

Implementing ADUs

San Joaquin Valley Regional Early Action Planning Program

August 27, 2024

1 pm to 2 pm

Panel Introductions

Bonique Emerson, MAUP, AICP

Vice President of Planning at Precision Civil Engineering

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Senior Planner at Precision Civil Engineering

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Management Analyst, Development Services, City of Merced

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Engineer II, Building & Safety Department, City of Fresno

Agenda

- Opening
- Presentations
 - ADU Regulations
 - San Joaquin Valley REAP ADU Program
 - ADU Implementation
 - City of Merced
 - City of Fresno
- Q+A Session



ADU Regulations

- Recent State ADU Law
- Summary of Regulatory Changes
- New Laws, Now What?
- Local Control
- Common Mistakes to Avoid

Recent State ADU Law

Effective 2024

- Relocation and Consolidation (SB 477)
- Condos (AB 1033)
- Owner Occupancy (AB 976)
- Pre-Approved Plans (AB 434)

Effective 2023

- ADUs, Generally (AB 2221 and SB 897)

For laws prior to 2023, view:

[ADUs 101: ADUs in the San Joaquin Valley \(August 2021\)](#)

[ADUs 201: Implementing ADUs in the San Joaquin Valley \(October 2022\)](#)

Relocation and Consolidation (SB 477)

- **Background:** Prior to March 26, 2024, State ADU law was organized into numerous Government Code Sections.
- **Summary:** SB 477 adds a new Chapter 13 to Division 1 of Title 7 of the Government Code and organizes key regulations into smaller sections by topic area. Changes to state law are organizational only.
- **What it Means:** Local agencies should update references to former Government Code Sections (e.g., 65852.2, 65852.22, 65852.26) in their next ADU ordinance update.

Relocation and Consolidation (SB 477)

- Article 1. General Provisions ([66310-66313](#))
- Article 2. ADU Approvals ([66314-66332](#))
- Article 3. Junior ADUs ([66333-66339](#))
- Article 4. ADU Sales ([66340-66342](#))

New Government Code Sections	Previous Government Code Sections
Article 1. General Provisions	
66310	65852.150 (a)
66311	65852.150 (b)
66312	65852.150 (c)
66313	General Definition Section 65852.2 (j) 65852.22 (j)
Article 2. Accessory Dwelling Unit Approvals	
66314	65852.2(a)(1)(A), (D)(i)-(xii), (a)(4)-(5)
66315	65852.2 (a)(8)
66316	65852.2 (a)(6)
66317	65852.2 (a)(3), (a)(7)
66318	65852.2 (a)(9), 65852.2 (a)(2)
66319	65852.2 (a)(10)
66320	65852.2 (b)
66321	65852.2 (c)
66322	65852.2 (d)
66323	65852.2 (e)
66324	65852.2 (f)
66325	65852.2 (g)
66326	65852.2 (h)
66327	65852.2 (i)
66328	65852.2 (k)
66329	65852.2 (l)
66330	65852.2 (m)
66331	65852.2 (n)
66332	65852.23.
Article 3. Junior Accessory Dwelling Units	
66333	65852.22 (a)
66334	65852.22 (b)
66335	65852.22 (c)
66336	65852.22 (d)
66337	65852.22 (e)
66338	65852.22 (f)-(g)
66339	65852.22 (h)
Article 4. Accessory Dwelling Unit Sales	
66340	65852.26 (b)
66341	65852.26 (a)
66342	65852.2 (a)(10)

ADUs Sold Separately as Condos (AB 1033)

- **Background:** Prior ADU law prohibited ADUs from being sold or otherwise conveyed separate from the primary residence, except as provided by the law (e.g., nonprofit corporations).
- **Summary:** AB 1033 authorizes a local agency to adopt a local ordinance to allow the separate conveyance of the primary dwelling unit and ADU(s) as condominiums.
- **What it Means:** Separate ADU sales are only available to homeowners if their local agency adopts an ordinance under AB 1033.

Owner Occupancy Beyond 2025 (AB 976)

- **Background:** Previous law (AB 881 passed in 2020) prohibited local agencies from imposing owner-occupancy requirements on properties where ADUs are built until 2025.
- **Summary:** AB 976 removes the owner-occupancy requirements and permanently allows ADUs to be used strictly for rental purposes, regardless of owners' residency on the property.
- **What it Means:** Local agencies should review their ADU ordinance and remove owner occupancy restrictions by 1/1/25.

Pre-Approved ADU Plans (AB 1332)

- **Background:** Existing law requires local agencies to approve or deny a complete ADU application within 60 days (including all sign offs).
- **Summary:** AB 1332 requires local agencies to develop a program for the pre-approval of ADU plans by 1/1/25 and either approve or deny an ADU application utilizing a pre-approved ADU plan within 30 days. AB 1332 also requires local agencies to maintain a website with the pre-approved plans and provide the contact information of companies offering pre-approved plans.
- **What it Means:** Local agencies should adopt pre-approved ADU plans, update websites, and establish an internal streamlined permitting process by 1/1/25.

ADUs, Generally (AB 2221 and SB 897)

- **Background:** Prior ADU law imposed several duties on local agencies in the administration and development of ADUs.
- **Summary:** AB 2221 and SB 897 includes numerous, substantial changes to State ADU law (Summarized on Next Slide).
- **What it Means:** Local agencies should amend their ordinance to comply with these changes. Failure to do so by January 1, 2023, renders the ordinance nonconforming.

ADUs, Generally (AB 2221 and SB 897)

• Summary Continued:

1. ADU ordinances must only impose objective standards
2. Detached ADUs may be constructed in a detached garage.
3. ADU construction shall not constitute a Group R occupancy change, except under certain circumstances specified under the law.
4. ADU construction will not trigger fire sprinkler requirements in existing primary dwelling.
5. Any denial requires a full set of comments within the 60-day timeframe.
6. A demolition permit to replace a detached garage must be required and must be issued concurrently with the ADU building permit.
7. ADUs may be taller than 16 feet under specific conditions.
8. For JADUs, enclosed uses within the SFR such as attached garages are now considered part of the SFR.
9. For JADUs, where a bathroom is shared with the SFR, the JADU must have an interior entry to the SFR.
10. Front setback requirements cannot be used to prohibit ADU construction, where there is no other alternative for construction of an 800 square foot ADU that meets height limits and 4 ft. side/rear yard setbacks.
11. No parking standards can be imposed on an ADU that is included in an application for a new SFR or MFR.
12. Modifications of existing MFR dwellings with side/rear setbacks less than 4 ft. cannot be imposed as a condition.
13. Cannot deny an ADU application due to correction of nonconforming zoning conditions, building code violations, or unpermitted structures except under certain circumstances specified under the law.
14. Cannot deny building permits for unpermitted ADU construction before 1/1/2018 except under certain circumstances specified under the law.

New Laws, Now What?

- Although cities and counties are mandated to permit ADUs and JADUs, they are not required to adopt ADU and JADU ordinances.
- If a City/County does not adopt an ADU ordinance, must default to state ADU law.
- However, any City/County that does adopt an ADU ordinance, must submit the ordinance to HCD within 60 days.
 - Submit Draft ADU Ordinance to HCD
 - Receive HCD ADU Ordinance Review Letters
 - Provide Jurisdiction's Response letters within 30 days


<https://www.hcd.ca.gov/policy-and-research/accessory-dwelling-units>

New Laws, Now What?

Request an Ordinance / View Ordinance Review Letters

Although cities and counties are mandated to permit ADUs and JADUs, they are not required to adopt ADU and JADU ordinances. However, any city/county that does adopt an ADU ordinance, must submit the ordinance to HCD within 60 days.

Requests for adopted ADU ordinances may be submitted here:

[Request an Ordinance](#) 

- [HCD ADU Ordinance Review Letters and Responses from Jurisdictions \(XLS\)](#)
 - HCD ADU Ordinance Review Letters — HCD's review of draft ADU ordinances as well as proposals to explore and allow a variety of housing choices, including "movable" tiny homes (Placer County and the City of Los Angeles).
 - Responses from Jurisdictions — Jurisdictions are required to provide a response letter to HCD within 30 days of HCD's ADU Ordinance Review Letter. The spreadsheet indicates whether a response letter was received.

Local Control – What Can be Regulated

- Designate/restrict where ADUs are permitted based on traffic flow, public safety, and adequacy of water and sewer services (with evidence).
- Eliminate or reduce parking requirements for ADUs (e.g., zero or half spaces) and consider flexibility when siting off-street parking (e.g., setback areas, tandem).
- Specific finish materials and roof forms if standards are clear and sufficiently objective to allow ministerial review.
- Separate conveyance of ADUs as condos.

