

January 25, 2012

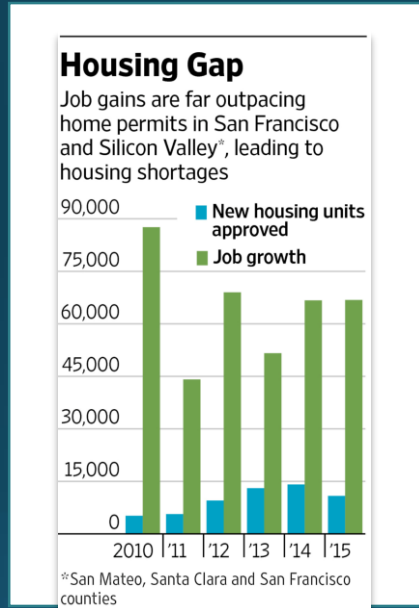
BRINGING THE LESSONS HOME

Joshua Abrams and Jeff Baird
Baird + Driskell Community Planning

Regional and Local Context



Land Use



Economy

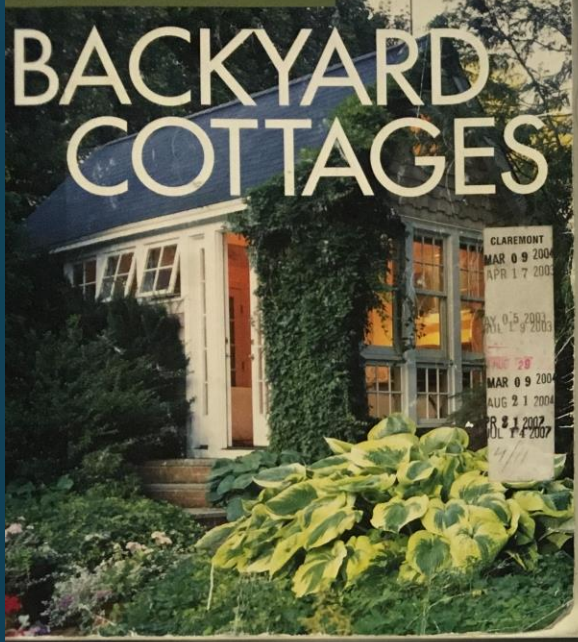
**AB 2299 /
SB 1069**

State Law



Political Will

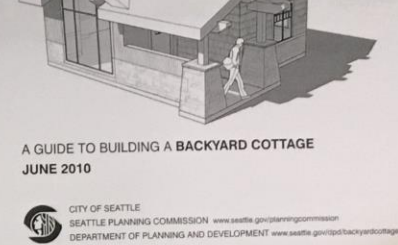
Best Practice Research



Accessory Dwelling Units: Case Study



U.S. Department of Housing and Urban Development
Office of Policy Development and Research



A GUIDE TO BUILDING A BACKYARD COTTAGE JUNE 2010

CITY OF SEATTLE
SEATTLE PLANNING COMMISSION www.seattle.gov/planningcommission
DEPARTMENT OF PLANNING AND DEVELOPMENT www.seattle.gov/development

YOUR GUIDE TO TURNING ONE HOUSE INTO TWO HOMES

in-laws, outlaws, and granny flats



Michael Litchfield



sf-ADU

a guide for homeowners, designers,
and contractors considering adding
an Accessory Dwelling Unit to an
existing residence in San Francisco



