

RESOLUTION NO. P-10-24

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY RECOMMENDING THAT THE CITY COUNCIL ADOPT THE GREEN AND LIVABLE ACCESSIBLE DWELLING UNIT RESOURCE (GLADUR) PRE-REVIEWED DESIGNS FOR DETACHED ACCESSORY DWELLING UNITS (ADUs) PREPARED BY THE HOUSING ENDOWMENT AND REGIONAL TRUST OF SAN MATEO COUNTY (HEART) FOR THE IMPLEMENTATION OF HOUSING ELEMENT PROGRAM H-D-4-c, "PREAPPROVED ADU/JADU DESIGNS AND EXPEDITED REVIEW"; AND FIND THE PROGRAM WITHIN THE SCOPE OF THE ENVIRONMENTAL IMPACT REPORT (SCH NUMBER 2022010509) PREPARED FOR THE FOSTER CITY HOUSING AND SAFETY ELEMENTS UPDATE

FOSTER CITY PLANNING COMMISSION

WHEREAS, Housing Element 2023-31 includes ten programs under H-D-4 to encourage and promote ADUs/Junior ADUs, including promotion and public information, financial incentives, preapproved designs, amnesty, objective design standards, monitoring; and

WHEREAS, the Housing Element 2023-31 Program H-D-4-c "Preapproved ADU/JADU Designs and Expedited Review," requires the city to adopt preapproved ADU/JADU designs/plans to streamline the review process, facilitate reduced applicant cost, and expedite review for ADUs/JADUs by no later than December 2024; and

WHEREAS, Assembly Bill (AB) 1332, approved in October of 2023, requires local agencies by January 1, 2025, to develop a program for the preapproval of ADU plans, whereby the local agency accepts ADU plan submissions for preapproval and approves or denies the preapproval applications; and

WHEREAS, the Green and Livable Accessible Dwelling Unit Resource (GLADUR) pre-reviewed designs for detached accessory dwelling units (ADUs) prepared by the Housing Endowment and Regional Trust of San Mateo County (HEART) can be used for the implementation of the Housing Element program H-D-4-c, "Preapproved ADU/JADU Designs and Expedited Review," ("Program"); and

WHEREAS, HEART's accessory dwelling unit GLADUR designs offer four (4) energy-efficient, all-electric detached ADU schematic designs that can be downloaded by the public at no cost; and

WHEREAS, the City can use the GLADUR pre-reviewed designs for detached ADUs to implement the Program; and

WHEREAS, on May 15, 2024, a Notice of Public Hearing was duly posted for consideration and approval of the pre-reviewed designs for detached HEART ADU plans for the Program at the Planning Commission meeting on June 6, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on the facts and analysis in the Staff Report, written and oral testimony, and exhibits

presented finds that the project is consistent with the Foster City 2023-2031 Housing Element and Safety Element Environmental Impact Report, adopted on May 22, 2023, State Clearinghouse Number 2022010509.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council adopt GLADUR pre-reviewed designs for detached ADUs administered by HEART for the implementation of the Program.

PASSED AND ADOPTED as a Resolution by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on June 6, 2024, by the following vote:

AYES, COMMISSIONERS: Bronitsky, Jagtiani, Pedro, Venkat, and Chair Haddad

NOES, COMMISSIONERS: N/A

ABSTAIN, COMMISSIONERS: N/A

ABSENT, COMMISSIONERS: N/A

Nicolas Haddad

Nicolas Haddad (Jun 7, 2024 12:04 PDT)

NICOLAS HADDAD, CHAIR

ATTEST:

Monica Ly

Monica Ly (Jun 7, 2024 11:49 PDT)

SOFIA MANGALAM, SECRETARY