

Gallacher, Kirsten CD

From: Gallacher, Kirsten CD
Sent: Wednesday, January 19, 2022 7:31 AM
Cc: 2A All CD People
Subject: ADU Ordinance
Attachments: ADU Handout.pdf

Dear Design Professionals,

The City Council-adopted ADU ordinance is now in effect. Attached is the updated ADU handout, which is also posted on the City's website under '[Featured News and Documents](#)' and also on the '[Handouts](#)' webpage. Please note that this handout is only for properties developed with a single-family residence. A separate handout for multi-family residence is forthcoming. This handout, along with others, may be updated without notice for further clarification.

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ACCESSORY DWELLING UNITS (ADUs) and JUNIOR ADUs

Single-Family Residence

	ATTACHED ADU	DETACHED ADU	CONVERTED ADU	JADU
Number of Units	One ADU and one JADU are allowed per lot developed with a single-family residence.			
Size	Min. 150 sqft Studio and 1-Bedroom <ul style="list-style-type: none"> 850 sqft max. or 50% of the primary dwelling unit, whichever is less. More than 1-Bedroom <ul style="list-style-type: none"> 1,000 sqft max. or 50% of the primary dwelling unit, whichever is less. Note: The 50% size limitation does not apply to ADUs up to 800 sqft in size. ADA Compliant <ul style="list-style-type: none"> 1,000 sqft max. regardless of bedroom count or 50% of the primary dwelling unit, whichever is less. 	Min. 150 sqft Studio and 1-Bedroom <ul style="list-style-type: none"> 850 sqft max. More than 1-Bedroom <ul style="list-style-type: none"> 1,000 sqft max. 	Min. 150 sqft No Maximum Additional Expansions beyond the existing footprint is allowed up to 75 sqft for any use and up to 150 sqft for ingress/egress only. Converted ADU means a unit that is constructed within the walls of the single-family residence or an existing detached structure.	Min. 150 sqft Max. 500 sqft JADU means a unit that is contained entirely within a single-family residence, which includes attached non-living space like a garage. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.
Access	Independent exterior access from the single-family residence.		Independent exterior access from the single-family residence. Additional Interior access is allowed.	
Kitchen	Full kitchen		Efficiency kitchen	
Height	Shall comply with applicable zoning district regulations. Height above 16' requires Design Review.		Same as existing structure.	
Setbacks	Front shall comply with applicable zoning district regulations. Side or Rear - 4'		Maintain the existing setbacks. Expansions beyond the footprint <ul style="list-style-type: none"> Front - applicable zoning district regulations Side or Rear - 4' 	
JADU ONLY	Deed Restriction Required that includes the following: <ul style="list-style-type: none"> Prohibition on the sale of the JADU separate from the sale of the primary dwelling, including a statement that the deed restriction may be enforced against future purchasers. A restriction on the size and attributes of the JADU. Owner Occupany Property owner shall permanently reside, as evidenced by documentation satisfactory to the city, in either the primary dwelling or the JADU.			



ACCESSORY DWELLING UNITS (ADUs) and JUNIOR ADUs

Historic Resources	Attached ADUs, converted ADUs, and JADUs proposed to structure listed on the California Register of Historic Resources of the City's Register shall meet all Secretary of the Interior Standards, as applicable.
Lighting	Outdoor lighting must be hooded, fully shielded, and aimed downward.
Nonconforming Structure	ADUs created in the same location as an existing legally non-conforming structure may maintain the nonconforming setbacks and height. Any expansions beyond the footprint of the legally non-conforming structure shall comply with the above requirements.
Vehicular Access	Utilize the same vehicular access that serves the primary buildings, unless the Fire and Public Works Department finds that a secondary access will not degrade existing safety or traffic concerns. Secondary access requires Design Review.
CDP	Administrative Coastal Development Permit is required for ATTACHED and DETACHED ADUs located on a lot within the Appealable Area of the Coastal Zone. The City's decision will be subject to a 10-working day appeal period once the California Coastal Commission acknowledges receipt of the notice. If no appeal is filed, the City's decision is final.
Fees	Sewer Connection Fees apply to ATTACHED/DETACHED ADUs. School Fees apply to ATTACHED/DETACHED ADUs above 500 sqft.

Additional Development Standards Applicable to ATTACHED OR DETACHED ADUS LARGER THAN 800 sqft

Design Standards	<p>Architectural Standards The exterior materials and finish, color scheme, and roof design, and pitch of an ADU above 12' in height shall be similar to the primary dwelling building if an ADU is visible from any public or private roadway (including alleys).</p> <p>Bluff Setback Min. 25' from the top of an oceanfront bluff or applicable building stringline, whichever is more restrictive.</p> <p>Watercourse Min. 25' from the centerline of a watercourse. For blue-line streams identified on the USGS 7.5 minute Quadrangle Series, a min. 25' from the top of the stream banks required.</p> <p>Outdoor Living Space Covered exterior porches, decks, patios, and other outdoor living spaces attached to the ADU shall comply with the height, setbacks, and design standards above and are limited to 20% maximum floor area of the ADU. Elevated decks more than 3' above adjacent existing grade shall require design review. Roof decks shall be prohibited.</p>
Parking	<p>Replacement of Existing Parking for the Primary Residence is not required when a garage, carport, or covered parking structure is demolished to construct an ADU or converted to an ADU/JADU.</p> <p>One Parking Space per ADU Required and shall comply with the following:</p> <ul style="list-style-type: none"> • May be provided on a driveway. • Min. 3' from side property lines. Larger setbacks may be required based on site specific or fire and life safety conditions, as determined by the Fire Department and/or the Building Division, whichever is more restrictive. • Not within a required on-site turnaround area. <p>ADU Parking is Not Required in any of the following circumstances:</p> <ul style="list-style-type: none"> • Converted ADU or JADU. • ADU is deed restricted as an affordable housing unit. • ADU is an ADA-compliant housing unit. • ADU is located within 1/2-mile walking distance of public transit (includes Trolley) or within the Downtown Specific Plan area. • ADU is located on a lot within 100' of free on-street parking, in a neighborhood with adequate on-street parking supply, and does not degrade the existing emergency vehicle access as determined by the City. • ADU is located within a structure listed on the California Register of Historic Resources or the City's Historic Register. • ADU is located on a property within a locked gate community. • On-street parking permits are required but not offered to the occupant of the ADU. • A car share vehicle is located within one block of the ADU.