SPONSORED BY THE SAN FRANCISCO PLANNING DEPARTMENT
JULY 2010
PREPARED BY SPENSICORP STUDIO ARCHITECTS

HAWAII ADU



Accessory Dwelling Unit Homeowners' Handbook

A Guide for Homeowners on Oahu Interested in Building an Accessory Dwelling Unit



HAWAII APPLESEED
COMMUNITY JUSTICE

ACCESSORY DWELLING UNIT MANUAL

SACRAMENTO
COUNTY

GETTING STARTED

Introduction to ADU development and how to start your project

DESIGNING YOUR ADU

Neighborhood compatibility, planning your ADU, and prototypical designs

BEING A PROJECT MANAGER

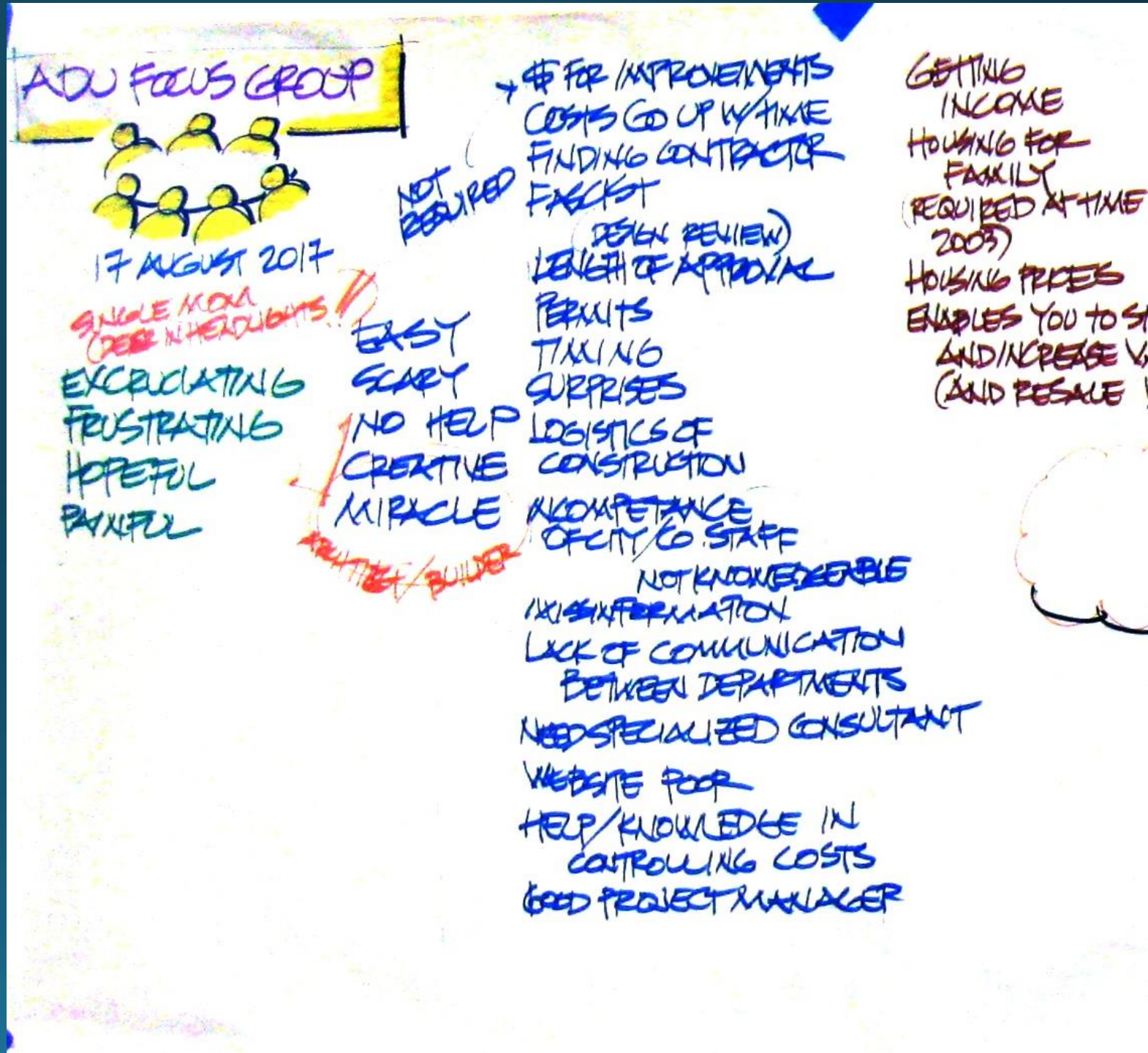
Understanding the application process, building and renting your ADU

Focus Groups, Interviews and Surveys



Insights

- **Certainty** - The lack of good information is paralyzing. People don't want surprises.
- **Allies** - People want a friend at city hall.
- **Quality Professionals** – Supporting/developing a cadre of professionals with expertise is important.
- **Personal Involvement** – Second Units are a personal project and homeowners are often very involved in the process.



