

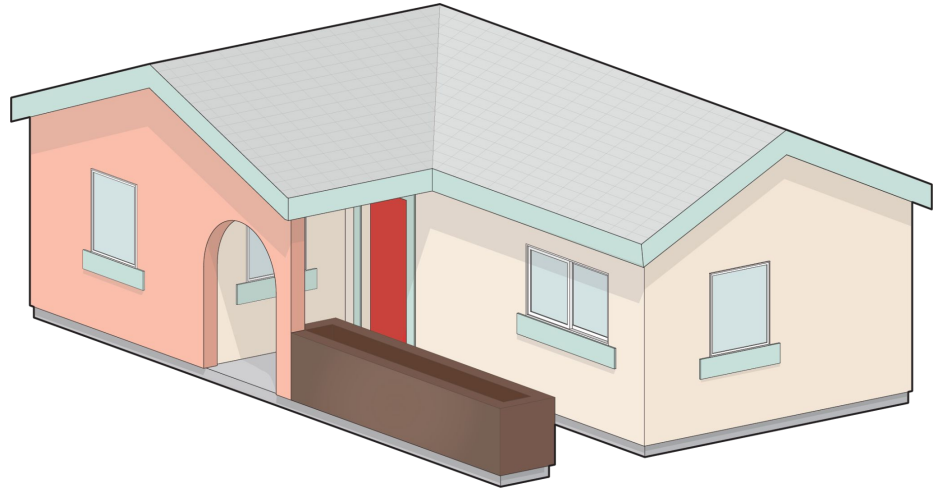
Understanding ADU Basics Workshop #1



RNLA
RESTORE NEIGHBORHOODS LA, INC.

Agenda

- 1. What is an Accessory Dwelling Unit (ADU)?**
- 2. Introducing ADU Programs**
- 3. Where we are in the process**
- 4. Q & A**



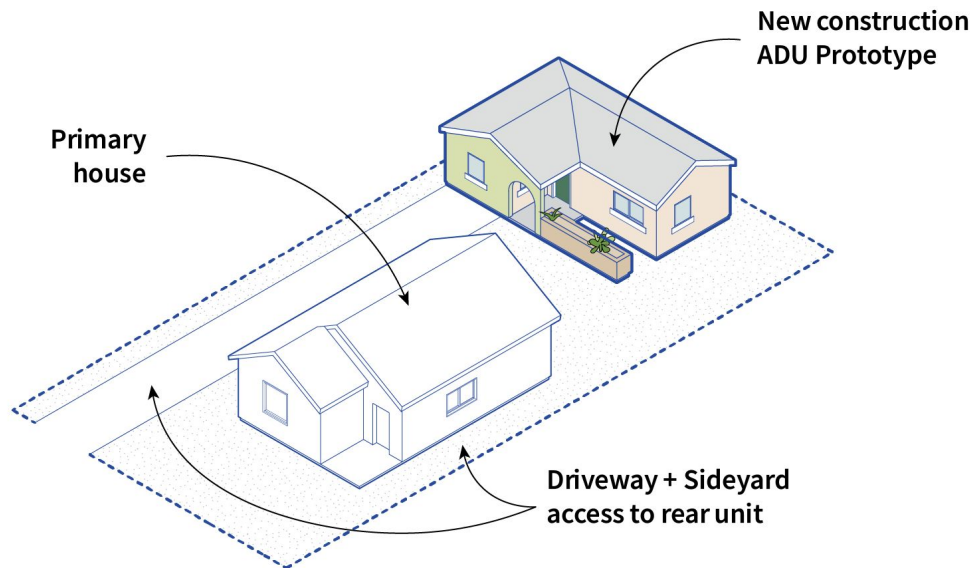
What is an Accessory Dwelling Unit (ADU)?



What is an Accessory Dwelling Unit (ADU)?

An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence on a fixed, permanent foundation.

All ADUs shall be constructed with independent access separate from the main residence entrance. All ADUs shall have a living/sleeping area, a full kitchen; washer/dryer in-unit or access to a shared laundry room area; and a bathroom that includes a shower and/or bathtub.

