



STAFF REPORT

MEETING DATE: November 9, 2022

PRESENTER: Jesus R. Orozco, Community Development Director

SUBJECT: Pre-Approved Accessory Dwelling Unit Standard Plans Program and Homeowner's Guide (JRO)

RECOMMENDATION: Council Approve a Resolution Adopting Pre-Approved Accessory Dwelling Unit Standard Plans Program and Homeowner's Guide and Directing Staff to Initiate the Program Upon Date of Approval

EXECUTIVE SUMMARY:

The City of Kerman was awarded Local Early Action Planning (LEAP) grant funding from the State Department of Housing and Community Development (HCD) to help address housing needs and streamline housing production throughout California. A share of the City's awarded LEAP grant has been allocated towards the design and adoption of pre-approved accessory dwelling unit (ADU) standard plans alongside a Homeowner's Guide. The pre-approved ADU standard plans program consists of (3) different floor plans available to City of Kerman residents.

DISCUSSION:

Staff has been working with Precision Civil Engineering, consulting City Planner, to develop code-compliant pre-approved ADU standard plans in key size thresholds for use by residents/property owners for permitting and construction. The floor plans selected are all single-story available in three (3) varying architectural styles, including the following unit types and sizes:

- Studio (1ba) 386 sq. ft.
- One-bedroom (1ba) 498 sq. ft.
- One-bedroom + flex (1ba) 748 sq. ft.

The selected floor plans were given consideration due to buildable area averages of underutilized residential zoned parcels. Additionally, the 386 sq. ft. and 498 sq. ft. ADU's are not subject to schools fees and the 748 sq. ft. floor plan is not subject to development impact fees resulting in additional savings.

It should be noted several site specific code-based requirements are not included part of the pre-approved ADU standard plans. For example; Photovoltaic System (solar), Automatic Residential Fire Sprinkler System, Title 24 Calculation and Compliance Report, and Roof Truss Calculations are site specific requirements that must be reviewed on a lot-by-lot basis. As such, the ADU standard plans defer the listed requirements to the resident/property owner because it is difficult to account for every possible scenario.

Over all, adoption of the ADU pre-approved standard plans will streamline the permitting process and save Kerman residents design costs while meeting the goals and objectives as set forth by LEAP guidelines and HCD.

Program Expiration

The pre-approved ADU standard plans have been reviewed under the 2019, Title 24 California Building Standards Code. Once adopted, the standard plans will be once again reviewed for compliance with the 2022, Title 24 California Building Standards Code sometime in January of 2023. Tentatively, there is limited funding to cover revisions and plan review cost of the pre-approved ADU standard plans under the 2022 code update. Due to the uncertainty of future funding, Staff recommends that the pre-approved ADU standard plans program sunset on December 31, 2025. If State funding is not available, Council may allocate General Fund monies to cover future ADU standard plan revisions and plan review cost.

FISCAL IMPACT:

Design and adoption of the pre-approved ADU standard plans have been funded by Local Early Action Planning (LEAP) grant funding from the State Department of Housing and Community Development (HCD). No General Fund monies have been used on the design of the ADU program thus far.

ATTACHMENTS:

A. Resolution w/Exhibits