clarify the minimum and maximum sizes for various types of ADU's,
3. Change the permitting requirements for ADU's, and
4. Change the parking requirements for ADU's

These changes do not alter the intensity of density of development permitted on any parcel in the unincorporated county.

ALUC Jurisdiction

The County ADU regulations are part of the county zoning regulations and thus require a statutory review for consistency by the ALUC. The required tests for zoning ordinances are provided below followed by the consistency analysis.

REQUIRED TESTS FOR CONSISTENCY

REQUIRED TESTS FOR CONSISTENCY FOR REZONING ACTIONS

State law, under Section 21661.5 of the Public Utilities Code, requires that any proposed zoning regulations or revisions to the local zoning ordinance be reviewed for consistency with adopted airport land use compatibility plans.