Common Mistakes to Avoid

- Missing References or Limited Definitions.
- Size, Height, and Setback Restrictions that do not meet State minimums.
- Requiring Discretionary Review or Public Hearings.
- Requiring Deed Restrictions without referencing exemptions.
- Subjective Development, Design, and Architectural standards.
- Occupancy Limitations or Bedroom Restrictions.
- Utility Connections and Fee Requirements.

View HCD ADU Ordinance Review Letters and Responses at:

www.hcd.ca.gov/policy-research/accessorydwellingunits

SJV REAP ADU Program

- Previous Workshops
- Tools Available on Website
- Technical Assistance

Previous Workshops

ADUs 101: ADUs in the San Joaquin Valley

- ADU Basics
- Regulating ADUs
- ADU Implementation
- ADU Programs in Action

Presented August 2021

Available at <https://sjvcogs.org/reap/reap-workshops/>

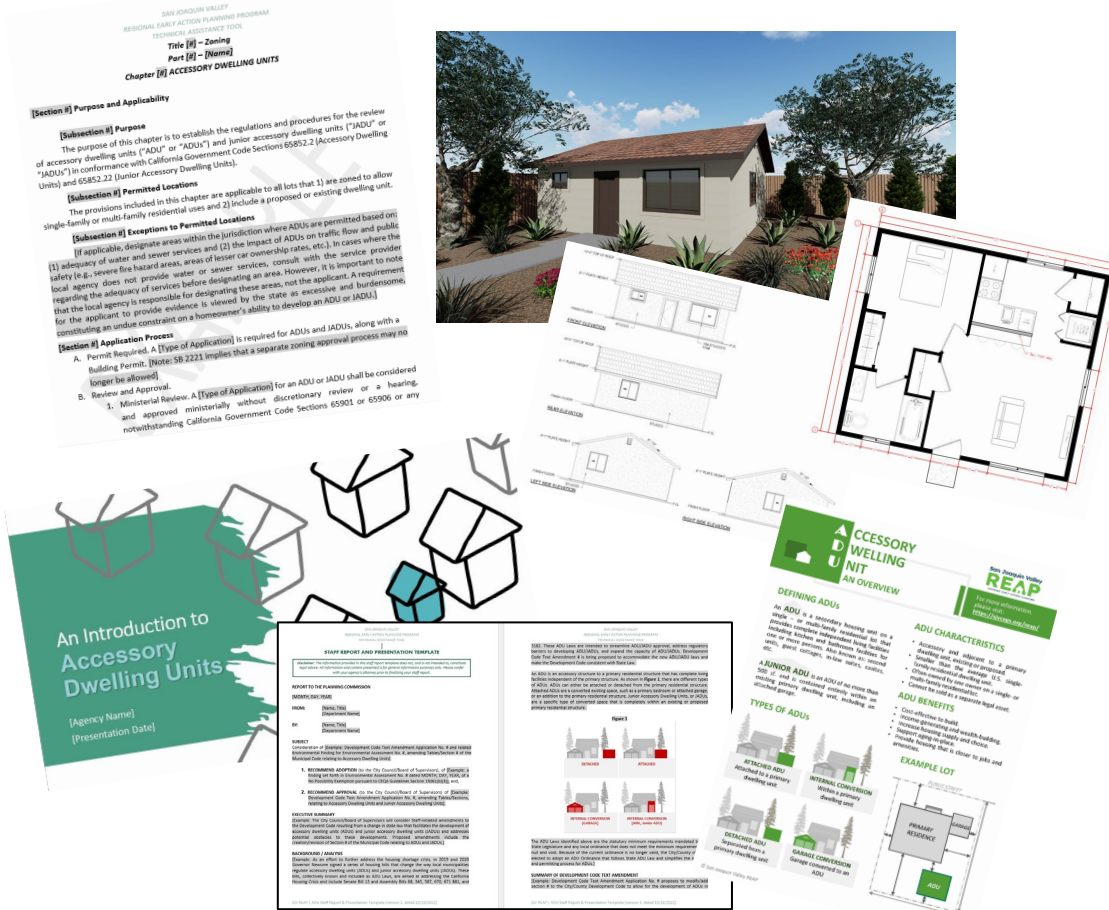
ADUs 201: Implementing ADUs in the San Joaquin Valley

- Supporting ADU Development
- SJV REAP Technical Assistance tools
- Lessons Learned

Presented October 2022

Available at <https://sjvcogs.org/reap/reap-workshops/>

Tools Available on Website



Suite of Technical Assistance Tools

- ADU Introduction (Study Session/Workshop)
- Presentation Template (PPT)
- ADU Ordinance Template (Word)
- Interactive ADU Ordinance Template (PDF)
- Staff Report (PC/CC) Template (Word)
- Hearing Presentation Template (PPT)
- ADU Building Permit Application & Checklist (Word)
- ADU Internal Policy & Procedure Template (Word)
- Pre-Reviewed Plan Set (PDF/CAD)
- ADU Implementation Guide Handout (Agency) (PDF)
- ADU Overview Handout (Front Counter/Public) (PDF)
- ADU How-to Guide Template (PPT)

Technical Assistance

1. ADU Plan Sets
2. ADU Ordinance Review and Revisions
3. Process Assistance:
 - How-to Guide
 - Informational Handouts
 - Building Permit Checklist
 - Internal Policy and Procedure

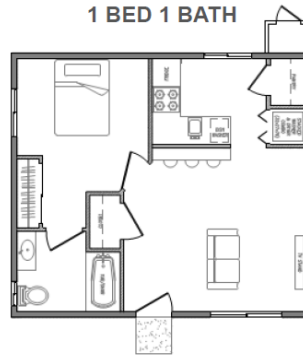
ACT NOW! Technical Assistance available! Inquire at:
<https://sjvcogs.org/reap/reap-technical-assistance/>

1. ADU Plan Sets

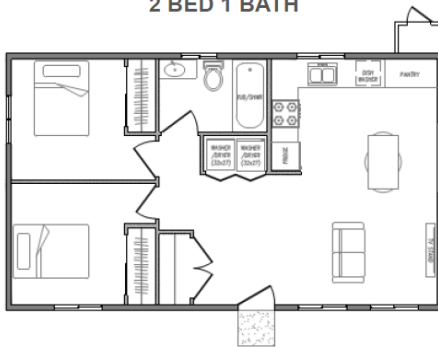
375 SQ. FT.
STUDIO 1 BATH



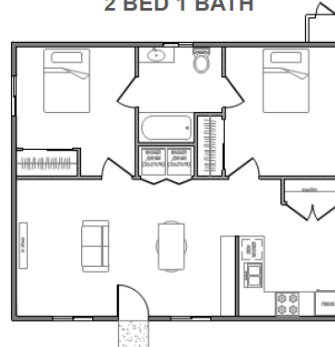
550 SQ. FT.
1 BED 1 BATH



775 SQ. FT.
2 BED 1 BATH



908 SQ. FT.
2 BED 1 BATH



1. ADU Plan Sets

What's Available

- Cover Sheet
- Floor Plan
- Cross Sections
- Elevations
- Architectural Details
- Foundation Plan
- Roof Framing Plan
- Structural Details
- Electrical/Plumbing/Mechanical
- Title 24/Energy Analysis

Responsibility of Applicant

- Building Permit Application
- Plot Plan or Site Plan
- Truss Calculations
- Permit and Application Fees
- Development Impact Fees (if required)
- Other Miscellaneous Reports (e.g., Solar/PV, Demolition Permit, Soils)

2. ADU Ordinance Review & Revisions

- Meet with staff to understand needs
- Modify ordinance template to be specific to jurisdiction
- Prepare ordinance staff report
- Take ordinance to Council/Board for approval

SAN JOAQUIN VALLEY
REGIONAL EARLY ACTION PLANNING PROGRAM
TECHNICAL ASSISTANCE TOOL
Title [#] – Zoning
Part [#] – [Name]
Chapter [#] ACCESSORY DWELLING UNITS

[Section #] Purpose and Applicability

[Subsection #] Purpose

The purpose of this chapter is to establish the regulations and procedures for the review of accessory dwelling units (“ADU” or “ADUs”) and junior accessory dwelling units (“JADU” or “JADUs”) in conformance with California Government Code Sections 65852.2 (Accessory Dwelling Units) and 65852.22 (Junior Accessory Dwelling Units).

[Subsection #] Permitted Locations

The provisions included in this chapter are applicable to all lots that 1) are zoned to allow single-family or multi-family residential uses and 2) include a proposed or existing dwelling unit.

