



# Los Altos Affordable Housing Alliance

What's New with ADUs?  
May 26, 2021

# Tonight's Agenda

Welcome

Brief overview of the Los Altos ADU Ordinance

Comments from our panel of developers

- David Klein, Modern Empathy
- John Geary, Abodu
- Greg Popovich, Goldbar Builders
- Jessica Resmini, ADU Collective

Comments from ADU owners

- Jennifer Till
- Tony Miley

Q&A

- Including Guido Persicone and Steve Golden from the City of Los Altos

# Overview of the Los Altos ADU Ordinance



- 1 Junior Accessory Dwelling Unit (created mainly within existing primary residence, less than 501 square feet with efficiency kitchen) and 1 detached Accessory Dwelling Unit (ADU) are allowed on any single-family lot if the ADU is less than 851 square feet and no higher than 16 feet.
- ADUs shall not exceed 850 square feet for a one-bedroom and 1,200 square feet for more than one bedroom, but ADUs larger than 850 square feet are subject to lot coverage and floor-to-area ratio (FAR) standards.
- All new ADUs must comply with objective design standards.
- ADUs are subject to daylight plane rules unless this would prohibit building an 850 square foot ADU.
- ADUs are to be approved ministerially (by staff).
- ADUs cannot be rented for less than 30 days.
- New attached and detached ADUs must have minimum rear and side setbacks of 4 feet.
- Each year the City will send out an ADU rental income survey encouraging voluntary responses in order to aggregate data that could show that the City is meeting its regional housing needs allocation (RHNA) for lower-income and moderate-income households.
- Only 1 uncovered parking space can be required for a new ADU; if a garage is converted to an ADU, the parking does not need to be replaced.

## More Resources

To get started thinking about your ADU:

<https://www.casitacoalition.org/getstarted>

<https://maxablespace.com>

<https://www.housable.com/pricing#step3lg>

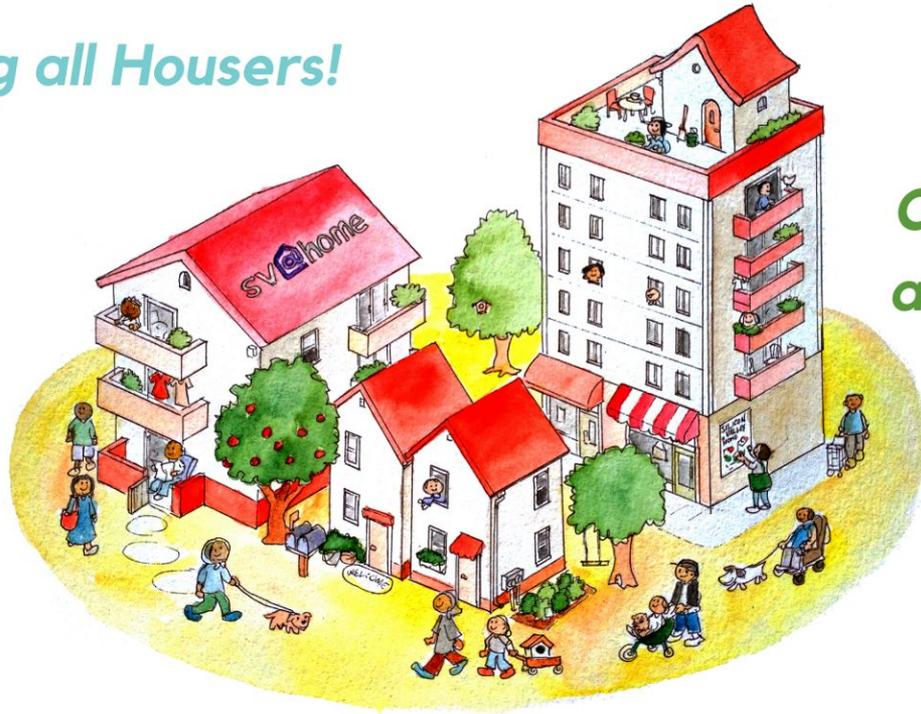
For reference:

<https://losaltosaffordablehousing.org>

<https://siliconvalleyathome.org/events/#affordable-housing-month>

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and engage with  
us!*

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