

# Accessory Dwelling Units: Prototype Program and ADA

Accessibility and Disability Commission

April 25, 2023





# Background

## Planning & Community Development

- **The problem:**
  - > State-wide housing crisis, rising housing costs, and a shortage of affordable housing options in California.
- **The State's Solution:**
  - > The State legislature has passed a series of bills aimed at facilitating local approval processes for accessory dwelling units (ADUs) and lifting regulations that may otherwise limit ADU size, location, zone or other development capacities related to ADUs.
- **Local Efforts:**
  - > The City received a grant from SCAG to study ways to increase ADU production.
  - > The City recently initiated a code amendment to update the City's regulations.



# Efforts to Increase ADU Production

## Planning & Community Development

- **SCAG Grant awarded in 2021 for Planning Services**
  - > Assess and modernize City's ADU permitting processes and policies
  - > Develop an ADU Handbook and other tools as best practices for other cities to use
  - > 5 ADU Prototypes developed
- **ADU Ordinance Update**
  - > Study Session held in March with Planning Commission.
  - > Community Workshop in June (Date TBD)
- **ADU Virtual Preliminary Consultations**
  - > Complimentary 30-minute appointments
  - > Offered every Thursday from 1 p.m. to 5 p.m.
  - > Clarification on building & zoning codes

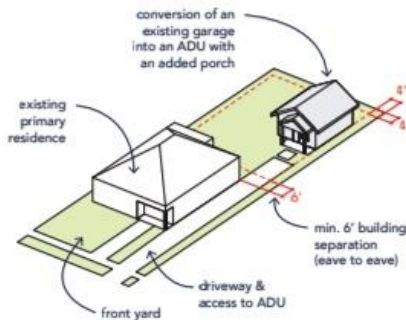




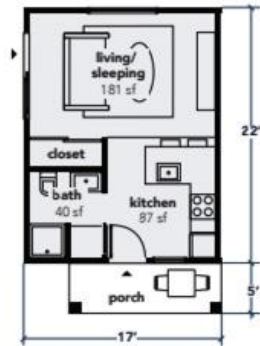
# ADU Prototype Plans

## Planning & Community Development

Conceptual Unit Designs  
**1-story, studio 1-bath**  
**375 sq ft**



Sample Site Layout

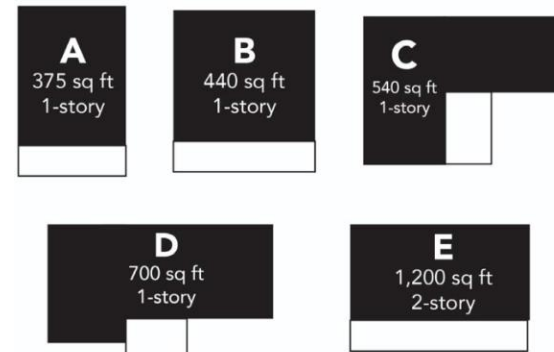


Floor Plan



**A**

- A. 1-story studio 1-bath, 375 sf
- B. 1-story 1-bed 1-bath, 440 sf
- C. 1-story 1-bed 1-bath, 540 sf
- D. 1-story 2-bed 2-bath, 700 sf
- E. 2-story 3-bed 2.5 bath, 1,200 sf



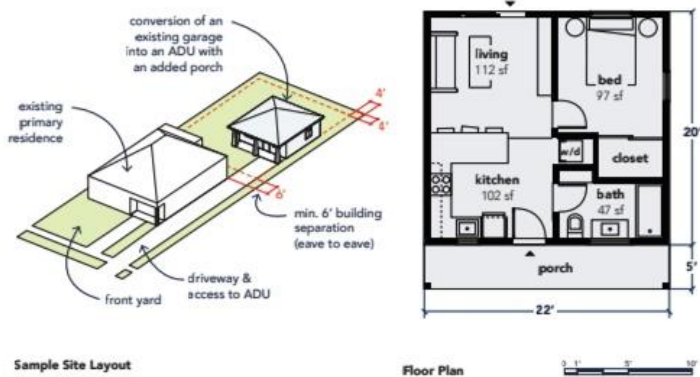


# ADU Prototype Plans

## Planning & Community Development

Conceptual Unit Designs  
**1-story, 1-bed 1-bath**  
**440 sq ft**

**B**

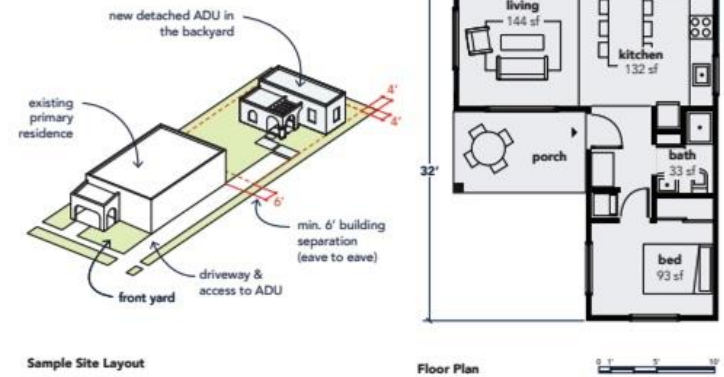


Sample Site Layout

Floor Plan

Conceptual Unit Designs  
**1-story, 1-bed 1-bath**  
**540 sq ft**

**C**



Sample Site Layout

Floor Plan

The front orientation of ADU in the floor plan is rotated 90 degree to the left.