[Subsection #] Exceptions to Permitted Locations

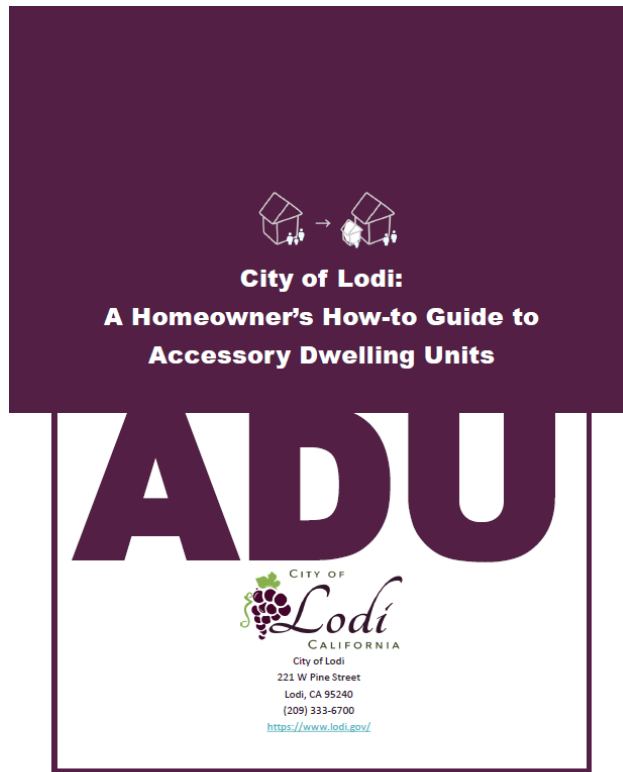
[If applicable, designate areas within the jurisdiction where ADUs are permitted based on: (1) adequacy of water and sewer services and (2) the impact of ADUs on traffic flow and public safety (e.g., severe fire hazard areas, areas of lesser car ownership rates, etc.). In cases where the local agency does not provide water or sewer services, consult with the service provider regarding the adequacy of services before designating an area. However, it is important to note that the local agency is responsible for designating these areas, not the applicant. A requirement for the applicant to provide evidence is viewed by the state as excessive and burdensome, constituting an undue constraint on a homeowner’s ability to develop an ADU or JADU.]

[Section #] Application Process

- A. Permit Required. A [Type of Application] is required for ADUs and JADUs, along with a Building Permit. [Note: SB 2221 implies that a separate zoning approval process may no longer be allowed]
- B. Review and Approval.
 1. Ministerial Review. A [Type of Application] for an ADU or JADU shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding California Government Code Sections 65901 or 65906 or any

3. Process Assistance

How-to Guide



Last Updated July 2024

Permit Checklist



County of Madera
200 W. 4th Street, Madera, CA 93637
(559) 675-7821

MADERA COUNTY ADU PROGRAM BUILDING PERMIT SUBMITTAL CHECKLIST

A. INSTRUCTIONS:

- Review the County of Madera: A Homeowner's How-to Guide to Accessory Dwelling Units
- If participating in the Pre-Approved ADU Program, determine which floor plan and elevation you will use. Complete checklist to the right.
- Complete form below (all lines, checkboxes).
- Attach Submittal Requirements (See Checklist on Page 3).
- Submit a complete application to the County of Madera Building Division, mbuilding@maderacounty.com.

COMPLETE ONLY FOR PRE-APPROVED ADU PROGRAM

Floor Plan (check one)

375 sf.
 550 sf.
 743 sf.
 908 sf.

Elevation (check one)


Spanish/Mediterranean
 Craftsman/Bungalow
 Modern Farmhouse

B. PROJECT DESCRIPTION


Structure Type (Select One)	<input type="checkbox"/> Detached from primary structure <input type="checkbox"/> Attached to primary structure <input type="checkbox"/> Converted within primary or accessory structure		
Construction Type (Select One)	<input type="checkbox"/> New Construction (Demolition Required: <input type="checkbox"/> Yes or <input type="checkbox"/> No) <input type="checkbox"/> Conversion of existing space (Specify space type: _____)		
Structure Details (Fill-in)	Floor Area (St.) ¹	Existing Structure	Proposed ADU
	Bedrooms (#)		
	Bathrooms (#)		
	Parking (#)		
	¹ Include living space, garage, patio, and porch		
Setbacks (Fill-in)	Location of Property Line	Distance from Property Line to Existing Structure	Distance from Property Line to Proposed ADU
	Front Yard (ft.)		
	Side Yard (ft.)		
	Rear Yard (ft.)		
Utilities (Select all that Apply)	Sewer	Electrical	Gas
	<input type="checkbox"/> Upgrade <input type="checkbox"/> Existing <input type="checkbox"/> New	<input type="checkbox"/> Upgrade <input type="checkbox"/> Existing <input type="checkbox"/> New	<input type="checkbox"/> Upgrade <input type="checkbox"/> Existing <input type="checkbox"/> New <input type="checkbox"/> N/A

ADU Building Permit Checklist
July 2024
Page 1 of 4

Informational Handout




ACCESSORY DWELLING UNIT CONVERSIONS




For more information, please visit:
<https://www.ciwater.org/community-development/>


TYPES OF ADU CONVERSIONS



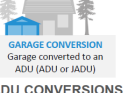
ATTACHED CONVERSION
Within an attached accessory dwelling (ADU)



INTERNAL CONVERSION
Within a primary dwelling unit (ADU)



DETACHED CONVERSION
Within a detached accessory structure (ADU)



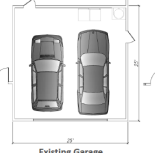

GARAGE CONVERSION
Garage converted to an ADU (ADU or JADU)

COMMON ISSUES WITH ADU CONVERSIONS

- Meeting additional water, electricity, and sewer needs.
- Roof structure or ceiling type alterations.
- Replacement of garage doors; adding windows/door openings.
- Moisture barrier creation between the slab and flooring coating.

- Underpinning foundation or upgrading existing slab.
- Adequate insulation/meeting Title 24.
- Fire safety requirements between garage, property line, or nearby structures.
- Relocation of water heater, washer/dryer, storage.

EXAMPLE FLOOR PLANS

ADU Conversions | (version 1, dated May 2024)

ADU Implementation

- City of Merced
- City of Fresno

City of Merced Pre-Approved ADU Program



Funding, Background, Deliverables

- This project was funded by the SB2 Planning Grants Program.
- The City had an open RFP in 2022
- Project was awarded to Precision Civil Engineering
- Also in 2022, PCE was contracted to update our ADU ordinance - LEAP Planning Grants funding
- 3 design sets (1, 2, & 3 – bedrooms) with multiple architectural styles
 - Options
 - Affordable by design
- A Design Workbook
- ADU How-to Guide for the C of M

City Website:

HTTPS://WWW.CITYOFMERCED.ORG/DEPARTMENTS/DEVELOPMENT-SERVICES/PRE-APPROVED-ADU-PROGRAM

* NEW* Pre-Approved ADU Program

Font Size: [+](#) [-](#) [+](#) [Share & Bookmark](#) [Feedback](#) [Print](#)

[Pre-Approved ADU Program is Here!](#)

The City of Merced's Pre-Approved Accessory Dwelling Unit (ADU) Program is an optional and voluntary program that provides 3 pre-reviewed and pre-approved, plan sets including sizes 498, 749, and 1,190 square feet for detached ADUs at No Cost.

Benefits include:

1. **SKIP THE MAJORITY OF DESIGN COSTS:** Save costs on design services and plan review fees.
2. **ENJOY LESS PROCESSING TIME:** plans are already reviewed and approved.
*Pre-approved plans will not include separate submittals for trusses, solar, nor fire sprinkler (if required)
3. **DON'T SWEAT THE DETAILS:** plans already meet the required height, living provisions, maximum size, foundation and architecture standards.



[For an ADU How-To Guide - Click Here!](#)

[For the City's Pre-Approved ADU Design Workbook - Click Here!](#)



A Homeowner's How-to Guide to **A**ccessory **D**welling **U**nits



ADU How-To Guide Book

- Available on-line
- Hard copies available to view at the City's Planning Counter
- 30 page booklet
 - Introduction
 - ADU Basics
 - How to Build an ADU in the City of Merced
 - Pre-Approved ADU Program
 - Resources, Contacts, & Further Reading



CITY OF MERCED
678 WEST 18TH STREET
MERCED, CA
(209) 385-6858

ACCESSORY DWELLING UNIT DESIGN MODEL WORKBOOK



ADU Design Model Workbook



CITY OF MERCED
678 WEST 18TH STREET
MERCED, CA
(209) 388-6258

Last Updated
June 2023 **5**

1 Bedroom or Studio

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498 Square Feet - 1 Bedroom/1 Bathroom or Studio Cottage/ADU

The 498 square feet floor plan provides essential components of a home: a bedroom, living room space, a bathroom, galley kitchen and dining counter, washer and dryer space, and storage. This is a great choice for homeowners on smaller lots searching for a separate living space with least construction costs. A porch design is included as an optional touch to the home. The plan can also be built as a studio plan by removing the wall between the living area and the bedroom. All spaces are designed to fit standard-sized appliances that can be bought at your local stores. The plan requires only a right-sized heating and cooling unit for the small square foot area.