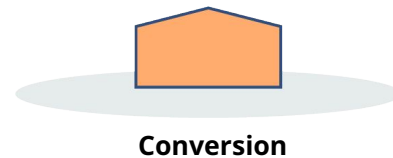
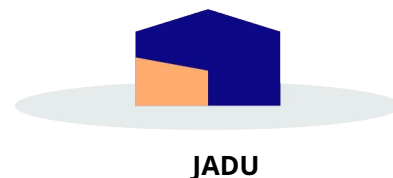
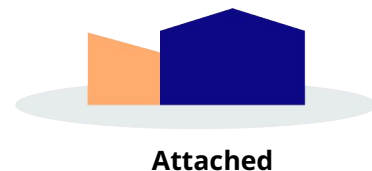
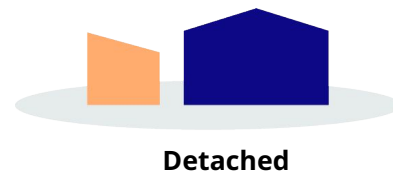


What kind of ADUs are there?

There are four (4) types of ADUs - detached and attached ADUs, conversion and a JADU.

There are different ways to have an ADU on your property. ADUs can be achieved through new construction or a conversion of an existing garage, accessory structure, or portion of a dwelling unit. ADUs can be attached to or detached (free standing) from an existing single family or multi-family home.

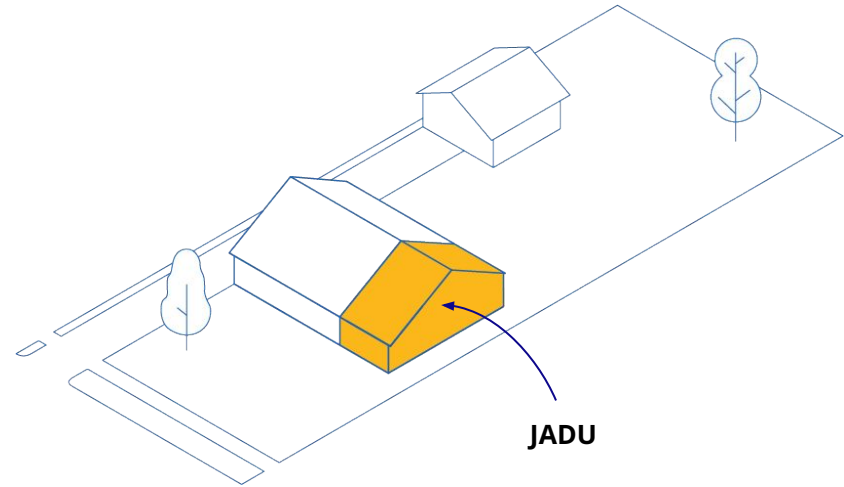
When a portion of the existing single-family or multi-family home or an existing accessory structure is converted into an ADU, it is exempt from meeting certain development standards such as setbacks.



What is a Junior Accessory Dwelling Unit (JADU)?

JADUs are similar to ADUs, but are even smaller living units and can only be created within the existing or a proposed main dwelling.

A JADU cannot exceed a total of 500 square feet. The JADU must have a living/sleeping area, and at least an efficiency kitchen. A bathroom is not required, however if a bathroom is not provided, the JADU shall have a direct access into the existing main dwelling unit. All single-family residential lots can have one (1) JADU if there is only one (1) detached ADU or no ADU.



Estimated ADU Costs

New Construction ADUs

- For example, A New Construction ADU of **499 SQ FT** could cost:
 - Approximately **\$20,000 - \$30,000** to design and permit, and
 - Between **\$199,600 - \$249,500** to construct