Second Units Center Website

www.secondunitcenterSMC.org

Jurisdiction Standards Summaries

Belmont Accessory Dwelling Unit (ADU) Standards

Find your jurisdiction standards at www.21elements.com/adus.html

STANDARDS	
Zones allowed	All residential zones (R-1-5, HRO, PD)
Lot restrictions	None
Minimum lot size	None
Min / Max ADU size	Min: None Max attached: lesser of 50% of primary dwelling or 800 sf Max detached: 800 sf
ADU building height	Attached: 28 feet Detached: 15 feet Over garage: 17-20 feet (dependent on roof style)
Setbacks	5 feet rear and side
Parking requirements	No parking required but, if provided, can be tandem
Owner occupancy	Owner must live in the main dwelling or the ADU
Sample fees from recently built projects*	ADU 1 (584 sf, attached): \$6,736 ADU 2 (416 sf, attached): \$3,404 ADU 3 (285 sf, attached, junior): \$3,399
Other requirements	<ul style="list-style-type: none"> Sprinklers for fire safety are required if the ADU results in a 50% increase in the original size of the residence or a combination of increase in size and remodeling impacted 50% of the original square footage. The state building code requires sprinklers for all new construction. All projects removing trees are subject to the Belmont Tree Ordinance. A restrictive covenant must be recorded on the deed prior to finalizing the building permit and issuance of occupancy. ADUs are not allowed in front of the primary dwelling unless the structure is already in front of the primary residence. Only one ADU per property is allowed. ADUs are not allowed on sites with multifamily dwellings. ADUs must comply with all requirements of the underlying zoning district.
Process	Building permit review required. No design review of ADU is required, even if ADU is part of a larger project. Making an appointment to meet with a planner in the initial stages of the project can help avoid challenges and is highly recommended.
Exceptions	None
INFORMATION	
Contact	Planner on Duty - 650.595.7478
Website	http://www.belmont.gov/city-hall/community-development/planning-and-zoning/accessory-dwelling-units-adus
ADU Ordinance	www.belmont.gov/home/showdocument?id=15642

Disclaimer: standards and process may vary. Consultation with the contact is recommended before starting any project.
*Fees are specific to each project and will vary. Fees change regularly. These are provided as examples only.

Idea Book



SECOND UNIT inspiration

Granny flat, in-law suite, accessory dwelling unit (ADU), converted garage, backyard cottage, basement apartment - whatever you call it, get inspired to build one in San Mateo County!

Idea Book



embracing change

When Surinder and her husband looked out at their yard, they saw opportunity, but not the flowering kind.

With their kids away at college, they felt the gorgeous garden next to their home in the Menlo Oaks neighborhood could be transformed into an income-generating second unit. But Surinder was uneasy about giving up the garden as well as sharing their lot with people they didn't know.

Those concerns could have dashed the project before it began.

Luckily, Surinder owns a design firm, SDK Design, and knew a well-crafted building could compliment their yard and respect everyone's privacy. Now she can gaze out at a beautiful, contemporary two-bedroom, two-bath unit with an office that blends seamlessly with the postcard-perfect surroundings. What she didn't realize was having close neighbors could be a positive. It provides peace of mind knowing that their tenants are nearby to keep an eye on their house when they are away.

Today, they have had no problem renting out the second unit as it's ideally located near major employers. They are on their second set of tenants; the first moved out only because they were expecting a child and wanted to be closer to family.