[1 Bedroom - 498 Sq Ft Cover Sheet](#)

[Waiver and Release](#)

[How to Submit Plans](#)

2 Bedroom (1 Bed + Flex Room)

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749 Square Feet / 2 BEDROOM OR 1 BEDROOM + 1 FLEX SPACE / 1 BATHROOM

The 749 square feet floor plan provides all components of a home: 1 bedroom, 1 flex space, living room space, kitchen, washer/dryer closet, a bathroom, multiple storage space, and a flex space that can become an additional bedroom by option. The flex space room can be used as a spare room for guest space, home office, media room, or for hobbies. The living, dining, and galley kitchen flow together in one open space and extend out to a private patio to create the feel of a larger space. All spaces are designed to fit standard-sized appliances that can be bought at your local stores.



[2 Bedroom - 749 Sq Ft Coversheet](#)

[Waiver and Release](#)

[How to Submit Plans](#)

3 Bedroom

Font Size: [Share & Bookmark](#) [Feedback](#) [Print](#)

1,190 Square Feet - 3 BEDROOM / 2 BATHROOM

The 1,190 square feet floor plan provides all components of a home: dining space, living room, kitchen, washer/dryer closet, 2 bathrooms, and multiple storage spaces. A garage is also designed to attach to the ADU. Although this plan is a smaller footprint for a three bedroom/two bath plan, room uses were carefully balanced to provide adequate space without compromising "elbow room." Attention has been paid to furniture layout and traffic patterns between rooms to not create traffic crisscrossing through furniture layouts. All spaces are designed to fit standard-sized appliances that can be bought at your local stores.



[3 Bedroom - 1,190 Sq Ft Coversheet](#)

[Waiver & Release](#)

[How to Submit Plans](#)

Cover Sheet



498 SQ FT ACCESSORY DWELLING UNIT

**Complete and attach this cover sheet to your building permit application.*

SHEET INDEX (2022 CA Building Codes Approved)

- G0.1 NOTES & SYMBOLS
- G0.2 CA GREEN BUILDING SHEET 1
- G0.3 CA GREEN BUILDING SHEET 2
- A1.1 FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN
- S1.1 STRUCTURAL PLAN
- A5.1 FOUNDATION DETAILS
- A5.2 FRAMING DETAILS
- A5.3 NOTES
- A5.4 NOTES
- P1.1 PLUMBING PLAN
- M.01 HEATING, VENTILATION AND AIR CONDITIONING
- EN.02 ENERGY COMPLIANCE
- E1.1 PANEL SCHEDULE & 1 LINE DIAGRAM

ADDITIONAL SUBMITTAL ITEMS

- Building Permit Application
- Site Plan
- Roof Framing Plan/Truss Calculation
- Soils Moisture and Compaction Report (Prior to Rebar)
- Waiver and Release Form
- Fire Sprinkler Plan (if required)
- Solar/PV Plan
- Demolition Permit (if required)
- Other: _____

*If Public Funds are being used, Submit plans according to CA Building Code Section 11B-233.3

PROJECT DESCRIPTION

New construction of a 1-story, detached 498 square-foot Accessory Dwelling Unit (ADU).

LAYOUT OPTION: STUDIO ONE BEDROOM

ARCHITECTURAL STYLE OPTION: CANOGA RESEDA LENA

SITE INFORMATION

STREET ADDRESS: _____, MERCED, CA _____

APN: _____

SEWER and WATER

- ADU to connect to existing residence water lateral - show on site plan
- ADU to connect to existing residence sewer lateral - show on site plan

ELECTRICAL SERVICE

- Existing Service to Remain
(200 AMP minimum on existing dwelling)
- New or Upgraded Service (Show on Electrical Plan)

GAS SERVICE

- Existing Service to Remain
- New or Upgraded Service
(Show on Plumbing or Mechanical Plan)

DIRECTORY

SITE PLAN AND TITLE SHEET PREPARED BY:	PROPERTY OWNER:
COMPANY: _____	NAME: _____
CONTACT PERSON: _____	ADDRESS: _____
ADDRESS: _____	CITY, STATE ZIP: _____
CITY, STATE ZIP: _____	PHONE: _____
PHONE: _____	EMAIL: _____
EMAIL: _____	

Note: Contact Inspection Services Division at (209) 385-4773 or inspectionsservicesweb@cityofmerced.org for assistance.

CITY OF MERCED ACCESSORY DWELLING UNIT PROGRAM

WAIVER AND RELEASE REGARDING ACCESSORY DWELLING UNIT/COTTAGE HOME PLANS

This General Waiver and Release ("Waiver and Release") is made by the undersigned who is a recipient of the Accessory Dwelling Unit/Cottage Home Plans from the City ("Property Owner"). By signing below, the Property Owner understands and acknowledges that the Accessory Dwelling Unit/Cottage Home Plans ("Plans") are prepared by the City of Merced ("City") for public use free of charge. Property Owner understands and acknowledges the Plans are not prepared for any particular Property Owner. Property Owner understands and acknowledges that the Plans are a template and City makes no warranty that the Plans are without defect or error. Property Owner understands and acknowledges that the City is not liable for Property Owner's use of the Plans. The Property owner has a right, at its own cost, to have the Plans independently reviewed by a professional of their choosing.

By signing below, Property Owner hereby absolutely and fully forever releases, relieves, waives, relinquishes, and discharges the City, its officers, employees, volunteers, governing boards, insurers, reinsurers, attorneys, successors, assigns, representatives, and agents from any and all past, present, and future claims, demands, liabilities, lawsuits, costs, damages, and expenses of any kind whatsoever, known or unknown, actual or contingent resulting from the use of the Plans.

Additionally, Property Owner and any successors or assigns, shall defend, indemnify, and hold harmless the City, members of its governing board, and its officers, employees, and agents from any and all disputes, causes of action, and/or claims that may arise from the Property Owner's use of the Plans, including but not limited to all costs of defense and attorney's fees incurred in defending against the same.

Dated: _____

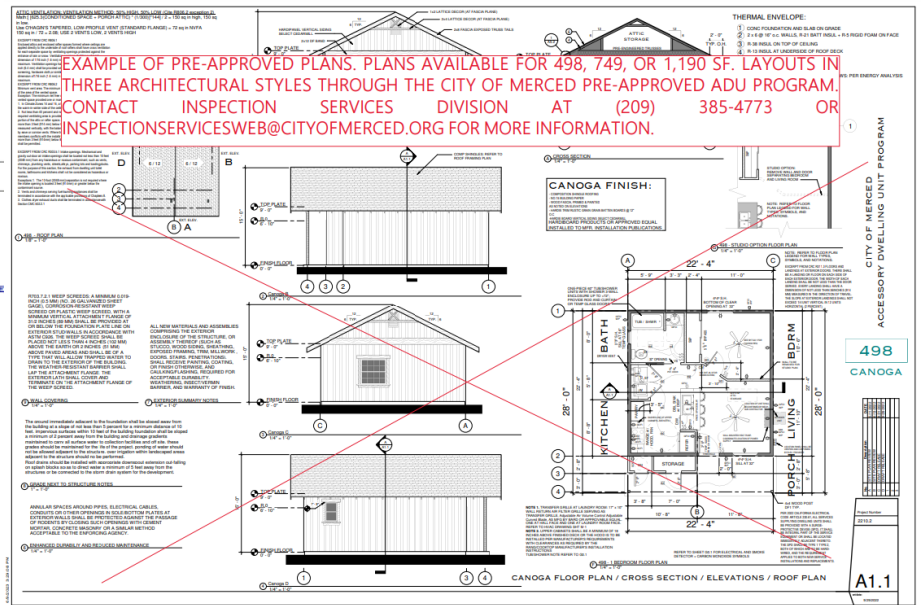
Signature: _____

Printed Name: _____

ADU/Cottage Home Location: _____

678 WEST 18TH STRE

EXAMPLE OF PRE-APPROVED PLANS. PLANS AVAILABLE FOR 498, 749, OR 1,190 SF. LAYOUTS IN THREE ARCHITECTURAL STYLES THROUGH THE CITY OF MERCED PRE-APPROVED ADU PROGRAM. CONTACT INSPECTION SERVICES DIVISION AT (209) 385-4773 OR INSPECTIONSERVICESWEB@CITYOFMERCED.ORG FOR MORE INFORMATION.