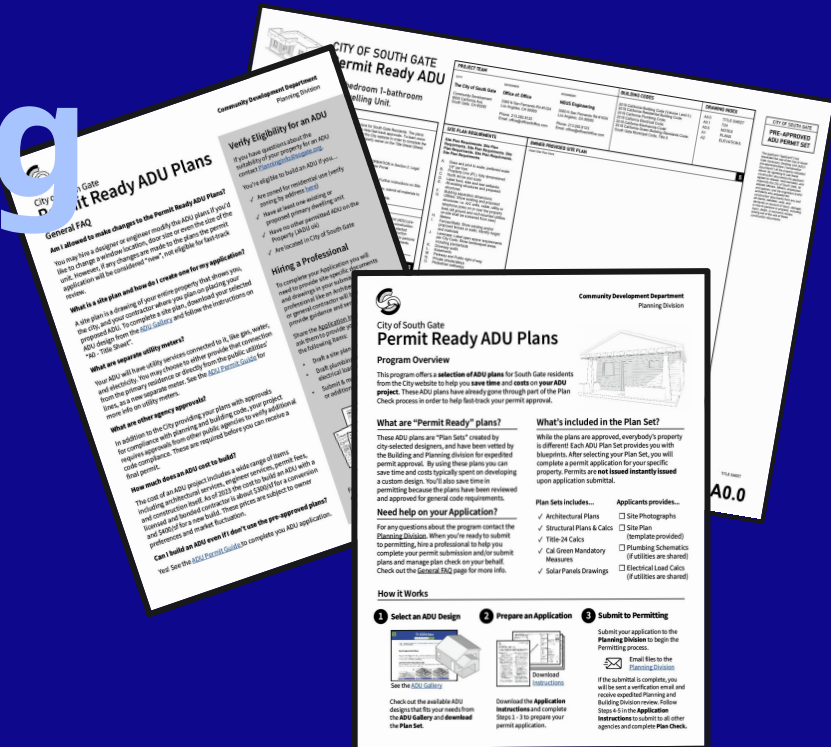
Approximate TOTAL: \$219,600 - \$279,500

Garage Conversion ADUs

- For example, A Garage Conversion ADU of **499 SQ FT** could cost:
 - Approximately **\$20,000 - \$30,000** to design and permit, and
 - Between **\$149,700 - \$199,600** to construct

Approximate TOTAL: \$169,700 - \$229,600

Introducing ADU Programs



ADU Programs

The City of South Gate ADU, Office Of: Office, and RNLA is developing a series of materials and programs to make ADUs an attractive and accessible alternative for housing development, including:

- **A range of ADU plans** to expedite the production of ADUs;
- **Custom construction plans with technical assistance** for property owners (either using the ADU plans or who are interested in garage conversions); and
- **Engagement strategy to inform** the public on the programs and ADUs.

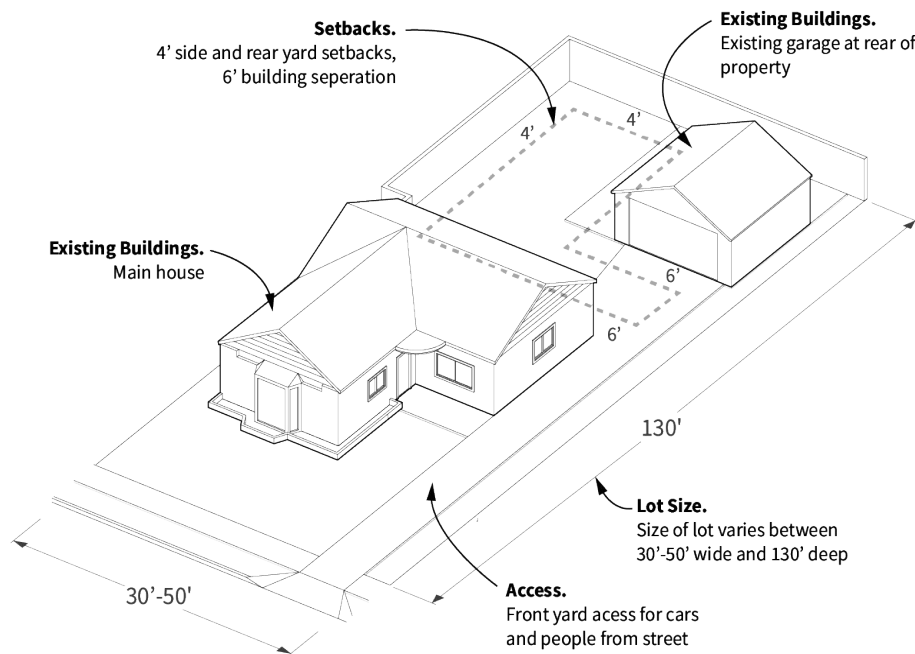
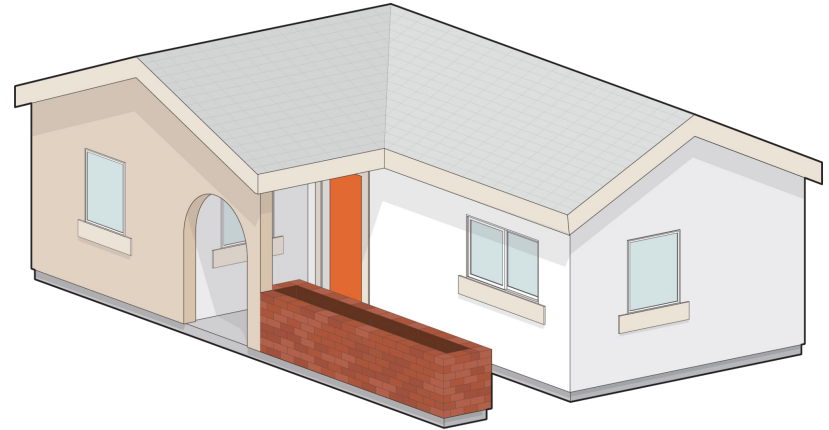