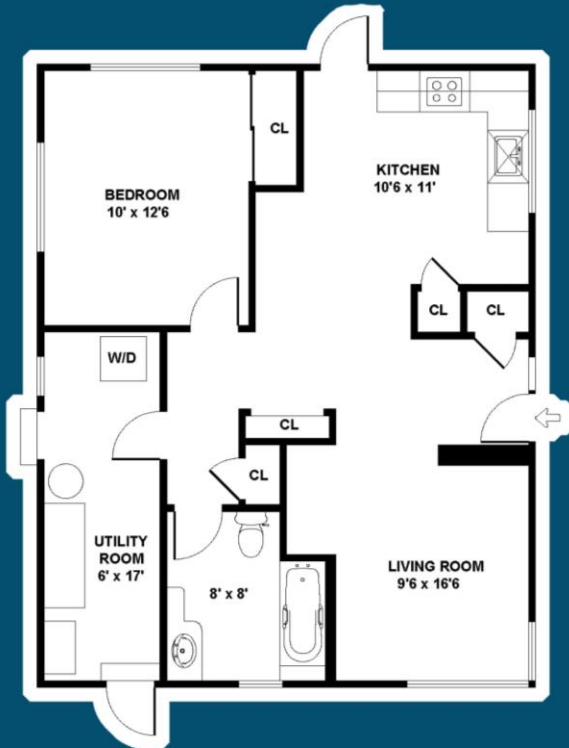
And for Surinder, who initially was hesitant about having tenants in their space, she now embraces sharing their property. She long ago dropped plans to build a fence around the second unit. "It's really important for the tenants to know we are co-existing together. It's been really wonderful."



Unit Specifics

Unit Type	Detached
Bedrooms	2 + office
Bathrooms	2
Square feet	1350
Year built	2015
Construction	New construction
Total Cost	\$450k
Jurisdiction	Menlo Park
Neighborhood	Menlo Oaks
Designer	SDK Design (design) Ana Williamson (architect)
Builder	SDK Design
Use	Rental

Idea Book - Floorplans



Jona's Cottage
640 sq ft - 1 bedroom, 1 bath, kitchen, living room, storage



Dorian's Granny Flat
700 sq ft - 2 bedrooms, 1 bath, kitchen, living room



Lily's Garage Conversion
392 sq ft - 1 bedroom, 1 bath, kitchen, living room



Hank's Garden Cottage
609 sq ft - 1 bedroom, 1 bath, kitchen, living room, office

Workbook



SECOND UNIT workbook

A tool for homeowners
considering building a
second unit in San Mateo
County

Workbook (draft)

Goals

- Step by step guide
- User friendly
- Interactive
- Informational

Outline

- Getting Started
- Design
- Budgeting and Finance
- Permitting and Approvals
- Construction
- Move In

Workbook (draft)



Goals and Concerns

Before you begin, it is important to know why you are building a second unit. Think about both your short-term needs and your long-term goals. One of the benefits of a second unit is that it can adapt to your situation as it changes over time. At first it might be rented for income, then it might turn into a children's playroom, and eventually it might house aging parents or yourselves.

It is also important to think about concerns. Ways to address these potential challenges are explored in this workbook. It is good to list concerns early in the process to make sure they are addressed.

What are some of your overall goals for building a second unit?

Goals

Short Term *Long Term*

- ☐ ☐ Rental income
- ☐ ☐ Housing for a family member
- ☐ ☐ Helping out the community (i.e. housing a teacher)
- ☐ ☐ Housing for someone with special needs
- ☐ ☐ Planning for retirement
- ☐ ☐ Increased resale value
- ☐ ☐ Downsizing/moving into the second unit
- ☐ ☐ Housing domestic help (au pair, etc.)
- ☐ ☐ Help with chores or to watch over things when I am away
- ☐ ☐
- ☐ ☐
- ☐ ☐



Concerns

- ☐ Cost
- ☐ Difficulty of approval and/or construction
- ☐ Privacy
- ☐ Challenges of renting and managing the second unit
- ☐ Increase in property or other taxes
- ☐ Other concerns:



Second Unit Vision

There will likely be challenges along the way. To stay motivated, some people find it helpful to write down why they are building their second unit, such as *"Take the kids to Disneyland every year"* or *"Make sure my mom has a safe place to live."* If you think it would be helpful, use this space to write a sentence or two to express your goals. Feel free to cut it out and post it somewhere you will see it.



My second unit will allow me to:



Second Unit Calculator (draft)

<http://secondunitcentersmc.org/calculator/>