CANOGA FINISH:

- WALLS: 5/8" GYP BOARD ON STUDS
- CEILING: 5/8" GYP BOARD ON JOISTS
- FLOOR: 3/4" GYP BOARD ON JOISTS
- DOORS: 1 3/4" SOLID CORE DOORS
- WINDOWS: 1 3/4" SOLID CORE WINDOWS
- TRIM: 1/2" GYP BOARD
- PAINT: PRIMER AND FINISH PAINT

THERMAL ENVELOPE:

- ROOF: R-19 INSULATION AND GYP BOARD ON TRUSS
- WALLS: R-13 INSULATION AND GYP BOARD ON STUDS
- FLOOR: R-10 INSULATION AND GYP BOARD ON JOISTS
- FOUNDATION: 4" POLYSTYRENE INSULATION

CANOGA FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

498 CANOGA

A1.1

Waiver & Release



For More Information on the City of Merced's Pre-Approved ADU Program:

Leah Brown

209-385-6928

BrownL@cityofmerced.org

<https://www.cityofmerced.org/departments/development-services/pre-approved-adu-program>

IMPLEMENTING PRE-APPROVED ADU PLANS AND PROGRAM FOR YOUR JURISDICTION.

Prepared by Isaac R. Garza

City of



ADU DESIGN TEAM

- ESTABLISH DESIGN GUIDELINES**
- REVIEW SCHEMATIC DESIGNS PROVIDED BY DESIGN FIRM**
- CREATE STANDARD OPERATING PROCEDURES.**

- One staff member that is an experienced Planner.
 - Knowledgeable with municipal code and any special districts.
- One or Two experienced staff members from Building & Safety.
 - Knowledgeable in Architectural, Structural, MEP, Energy, and Solar design and requirements.
- If possible long-range planner or fire department engineer that is familiar with residential applications and reviews.
 - Ideal team 3 to 5 staff members.



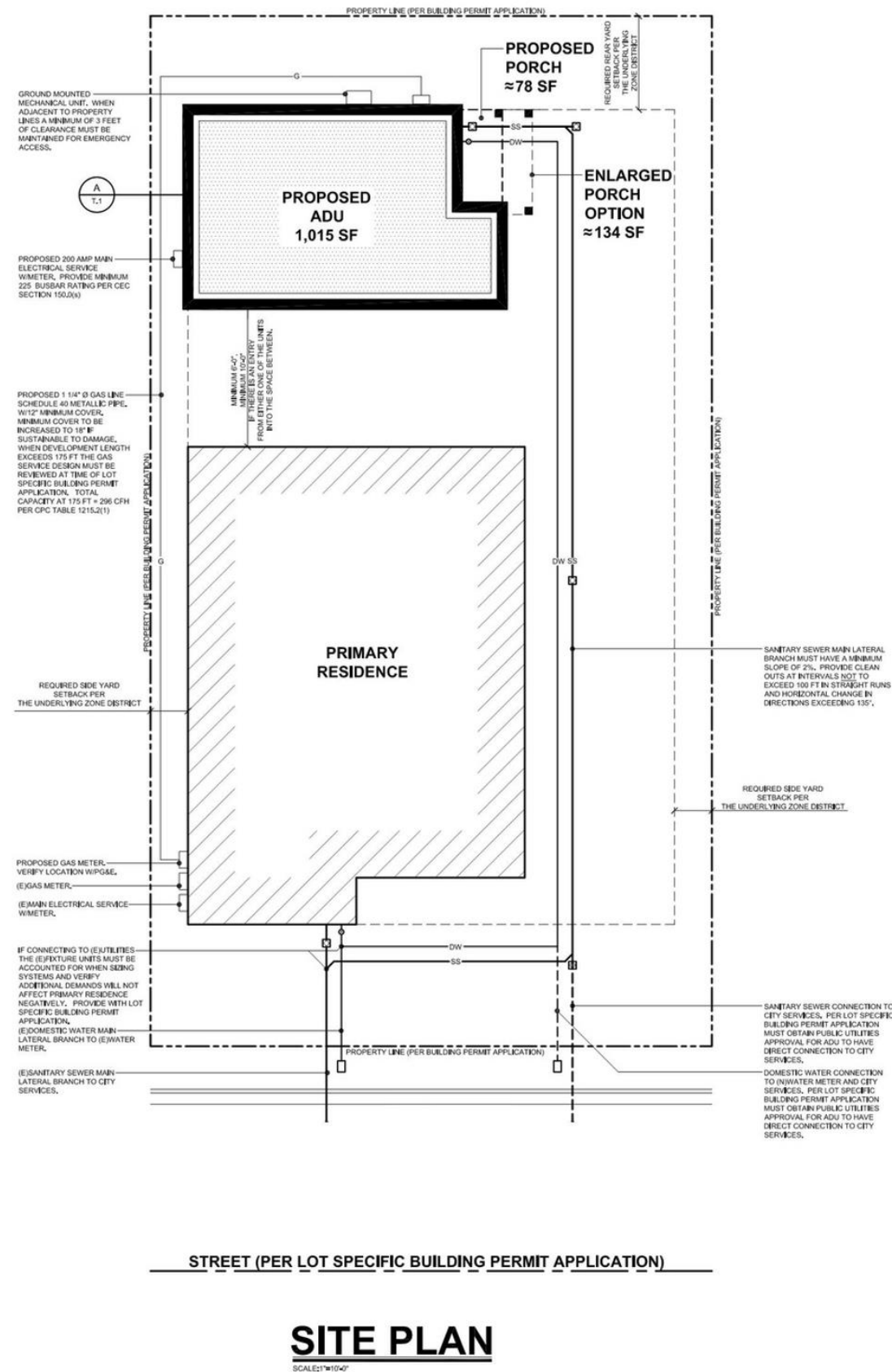
ADU DESIGN GUIDELINES

WHAT DOES YOUR JURIDICTION WANT TO OFFER THE PUBLIC?

- Number of ADU designs.
- The different square footages for each design.
 - <500 sf no school fees
 - <750 sf no impact fees
- Options
 - Exterior Finishes(Stucco/Siding)
 - Roof (i.e. Gable/Hip/Monoslope, and/or porch options)
 - Interior options (i.e. Bedroom/Study opt.)
 - Conventional and Truss Framing
- All electric appliances.

FINDING A DESIGN FIRM

- Do you want to own the copyright of plans?
- Would you like to have a local design firm or are open to design firms from other areas?
- Issue RFQ with ADU design guidelines.
- Interview design firms.
- Request examples of a complete set construction documents for a ADU or similar type residence.
- Architectural
- Structural
- MEP
- PV Solar
- Energy Documentation
- Fire Sprinklers



CREATE STANDARD OPERATING PROCEDURES:

- Bring all departments involved into the discussion to establish permitting process :**
 - Planning, Building, Fire, Public Works and Utilities.**
 - Zone Clearance Requirements, review timeframes,**
 - ADU on a Historic Preservation properties.**
- Forms that applicants will need for submissions.**
- Resources to assist the public.**
- Way to track ADU submissions. (Shorter Turnarounds)**
- Will you allow outside design professional to establish pre-approved ADU plans in your jurisdiction.**

ASSIGNING STAFF TO ADU PROGRAM:

THIS STAFF WILL CREATE MANY RESOURCES AND WORK WITH THE PUBLIC DIRECTLY WITH THE FOLLOWING:

-PERMIT APPLICATION PACKETS AND SUBMITTAL INFORMATION.

-CREATE RESOURCE DOCUMENTS

- ADU Guidebook
- Cost Estimators
- Designer and Architect List

-OUTREACH TO COMMUNITY

- Community Events
- Home & Garden Shows
- Webinars

-ANSWER PUBLIC'S QUESTIONS VIA ADU EMAILS AND CALL LINE.

THIS STAFF SHOULD ALSO CONTINUOUSLY UPDATE WEBSITE, APPLICATIONS, RESOURCES, AND PLANS IF NECESSARY.