Diagram of South Gate Property & Regulatory Conditions

ADU Programs

As part of the City's ADU offer, homeowners will have the option of selecting an ADU plan that has pre-designed elements, saving potential builders money and time. The two plan sets that the City is directly supporting homeowners with are:


- **(1) Permit-Ready ADU Plan** for a new construction ADU prototype;
- **(3) Garage Conversion Standard Plans** that streamline the design process for garage conversion ADUs.



Permit-Ready ADU Plan Sets

The **Permit-Ready ADU Plan Set** supports homeowners interested in building a new construction ADU in their backyards. This pre-designed ADU prototype has gone through the majority of the permitting process, **saving homeowners the time and fees associated with the design and permitting process.**

The Permit-Ready ADU prototype developed for this program is a 1-story, 1-bed, 1-bath unit. At **499 square feet**, this unit was designed to fit typical South Gate Lots.



CITY OF SOUTH GATE

Permit Ready ADU

SCOPE: A single story new 1-bedroom 1-bath 410 sq ft Accessory Dwelling Unit.

ABOUT THIS PLAN SET

The Permit Ready ADU Plan Set offers a selection of ADU plans for South Gate Residents. The plans have already gone through part of the plan check process in order to help fast-track approvals. To learn more about the program visit the Permit Ready ADU Plan Program page at the City website. To order a complete Plan Set, please provide information (such as to be provided by the property owner on the Title Sheet (Sheet A0.0). Follow the steps below to complete the "Title Sheet".

How to Fill out this Title Sheet

1. Complete the OWNER INFORMATION in Section 1, and PROJECT INFORMATION in Section 2. Legal Description and Zoning can be found on the South Gate Planning Information Portal.
2. Provide FLOOR AREA CALCULATIONS in Section 3.
3. Place a Vicinity Map in Section 4.
4. Create and Place a Site Plan in OWNER PROVIDED SITE PLAN in Section 5. Further instructions on Site Plan requirements can be found under the SITE PLAN INSTRUCTIONS.
5. After completing the Site Plan and all requirements in the Application Instructions, submit all materials to Planning@cityofsouthgate.org.
6. City staff will notify you once your application has been accepted and deemed complete.

HOLD HARMLESS AGREEMENT

The applicant ("Applicant") has requested the use of the City of South Gate Accessory Dwelling Unit (ADU) pre-approved plans. Construction documents for the property indicated herein, by applicant to use these construction documents the applicant agrees to release, hold harmless, and indemnify the City of South Gate, its elected officials, officers, employees and agents, and the engineering and architectural firms prepared the construction documents from any and all claims, liabilities, suits and demands on account of injury, damages, or loss to persons or property, including from, omissions, or economic losses, arising out of the use of these construction documents.

Applicant Signature _____ Date _____

OWNER INFORMATION

Name _____

Address _____

Phone _____

Email _____

1. FLOOR AREA CALCULATIONS

Lot Area _____

Existing Buildings _____

Garage _____

Covered Porch _____

New Buildings _____

ADU 410 SQ FT

Covered Porch 0 SQ FT

Total Area (Existing Buildings + New Buildings) _____

Covered Percentage (Total Area/Lot Area) _____

PROJECT INFORMATION

Project Address _____

Legal Description _____

Zone _____

Required Parking 0 _____

Occupant Group 0-3 _____

Construction Type 1000 VS _____

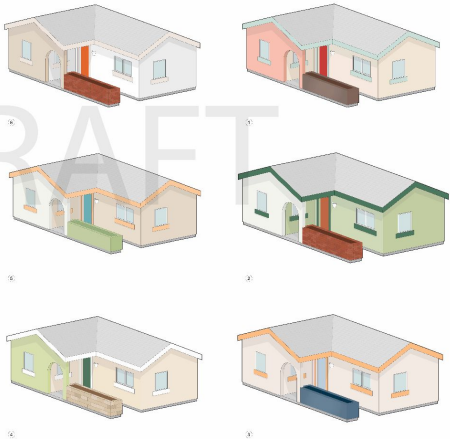
ADU Size 410 SQ FT

ADU Height 1 Story 12' - 2"