Unit Perspective - ADU | Craftsman Style Exterior

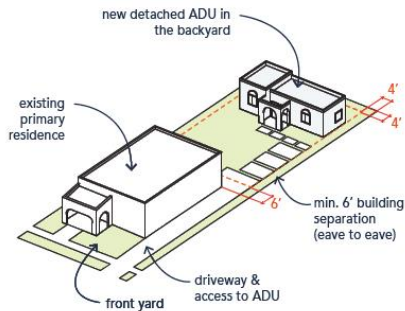




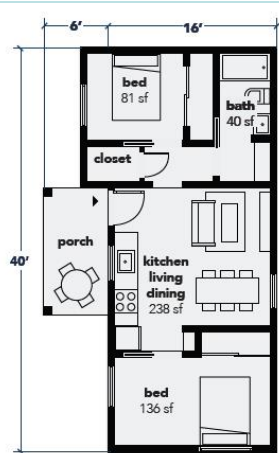
# ADU Prototype Plans

## Planning & Community Development

### 1-story, 2-bed 1-bath 700 sq ft



Sample Site Layout

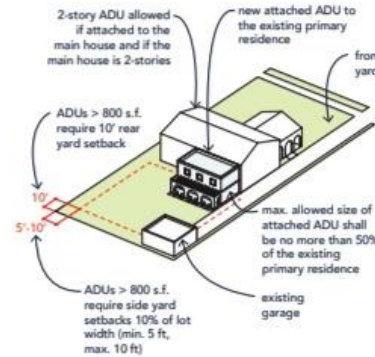


Floor Plan  
The front orientation of ADU in the floor plan is rotated 90 degree to the left.

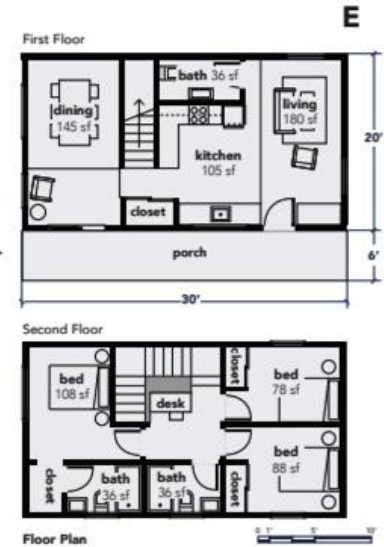


Perspective - ADU | Spanish Style Exterior

### Conceptual Unit Designs 2-story, 3-bed 2.5-bath 1,200 sq ft



Sample Site Layout



Floor Plan



Perspective - ADU | Spanish Style Exterior



# Accessibility in ADUs

## Planning & Community Development

- Accessibility is NOT a building code requirement in single-family construction or ADUs.
- Any Accessible features installed would be on a voluntary, or, design-basis.
- “Visitability” designs are intended so persons can live and age in a home with Accessible accommodations.
- One item to consider for Accessibility in ADU design is “adaptability” – meaning that an ADU is constructed to accommodate future Accessible features such as the structural backing behind walls for showers and hallways.



# Examples of Accessible Design

## Planning & Community Development

1. A wide front pathway or steps made of non-slip stone, cement, or other material.
2. A landing large enough to accommodate several people or a wheelchair and one able-bodied person.
3. Floorplan should be open for better accessibility.
4. An awning or other covering over the entryway.
5. A low (or no) threshold into the ADU.
6. All doorways 36" or greater, including the front door (42" preferred).
7. No threshold shower.





# Examples of Accessible Design

## Planning & Community Development

8. Grab bars installed at toilet and in shower
9. 180-degree turning radius in bathroom.
10. Use of pocket doors, where feasible
11. Use of remote-controlled window coverings is preferred
12. Lights switches mounted at 42" and with large, flat panels
13. Use of 'smart home' products (or a simple dimmer switch if the ADU tenant is not tech savvy).
14. Lever door handles instead of knobs
15. Cabinets at 30" in height



# Next Steps

## Planning & Community Development

- Planning & Community Development will be implementing an ADU Standard Plans program
  - > Will include five pre-approved ADU plans for each of the five prototypes.
  - > A total of 25 ADU standard plans
  - > At least one of the ADU standard plans will incorporate accessible design standards
- An invitation will be sent to local architects and engineers to participate in the program.
- The solicitation will specify that at least one of the ADU designs must include accessibility in its design.
- Staff estimates that the ADU Standard Plans will start to be available by the end of summer/early fall.

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