City of

FRESNO 

PRE-APPROVED STANDARD ADU PLANS



ADU 01

Type: Detached **Size:** 340 SF **Bedrooms:** 1 **Bathrooms:** 1



ADU 02

Type: Detached **Size:** 499 SF **Bedrooms:** 1 **Bathrooms:** 1



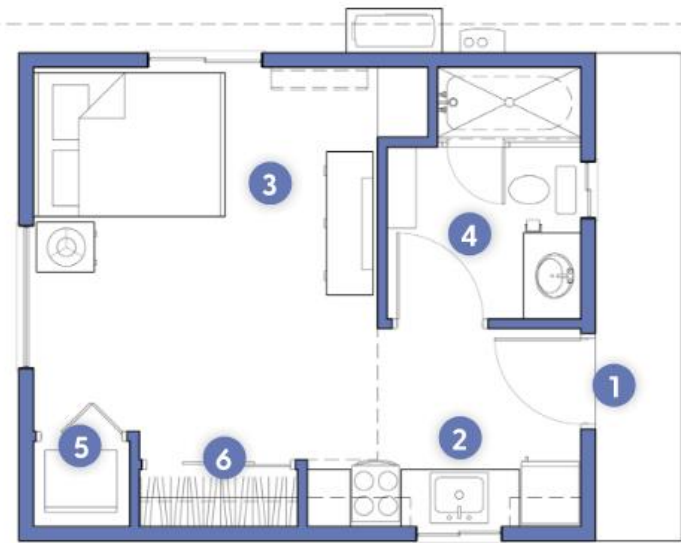
Contemporary



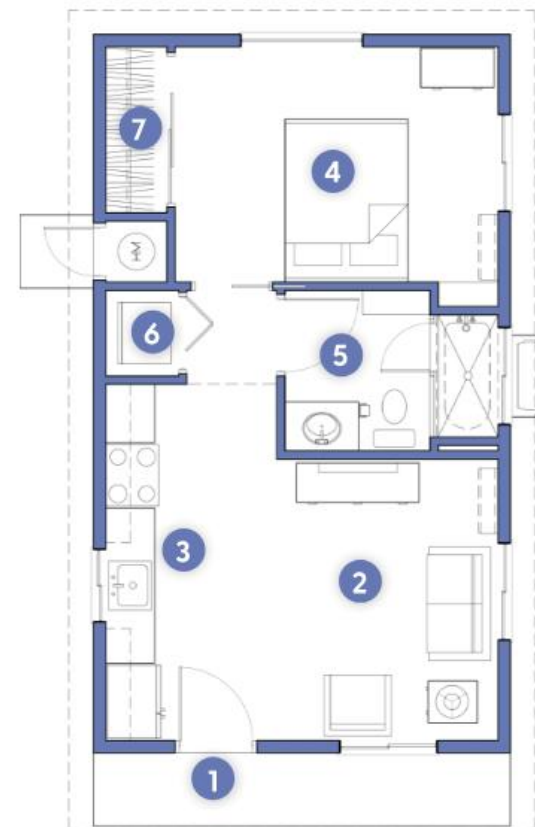
Craftsman



Gable



- 1 Entry
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 Laundry
- 6 Closet/Storage



- 1 Entry
- 2 Living Room
- 3 Kitchen
- 4 Bedroom
- 5 Bathroom
- 6 Laundry
- 7 Closet/Storage



Contemporary



Craftsman



Gable





ADU 03

Type: Detached
Bedrooms: 1-2
Bathrooms: 1
Size: 625 SF



- 1 Entry
- 2 Living Room
- 3 Kitchen
- 4 Bedroom
- 5 Bathroom
- 6 Laundry
- 7 Closet/Storage



Contemporary



Craftsman

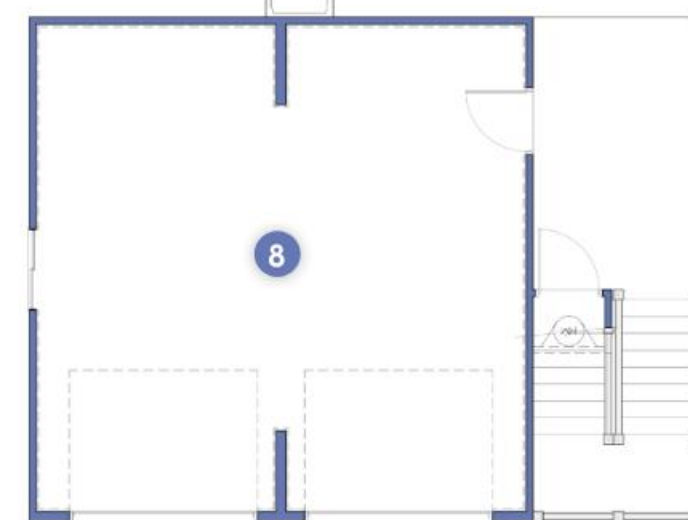


Gable



ADU 04

Type: Detached over Garage
Bedrooms: 1-2
Bathrooms: 1
Size: 625 SF



- 1 Entry
- 2 Living Room
- 3 Kitchen
- 4 Bedroom
- 5 Bathroom
- 6 Laundry
- 7 Closet/Storage
- 8 Garage



Contemporary



Craftsman



Gable





ADU 05

Type: Detached
Size: 1015 SF

Bedrooms: 3
Bathrooms: 2



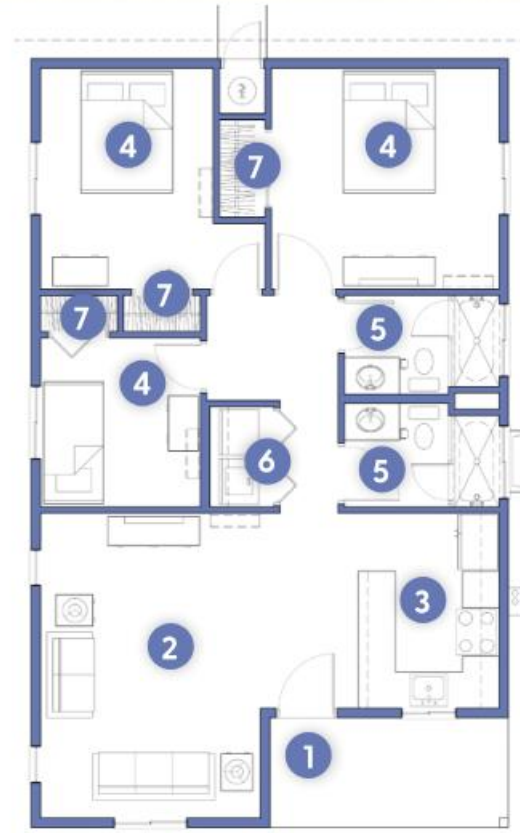
Contemporary



Craftsman

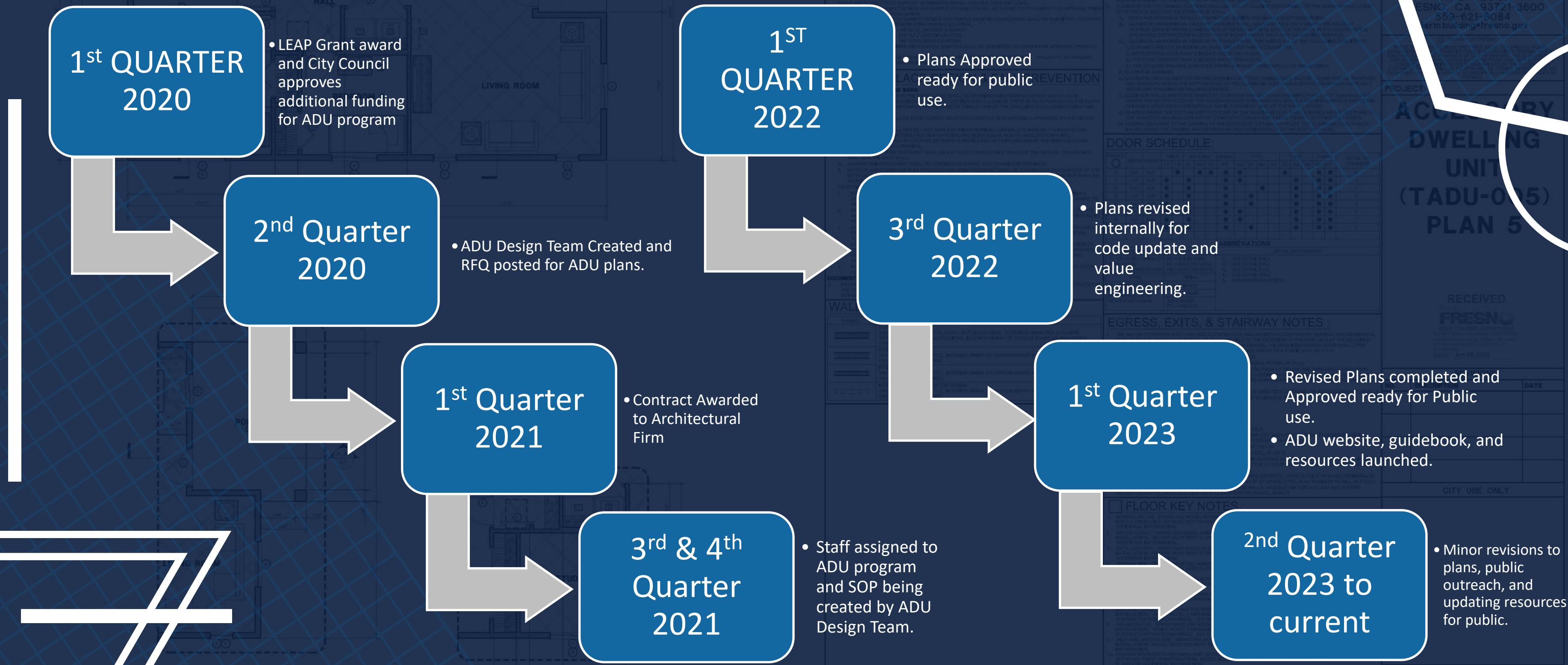


Gable



- 1 Entry
- 2 Living Room
- 3 Kitchen
- 4 Bedroom
- 5 Bathroom
- 6 Laundry
- 7 Closet/Storage