PROJECT TEAM

OWNER	DESIGNER	BUILDING CODES	DRAWING INDEX
The City of South Gate Community Development 8600 California Ave. South Gate, CA 90260	Office of Office NIGUS Engineering 3500 N San Fernando Rd #1024 Los Angeles, CA 90065 Phone: 213.382.0125 Email: info@nigusengineering.com	2022 California Building Code (Volume 1 and 2) 2022 California Residential Building Code 2022 California Plumbing Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Green Building Standards Code South Gate Municipal Code, Title 9	A0.0 A0.1 A1.0 A2.0 A2.1

COLOR PALETTE OPTIONS*



*COLOR PALETTE OPTIONS ARE GUIDANCE ONLY. THE APPLICANT IS RESPONSIBLE FOR SELECTING A COLOR PALETTE THAT COMPLIES WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED COLOR PALETTE. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED COLOR PALETTE. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED COLOR PALETTE.

CITY OF SOUTH GATE

PERMIT READY

ADU PLAN SET

The applicant ("Applicant") has requested the use of the City of South Gate Accessory Dwelling Unit (ADU) pre-approved plans. Construction documents for the property indicated herein, by applicant to use these construction documents the applicant agrees to release, hold harmless, and indemnify the City of South Gate, its elected officials, officers, employees and agents, and the engineering and architectural firms prepared the construction documents from any and all claims, liabilities, suits and demands on account of injury, damages, or loss to persons or property, including from, omissions, or economic losses, arising out of the use of these construction documents.

TITLE SHEET

A0.0

Permit-Ready ADUs

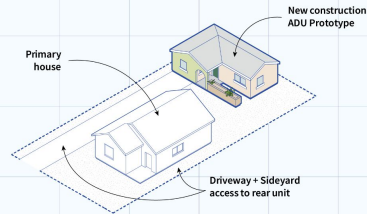
BUILD AN ADU (ACCESSORY DWELLING UNIT)!

Permit Ready ADU Program

The City of South Gate is developing a Permit Ready ADU Program to help homeowners build new construction ADUs in their backyards.

The City is supporting homeowners with:

- **Pre-designed, Permit Ready ADU Plans**
The City is introducing (1) Permit Ready ADU Plan for a new construction ADU prototype. This plan has gone through the majority of the permitting process, saving homeowners the time and fees associated with the design and permitting process.



PERMIT READY ADU PROGRAM?

Program Specifics

★ What are the benefits of this program?

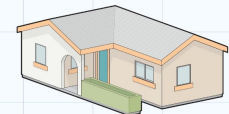
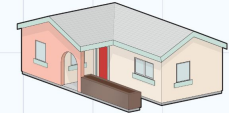
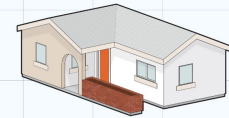
The Permit Ready ADU Program offers homeowners the opportunity to swiftly permit and build a newly constructed ADU. This ADU prototype has completed the majority of the permitting process, saving homeowners both time and money.

★ What does the Permit Ready ADU prototype look like?

The Permit Ready ADU prototype is a one-story, one-bedroom, one-bathroom unit with an included washer/dryer. At 499 square feet, this ADU prototype was designed to fit typical South Gate lot sizes.



ADU Prototype Plan



ADU Prototype




Garage Conversion Standard Plans

Garage Conversion Standard Plans

support homeowners interested in converting existing detached garages into ADUs. These pre-designed standard plans streamline the design process for garage conversion ADUs. Although they still need approval through the normal permitting process, these plans **save homeowners both the time and fees associated with the design process.**

The (3) Garage Conversion Standard Plans developed for this program represent the most common garage size and typologies found in the City of South Gate.

