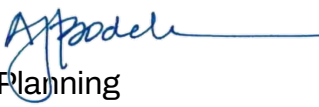


November 25, 2024

TO: All Staff

FROM: Amy J. Bodek, AICP   
Director of Regional Planning

### **ACCESSORY DWELLING UNITS/SB 1211**

The Governor signed SB 1211 on September 19, 2024, and AB 2533 on September 28, 2024. These bills make several changes to the State Accessory Dwelling Unit (ADU) Law and will become effective **January 1, 2025**. This informational memo provides guidance regarding these bills and supersedes any contrary provisions in Title 22 and previous Department memos. Please be advised of the following:

#### **ADUs & Replacement Parking**

Pursuant to Title 22, if a garage, carport, or covered parking structure is demolished or converted to construct an ADU, no replacement parking is required for either the ADU or the associated single-family or multifamily residential building. SB 1211 expands this exemption for replacement parking to any off-street parking space, including uncovered spaces, if removed in connection with an ADU project.

#### **Number of Detached ADUs with Existing Multifamily Uses**

Title 22 (Table 22.140.640-A) allows for the construction of up to two detached ADUs on any lot with a multifamily use. **SB 1211 expands this provision to allow up to eight detached ADUs on lots with existing multifamily dwellings, provided that the number of detached ADUs does not exceed the total number of existing residential units on the lot.**

Should you have any questions about this memo, please contact Connie Chung or Edward Rojas in the Advance Planning Division.

AJB:CC:ER:BD:AS:KW:ar

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