



PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: May 21, 2025

TO: PLANNING COMMISSIONERS

FROM: CASEY LAUDERDALE, Supervising Planner
Planning and Development Department

SUBJECT: NEW MATTER ID 25-511

The purpose of this Memorandum is to inform the Planning Commission of revisions to Exhibit A - Development Code Text Amendment of New Matter ID 25-511.

1. **Section 15-2754 Second/Accessory Dwelling Units**

Amend the portion of the text as shown below:

E. Parking. ~~No parking is required.~~

~~1. **Two bedrooms or fewer.** No parking is required.~~

~~2. **Three bedrooms or more.** One parking space per unit is required.
Tandem parking and parking in setback areas are allowed to satisfy this requirement. The required parking space may be covered or uncovered.~~

~~a. **Exceptions.** No parking is required where any of the following circumstances apply.~~

~~i. The Second Dwelling Unit is located within one-half mile of public transit.~~

~~ii. The Second Dwelling Unit is located within an architecturally and historically significant district.~~

~~iii. The Second Dwelling Unit is an attached ADU, JADU, or a conversion of an existing accessory structure.~~

~~iv. When on-street parking permits are required, but not offered to the occupant of the Second Dwelling Unit.~~

~~v. When there is a car share vehicle station located within one block of the Second Dwelling Unit.~~

~~vi. When the Second Dwelling Unit is permitted concurrently with the primary unit(s).~~

~~b. *Replacement Parking.* Replacement parking is not required when the development of a Second Dwelling Unit removes a covered or uncovered parking space.~~

~~i. *Garage demolition permit.* A demolition permit for a detached garage that will be replaced with an ADU must be submitted and reviewed concurrently with the ADU building permit application and issued at the same time. The permit shall not require the posting of a written notice unless the garage is a designated or eligible historic resource, is located on a designated or eligible historic property, or within a designated historic district.~~