CITY OF SOUTH GATE				
Garage Conversion ADU Standard Plan Single Car Garage w/ New Addition				
		CITY OF SOUTH GATE GARAGE CONVERSION ADU STANDARD PLAN <small>The applicant ("applicant") has requested the use of the City of South Gate Garage Conversion Accessory Dwelling Unit (ADU) Standard Plans ("construction documents") at the property indicated below. By agreeing to use these construction documents the applicant agrees to release, hold harmless, and indemnify the City of South Gate, its elected officials, officers, employees and agents, and the engineers and/or architects who prepared the construction documents from any and all claims, liabilities, suits, and demands on account of injury, damage, or loss to persons or property, including injury, death, or economic losses, arising out of the use of these construction documents.</small>		
PROJECT TEAM CITY The City of South Gate Community Development 8600 California Ave. South Gate, CA 90260 DESIGNER Office Of: 3360 N San Fernando Rd #1024 Los Angeles, CA 90065 Phone: 213.282.8123 Email: office@officedoffice.com	DRAWING INDEX G1.0 COVER SHEET G1.2 SITE PLAN A0.1 EXISTING FLOOR & ROOF PLANS A1.0 FLOOR PLAN A1.1 ROOF PLAN A1.2 ELECTRICAL PLAN A3.0 ELEVATIONS A3.1 ELEVATIONS A4.0 SECTIONS	BUILDING CODES 2022 California Building Code (Volume I and II); 2022 California Residential Building Code; 2022 California Plumbing Code; 2022 California Electrical Code; 2022 California Mechanical Code; 2022 California Green Building Standards Code; South Gate Municipal Code, Title 9 <i>Create a Vicinity Map showing the general location of the property</i> <i>Add the Project Information and the Owner Information</i> <i>Sign the Agreement</i>	VICINITY PLAN	
ABOUT THIS PLAN SET The Garage Conversion ADU Standard Plan Program offers a selection of ADU plans for South Gate Residents. The plans have been created in partnership with the City of South Gate in order to help fast-track approvals. To learn more about the program visit the Garage Conversion ADU Standard Plan Program page at the City website. In order to complete the Plan Set, project specific information needs to be provided by the property owner throughout the plan set. Follow the steps in the accompanying Garage Conversion ADU Standard Plan Instructions document to complete the plans. <small>How to Fill out this Cover Sheet</small> 1. Complete the OWNER INFORMATION and PROJECT INFORMATION portions. Legal Description and Zoning for the property can be found on the South Gate Property Information Portal. 2. Provide applicant signature and date under the Hold Harmless Agreement. 3. Create a Vicinity Map of the property and add to this sheet. 4. After completing the Title Sheet, follow the direction of the accompanying Garage Conversion ADU Standard Plan Instructions document. 5. Complete all requirements in the Application Instructions, submit all materials to Planning@cityofsouthgate.org. 6. City staff will notify you once your Application has been accepted and deemed complete.		HOLD HARMLESS AGREEMENT <i>The applicant ("applicant") has requested the use of the City of South Gate Garage Conversion Accessory Dwelling Unit (ADU) standard plans ("construction documents") at the property indicated below. By agreeing to use these construction documents the applicant agrees to release, hold harmless, and indemnify the City of South Gate, its elected officials, officers, employees and agents, and the engineers and/or architects who prepared the construction documents from any and all claims, liabilities, suits, and demands on account of injury, damage, or loss to persons or property, including injury, death, or economic losses, arising out of the use of these construction documents.</i> Applicant Signature _____ Date _____	PROJECT INFORMATION Project Address _____ Legal Description _____ Zone _____ Required Parking No _____ Occupant Group R-3 Construction Type Type VB ADU Size _____ SQ FT ADU Height 1 Story, ____' - ____'	OWNER INFORMATION Name: _____ Address: _____ Phone: _____ Email: _____ CONVERSION OF SINGLE CAR GARAGE W/ NEW ADDITION COVER SHEET G1.0

Garage Conversion

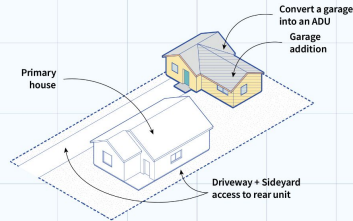
CONVERT YOUR GARAGE INTO AN ADU!

Garage Standard Plan Program

The City of South Gate is developing a Garage Standard Plan Program to help homeowners convert existing garages into Accessory Dwelling Units (ADU).