CITY OF FRESNO ADU PROGRAM IMPLEMENTATION TIMELINE



PLANNING AND DEVELOPMENT
DEPARTMENT
FRESNO CITY HALL
2600 FRESNO STREET
THIRD FLOOR
FRESNO, CA 93721-3600
553-621-8084
arm.bulding@fresno.gov

PROJECT:
ACCESSORY
DWELLING
UNIT
(TADU-005)
PLAN 5

RECEIVED
FRESNO
CITY ENGINEERING
DATE: Jan 26 2023

DRAWING TITLE:
FLOOR PLAN (WITH
PORCH OPTION)

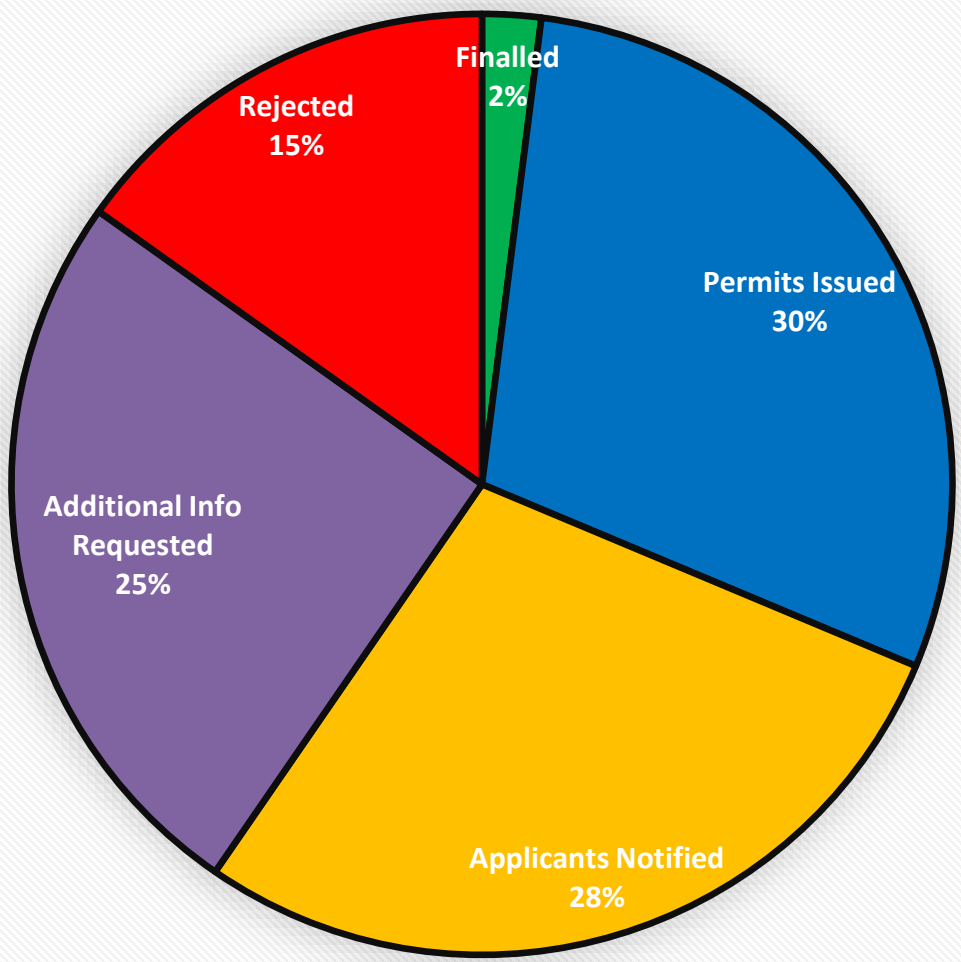
FLOOR PLAN

FLOOR PLAN

CITY OF FRESNO ADU PROGRAM

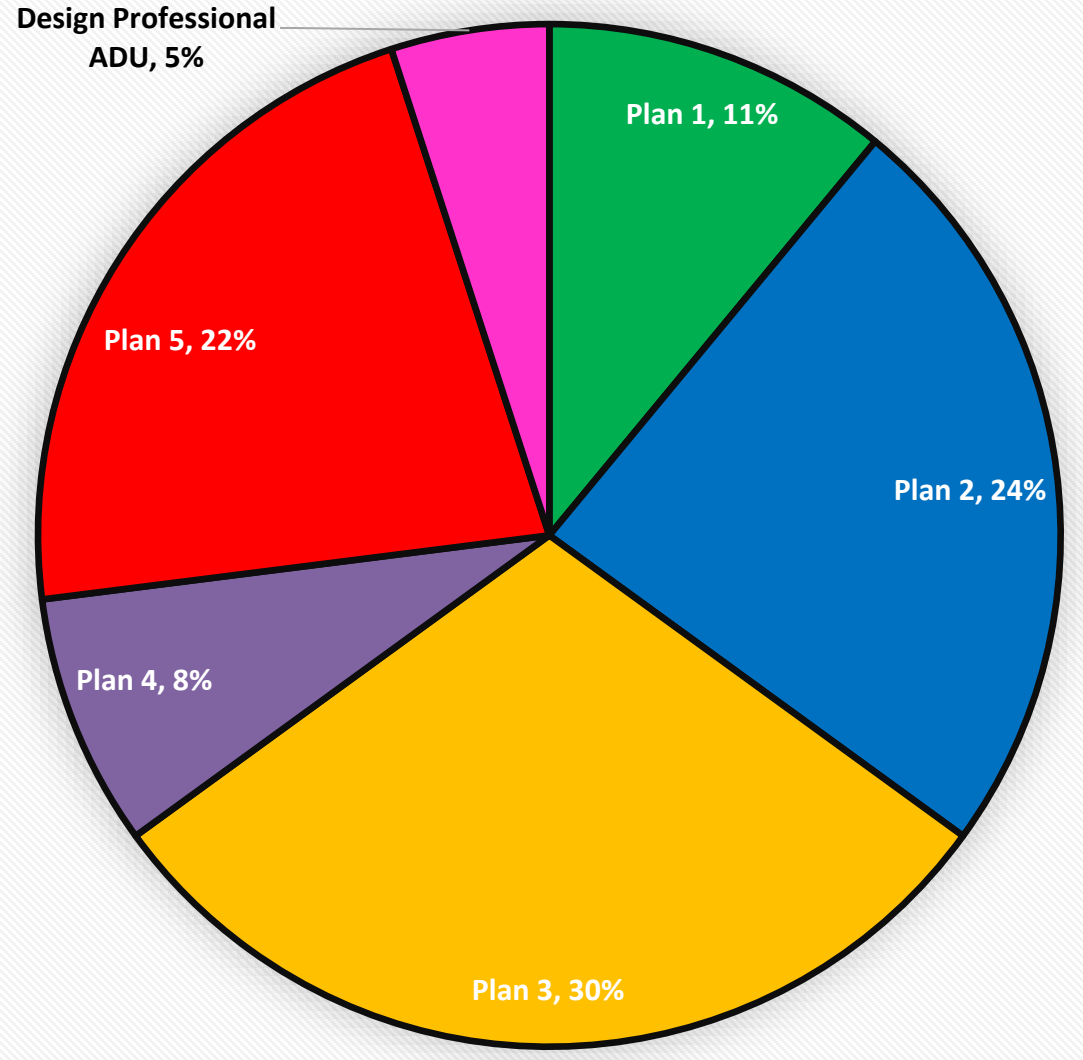
APPLICATIONS & DATA CURRENTLY

ADU APPLICATIONS STATUS SINCE 2022
W/PRE-APPROVED PLANS



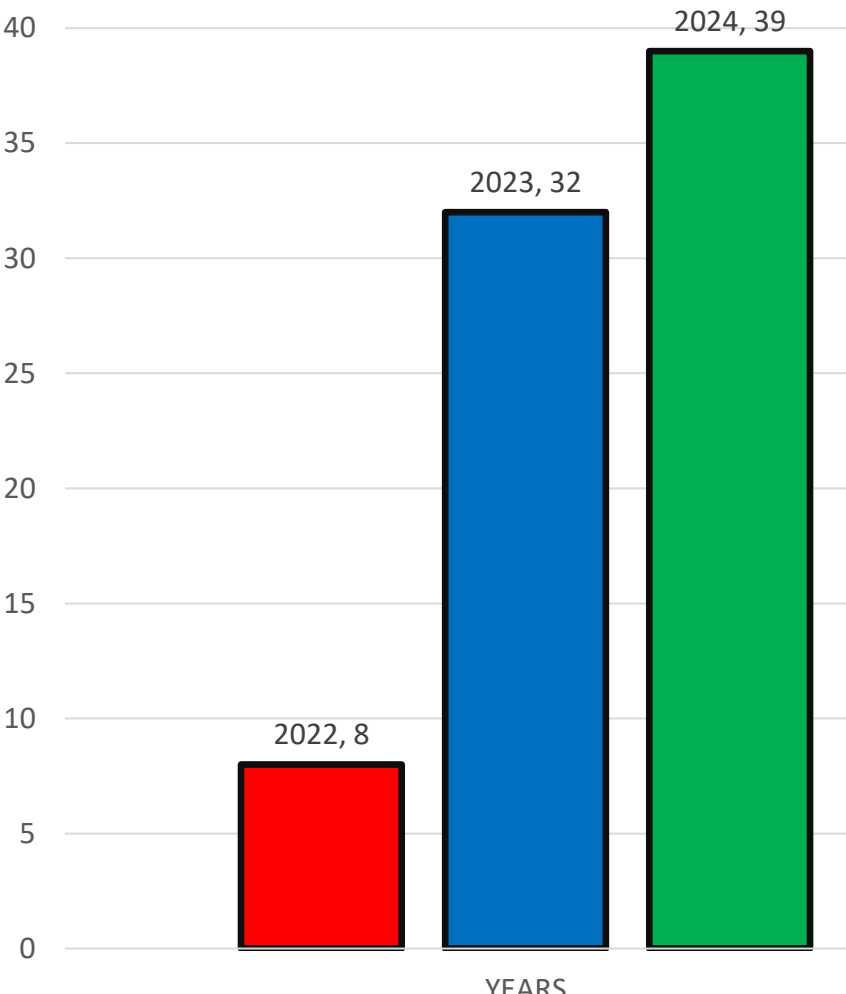
Finalled Permits Issued Applicants Notified Additional Info Requested Rejected

MOST POPULAR PRE-APPROVED ADU PLANS



Plan 1 Plan 2 Plan 3 Plan 4 Plan 5 Design Professional ADU

NUMBER OF PRE-APPROVED PLANS
SUBMITTED FROM 2022 TO NOW.



2022 2023 2024

THANK YOU FOR YOUR TIME.

City of



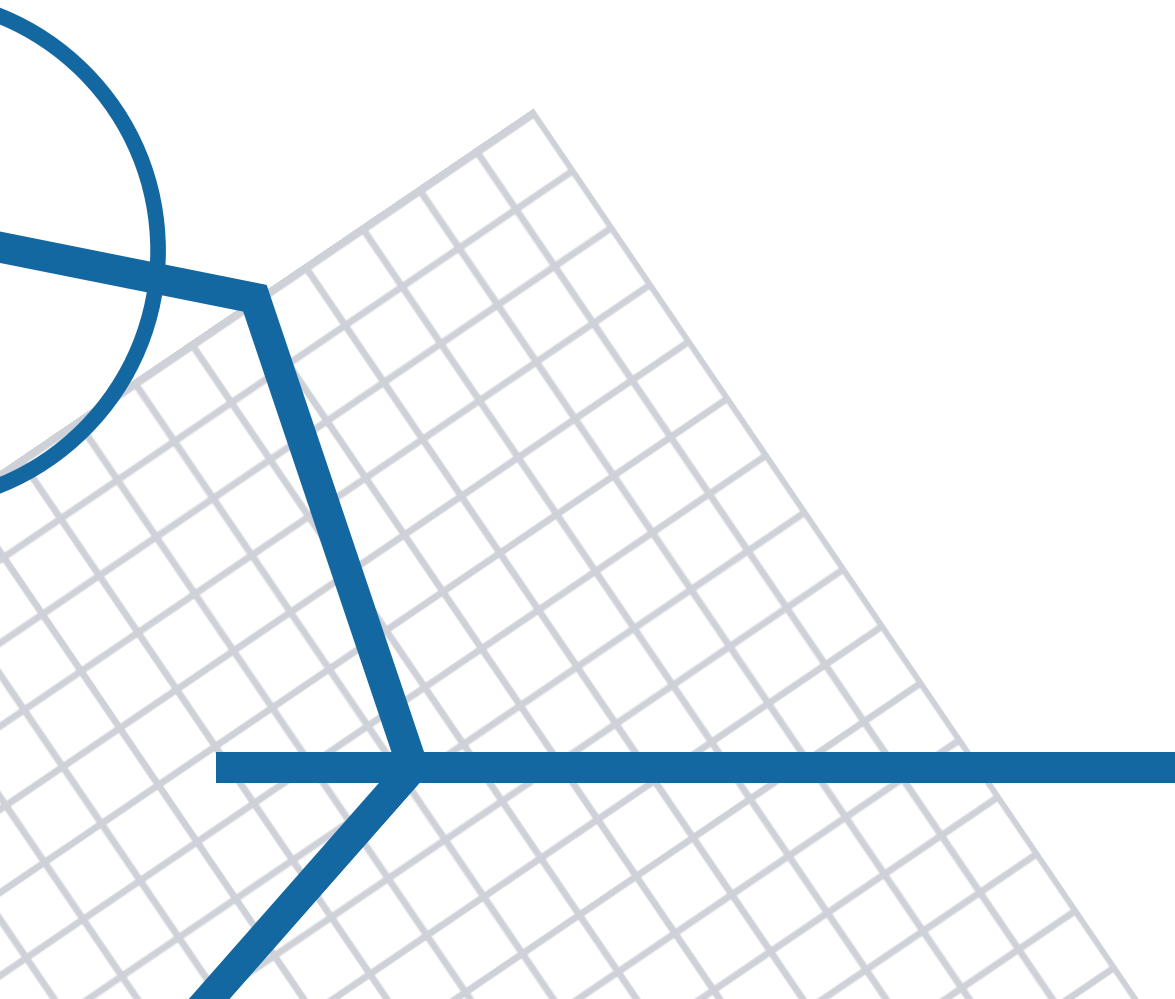
FOR QUESTIONS

EMAIL ADDRESS
adu@fresno.gov

PHONE NUMBER
559-621-8077

WEBSITE

<https://www.fresno.gov/planning/adu-program/>



{Questions and Answers from workshop that were responded to in writing. Other questions were responded to verbally during the workshop}

Does State Law require posting of multiple pre-approved plans (our City has been approached to post pre-approved plans from a separate private entity)?

Generally speaking, the ADU program shall comply with: 1) local agency shall accept ADU submissions for preapproval, 2) local agency cannot restrict who may submit ADU plan submissions for preapproval, 3) local agency shall approve or deny the application for pre-approval in 30 days (there's more to this), 4) ADU plans that are preapproved shall be posted on the website (plus contact information). Local agencies can also admit plans that have been developed and preapproved by the local agency and plans that have been preapproved by other agencies within the state.

