

# WILDFIRES & HOUSING

#### PRESERVATION & PROTECTION OF HOMES

Lessons learned from the Fall 2021 Workshops and how to integrate actions into your Housing Element



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#### WILDFIRE & HOUSING SERIES

### Workshops & Resource Guides

Workshop Topic Wildfires & Housing 101 (September 2021)

Defensible Space & Home Hardening (October 2021)

Evacuations: Laws, Practices, & Technology (November 2021)

in the WUI
(December 2021)

Workshop Description Overview of fire science behind how homes ignite with an introduction of Marin Wildfire Prevention Authority.

Deep dive into defensible space & home hardening with updates from CAL FIRE plus practical resident guidance.

Exploration of new evacuation laws (SB 99, AB 747), OPR updates, and approaches to modeling.

Outline planning & risk mitigation initiatives for wildfires. Explore how to add ADUs and housing in the WUI.

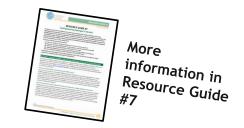
Resource Guides

- Wildfires Research,
   Science & Key
   Organizations
- Marin Wildfire Prevention Authority
- 3. Resident Resources:
  Home Hardening and
  Defensible Space
- 4. Fire Safe Marin's
  Public Education and
  Programs
- 5. New Evacuation
  Laws, Key
  Considerations and
  Planning Resources
- 6. Coming Soon 2022 State Resources
- 7. Wildfire Programs & Policies for Housing Element Updates



All workshop recordings, presentations, and resources guides are available on the ABAG Technical Assistance Portal: abag.ca.gov/technical-assistance/wildfires-how-preserve-protect-housing

## Common Housing Challenges in the WUI and Sample Housing Element Policy Responses



#### **CHALLENGE #1**

Reduce the ignition of homes in wildfire events.

Implement
expanded state
laws and tap new
state programs
and resources.

#### **CHALLENGE #2**

Make homes with minimal setbacks more resilient to wildfires.

Track research and consider develop a "Wildfire Reach Code" for narrow setbacks.

#### **CHALLENGE #3**

Improve evacuation times in an emergency.

Conduct an evacuation assessment; and define your challenge.

#### **CHALLENGE #4**

Individual PLUS community action together for wildfire adaptation.

Explore if neighborhood or multi-jurisdictional networks are needed.



#### **DEFENSIBLE SPACE & HOME HARDENING**

Develop/Update a home hardening and defensible space program to preserve existing housing.

#### **NEW BUILDING CODES / STANDARDS**

Implement expanded State laws that increase wildfire standards for housing.

Develop a "Wildfire Reach Code" to inform action in areas with reduced structure separation distances

Consider future action for narrow setbacks informed by forthcoming structure-to-structure ignition prevention research

#### PLANNING / MAPPING / LAND USE

Adopt CAL FIRE's Fire Hazard Severity Zone Update

Use local knowledge to develop a wildfire zone overlay

#### **EVACUATION PLANNING**

Perform an evacuation assessment – comply with SB 99 and AB 747

Develop/Update a pre-evacuation strategy and program for WUI residents

#### PUBLIC EDUCATION & ENGAGEMENT / COMMUNITY BUILDING

Engage and educate residents on policy changes and upcoming program opportunities

With neighboring cities, explore creation of multi-agency organization to advance wildfire prevention efforts





### NEXT STEPS

- ✓ Skim Resource Guide #7
- ✓ Explore the Technical Assistance Portal
- ✓ Ask for one-on-one help

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Resource Guide #7 - Tackling Housing Challenges in the WI

Resource Guide #7 - Tackling Housing Challenges in the WI

Resource Guide #7 - Tackling Housing Challenges in the WUI

#### SECTION 5: ADU case studies for tackling housing challenges in the WL

Distainer: MTC/ABA6 has conducted its own research to assess examples of ADU Ordinances with amendments for wildfire mitigation and adaptation in the WUI. The following are a set of jurisdictions that have worked to amend their ADU ordinances to balance State ADU requirements and wildfire risk. MTC/ABAG is not promoting a specific approach for ADUs and does not know whether these approaches meet State ADU laws; however, the following are highlighted as examples for how communities can take approaches to identify wildfire and exacutation informed overlay zones and corresponding housing policy.

Jurisdiction	Where	What	Relevant Materials
Berkeley [Not finalized]	Locally defined fire zones <sup>1</sup>	Limit to one ADU or JADU for single family zone, with parking and building details. <sup>2</sup>	- Staff presentation of amendment options. - Draft Ordinance
Corte Madera	Uniquely defined overlay <sup>3</sup>	Sets capacity limit for ADU or JADU across overlay <sup>4</sup>	- Planning Commission Staff Report & Amendment
Larkspur	Combines VHFHSZ and limited roadways <sup>5</sup>	Prohibits ADU or JADU but includes waiver process <sup>6</sup>	- <u>Municipal Code 18.23.040</u> <u>ADU Restricted Areas</u>
Oakland	Combines VHFHSZ and limited roadways <sup>7</sup>	Limit to one internal conversion ADU or JADU <sup>8</sup>	- Council Agenda – Item 3.1 with attachment links - Staff Report

- <u>Berkeley</u> Fire Zones use CAL FIRE FHSZ and local knowledge to identify areas at higher risk to wildfire. Wildfire-related ADU restrictions are applied in Berkeley Fire Zones 2 and 3.
- 2\_Berkeley allows one ADU or one JADU for single family dwellings. For duplex or multiple-family dwellings up to two ADUs are allowable. JADUs have no parking requirements, while ADUs in the overlay zone may need to provide an off-street space. Rooftop balconies and decks are prohibited in the overlay zone. No projections into the four-foot setback are allowed in the overlay zone.
- 2 Corte Modera identified a single neighborhood with unique development conditions that include: (i) steep, narrow, winding roads, (ii) small developed lots with limited off-street parking, (iii) heavily vegetated area with wood structures, and severe fire hazard, (iv) a road configuration and on-street parking that limit ingress/egress of evacuating residents and emergency responders.)
- 4 Corte Madera divided the ~250 residential unit overlay zone into eleven subdistricts and allowed a 10% increase in units, or 25 JADUs or ADUs in total.
- <u>1 Lorkspur</u> identified parcels in the VHFHS2 and served by a single emergency access route and with one of the following limitations, (i) streets with limited width, where permitted on-street parking is strictly limited to designated locations with white outlined parking space rectangles, <u>or</u> streets with minimum twenty-foot roadway width required for emergency access, <u>or</u> one-lane roadways allowing two-way traffic, <u>or</u> remote areas not served by improved or paved roads.
- Larkspur prohibits any ADU or JADU in the designated areas; however, offers a waiver process that can only consider factors related to ingress/egress for emergency vehicles and resident evacuation. The Zoning Administrator and Fire Department will consider factors like whether multiple points of ingress or egress exist and the distance from the property to the closes road with unconstrained access.
- 2 <u>Oakland</u> identified parcels in the VHFHSZ <u>and</u> served by roadways with one of the following limitations: (i) roadway width less than twenty-six feet, <u>or</u> cul-de-sacs longer than 600 feet.
- <u>a Oakland</u> limits one internal conversion ADU or JADU per lot and prohibits other newly constructed attached and detached ADUs in the overlay zone.



 $WORK\ GROUP: Wild fires-How\ to\ Preserve\ and\ Protect\ Housing$ 