The City is supporting homeowners with:

- **Standardized, Garage Conversion Plans**
The City is introducing (3) Garage Standard Plans to streamline the design process for garage conversion ADUs. Although they still need approval through the standard permitting process, they **save homeowners both the time and fees** associated with the design process.
- **Technical Assistance**
With **one-on-one tailored technical assistance**, the City will directly support a select number of homeowners to convert their existing garages into ADUs.



GARAGE STANDARD PLAN PROGRAM?

Program Specifics

★ Are Standard Plans compatible with my garage?

Garage Standard Plans have been designed to accommodate most garage sizes and lot conditions. Existing garage conditions, including garage size and roof type have been addressed flexibly.

★ What types of Standard Plans are being provided?

Presently, the City is developing (3) Garage Standard Plans, each varying in size and bedroom/bathroom count.

Options Include

- 438 SF, studio, 1 bath
- 408 SF, studio, 1 bath
- 612 SF, 1 bed, 1 bath

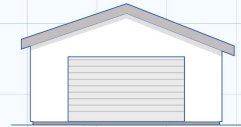
★ I want to convert my garage. Do I qualify for technical assistance?

The City will be supporting a select number of homeowners through the Garage Standard Plan Program. Homeowners interested in converting their existing garages into ADUs will undergo a vetting process to ensure they are financially capable of constructing an ADU.

Interested in converting your garage into an ADU? Register here!



Before Conversion



After Conversion



Estimated ADU Costs

New Construction ADUs,

- For example, A New Construction ADU of **499 SQ FT** could cost:
 - Approximately **\$5,000 - \$8,000** to design and permit, and
 - Between **\$199,600 - \$249,500** to construct

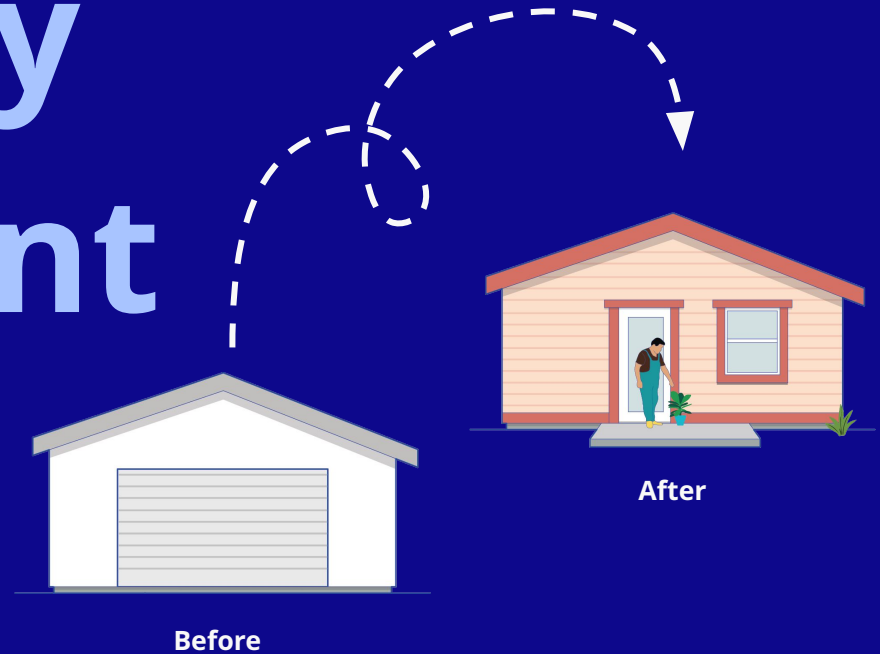
Approximate TOTAL: \$204,600 - \$257,500

Garage Conversion ADUs

- For example, A Garage Conversion ADU of 499 SQ FT could cost:
 - Approximately **\$10,000 - \$15,000** to design and permit, and
 - Between **\$149,700 - \$199,600** to construct