Is the owner occupancy agreement no longer required for JADU's as well?

JADUs are now in Govt Code Section 66333. Owner occupancy requirements are still in effect.

Just to clarify if an agency opts in to allow ADU's to be sold as a condo it would be regardless if it is deemed affordable or not, correct?

The affordability requirements still apply when there's a "qualified buyer" or "qualified nonprofit corporation" but the new section for condos (66342) doesn't mention affordability from my quick review. Here's the Government Code Section re. ADU sales: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=13.&article=4.

is solar required for ADUs?

Yes.

Solar is required just for newly constructed ADUs not conversions right?

Correct.

I thought public facility fees (School fees) kicked in at 500 sf ?

Yes, school fee's kick in for ADU's larger than 500 sf

Does the City of Merced charge for the use of those plan sets

No.

Is there any maximum size limit to ADUs/JADUs under Section 66323(a)(1)? (formerly statewide exemption ADUs)

The 2023 bills included some interpretations related to front yard setbacks and the statewide exemption ADUs, but there weren't any changes to the maximum size limits.

Going back to school fees, the fee calculations on square footage vary on county?

School districts are authorized but do not have to levy impact fees for ADUs greater than 500 square feet per the Education Code. This has also been interpreted by HCD (see their guidebook) saying that school districts are still allowed to charge fees when ADUs are above 500 square feet. But local agencies can coordinate with school districts.

Does Fresno and Merced building depts approve plans at the counter?

No

Does Fresno charge any CFD/Community Facility District Fees?

No