

# **STAFF REPORT** 11/1/2023

**To:** Planning Commission

**FROM:** Gabriel Perez, Development Services Director

SUBJECT: <u>Pre-Approved ADU Plans</u> Review of draft Accessory Dwelling Unit (ADU)

plans for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. Applicant:

City-Initiated

#### STAFF RECOMMENDATION:

Staff requests that Planning Commission review draft accessory dwelling units (ADU) plans and provide feedback.

#### **BACKGROUND:**

The City of Coachella received a grant award from the California Department of Housing and Community Development for the Local Early Action Planning (LEAP - \$150,000) and SB2 (\$160,000) Grant program for tasks that support cities and counties to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The tasks proposed by the City include support for the Housing Element Update, CEQA processing and rezoning, an electronic permitting system, electronic plan check software, and the development of pre-approved ADU plans. The Housing Element Update, CEQA processing/rezoning, and electronic plan check software tasks are complete. The electronic permitting system scope has shifted to a more robust citywide system beyond development review, which increased costs will be supported by American Rescue Plan (ARPA) funds.

In 2022, a request for proposal was made available to request qualified consultant design services to work collaboratively with city staff for the design and preparation of ADU architectural plans consistent with the City of Coachella's ADU development standards and incorporating compatibility with the existing architectural styles around the city. An accessory dwelling unit is a unit accessory to a primary residence on the same parcel and has complete independent living facilities which can be configured as a detached, attached, converted (space within existing home converted into ADU), and Junior ADU. RRM Design Groups was selected as the consultant to provide design services with the goal of creating pre-approved ADU plans to expedite the plan check process and to reduce the cost of building new ADU's in the City of Coachella. ADU

construction also assists the City in satisfying its Regional Housing Need Allocation (RHNA) of 7,886 units and more particularly the low-income housing category of which the City's share is 999 units.

### **DISCUSSION/ANALYSIS**

The applicant has developed ADU prototypes with six (6) plan types incorporating architectural styles common within the City of Coachella that include Mission Revival, Desert Modern, and Spanish Colonial as identified below. Five (5) of the plans are proposed as detached units and one is a garage conversion prototype. The detached ADU plans are proposed with patios to provide an outdoor shaded area.



### **Plan 1:**

480 sq. ft. detached unit with 1 bedroom, 1 bath, living room and kitchen.



## **Plan 2:**

504 sq. ft. detached unit with 1 bedroom, 1 bath, living room and kitchen. This plan is design with a narrow configuration in order to accommodate narrow rear or side yards.



# **Plan 3:**

774 sq. ft. detached unit with 3 bedrooms, 1 bath, living room and kitchen.

FRONT ELEVATION



## **Plan 4:**

806 sq. ft. detached unit with 2 bedrooms, 1 bath, living room and kitchen.



### **Plan 5:**

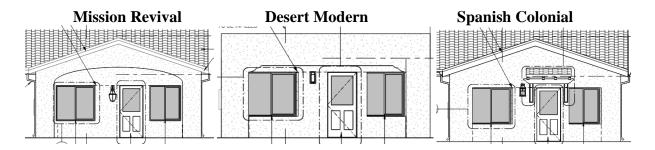
1,000 sq. ft. detached unit with 3 bedrooms, 2 bathrooms, living room and kitchen.



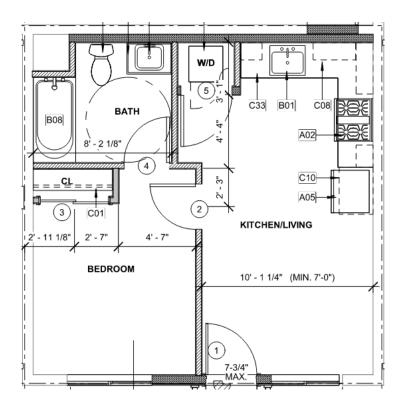
### Plan 6:

400 sq. ft. garage conversion ADU with 1 bedroom, 1 bath, living room with kitchen.

FRONT ELEVATION



#### Plan 6 - Floor Plan:



Staff has reviewed the plans and the designs incorporate quality design with the intent on reducing construction costs. Staff does recommend some minor modifications as follows and would like Planning Commission feedback:

- The Desert Modern architectural design for plan 1-3 include flat roof design rather than slope roof design that staff believes is more consistent with desert modern design.
- Redesign of the patio opening for Plan 3, Style A "Mission Revival" and Plan 4, Style A "Mission Revival" to ensure more maneuverability and functional use of the patio.
- Redesign of the front elevation for Plan 4., Style C "Spanish Colonial" for better interplay between the gable roof and patio roof.
- Include the patio structures and design options rather than a required plan component.

Planning staff will schedule this item for Planning Commission for final approval Wednesday, November 15, 2023. The final plans will need to be approved by the Planning Commission in November 2023 in order to satisfy the extended State grant deadlines. Once plans are approved by the Planning Commission full building plans including structural, foundation, roof, mechanical, electrical, door and window schedule, energy plan, and plumbing will be provided for each ADU plan type, including CAD files that will be made available to the public on a new ADU website on the Building Division website to be launched January 2024.

### **ALTERNATIVES:**

- 1) Recommend that the proposed ADU plans return to the Planning Commission for final approval with staff recommended modifications.
- 2) Recommend that the proposed ADU plans return to the Planning Commission for final approval with modifications as request by the Commission.
- 3) Continue this item and provide staff and the applicant with direction. Staff does not recommend this alternative due to a limited timeframe to complete full construction plans by State grant deadline in December 2023.

### **RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

#### Attachments:

- Draft Schematic Plans for detached ADUs Plans 1-5
  Draft ADU Garage Conversion plans Plan 6
  City of Coachella Accessory Dwelling Unit Ordinance C.M.C. Chapter 17.60.H