Approximate TOTAL: \$159,700 - \$214,600

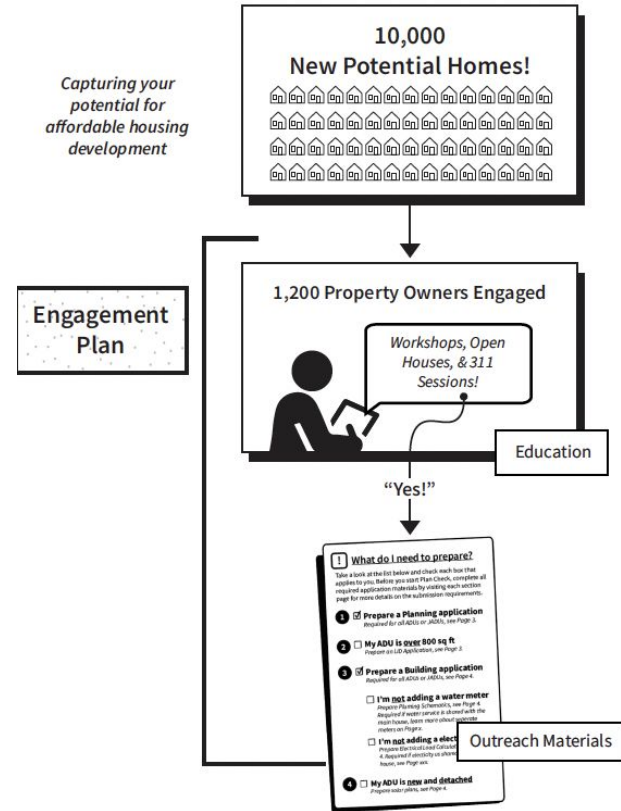
Community Engagement



Workshops & Community Meetings

The goal of community engagement **is to develop a comprehensive engagement that educates, promotes, guides, and facilitates technical assistance of ADU development** to home owners. We aim to:

- **Inform** residents about the program through community meetings, website publications, and social media posts;
- Provide program materials such as program explainers and step-by-step guides for residents to **learn** about the program; and
- **Prepare** interested residents for permit applications with plan sets, checklists, and instructions.

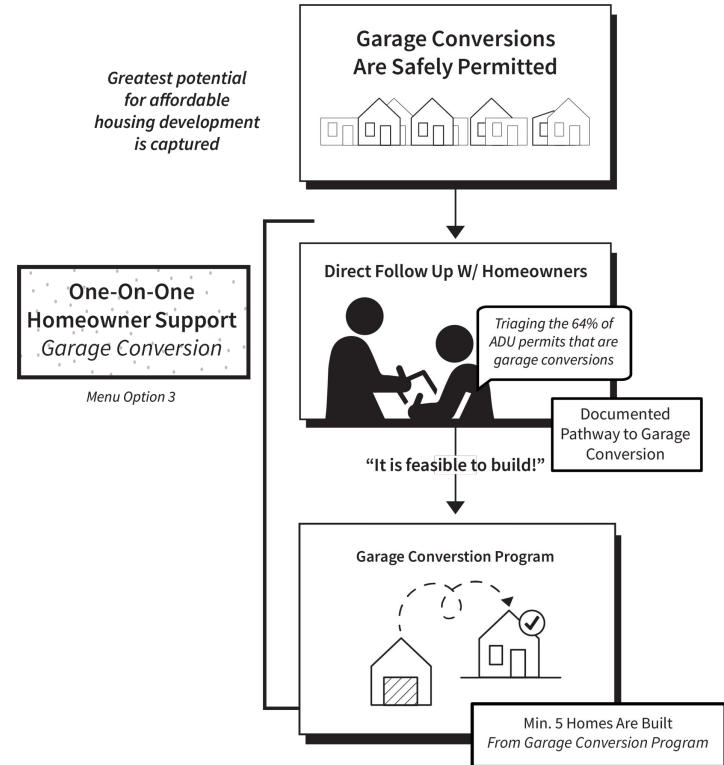


One-On-One Planned Support Program

Interested homeowners will complete an intake form at engagement events with their property information on site to get feasibility assessment, get recommended path:

- Use traditional planning process for new ADU,
- Use the permit-ready plan for new ADU build, or
- Use a garage conversion standard plan.

A number of residents with the ability to convert their garage into an ADU will receive **one-on-one technical assistance** and support for using a garage conversion standard plan to take the project to permitting.



Upcoming Workshops

Workshop #2

June 12

6-7:30pm

Banquet Room at South Gate Park

Workshop #3

June 26

6-7:30pm

Banquet Room at South Gate Park

Workshop #4

TBD

Questions?

Contact us & register!