

California Accessory Dwelling Units: 2023 Plus-Delta (+ / Δ) Perspectives



Understand processes, policies, and standards of Accessory Dwelling Units in California



Identify the ways in which CA state agencies are involved with ADUs, their permitting, codes, and standards



Learn about strategies that architects in California can use to improve their work with permitting ADUs



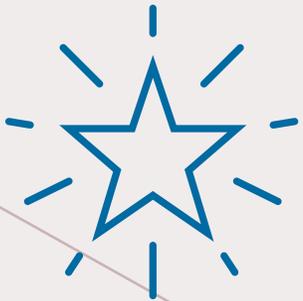
Review the analysis of best practices of Accessory Dwelling Unit permitting in California



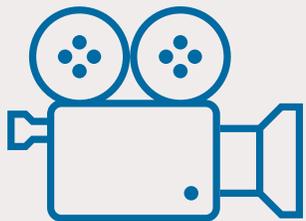
Cultivate a positive learning environment



Please use the Q&A function to ask questions for today's presenter



This session qualifies for 1.5 AIA LU|HSW – AIA CA will submit for you



A recording of this presentation will be made available on our website soon



PANELISTS:

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J.KRETSCHMER ARCHITECT

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CALIFORNIA HOUSING AND
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TMG PARTNERS / CASITA COALITION

CHRISTOPHER OLVERA
CALIFORNIA ENERGY COMMISSION

Thank you!

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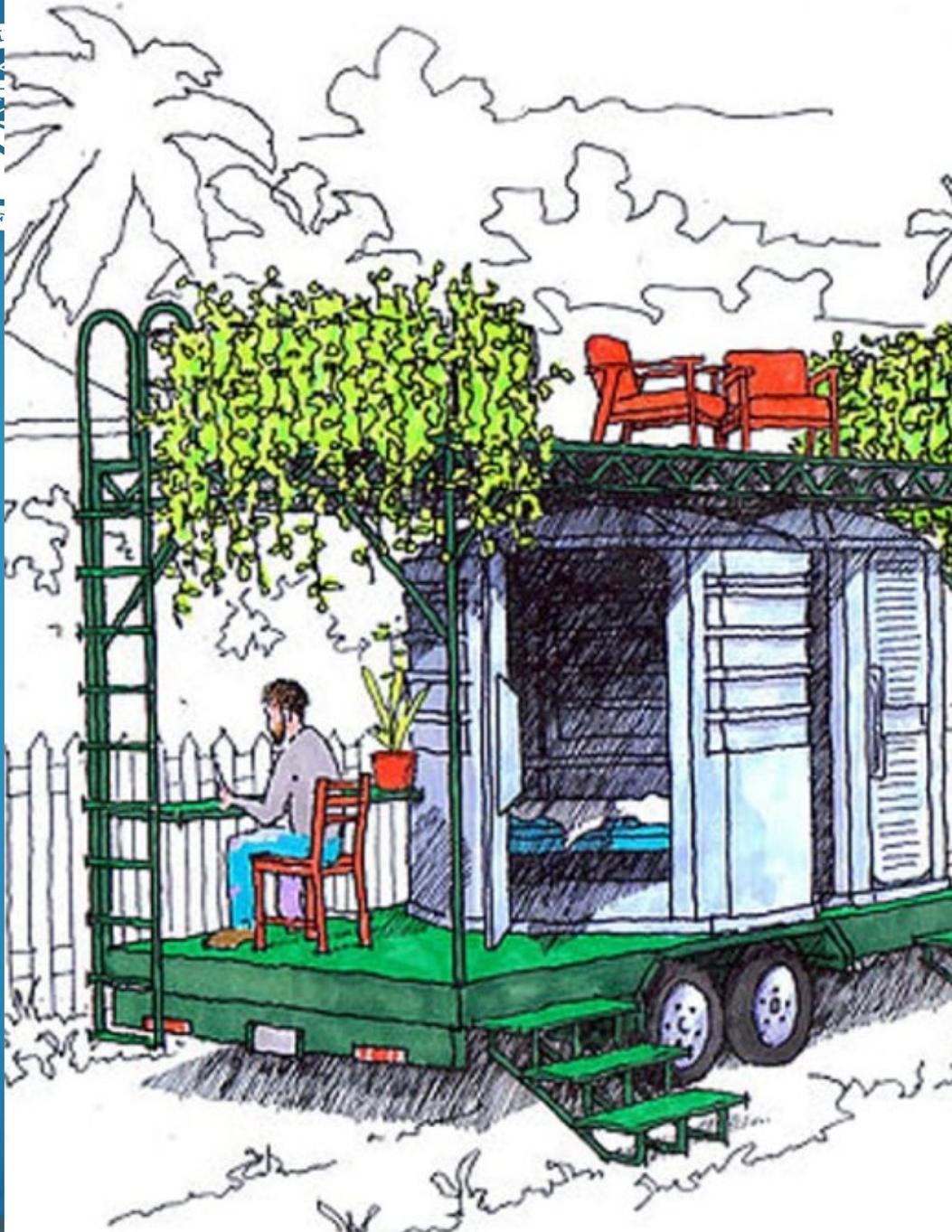
CHRISTOPHER OLVERA
CALIFORNIA ENERGY COMMISSION

Housing Accountability Unit
ADU Enforcement Team

State ADU Law: + / Δ



April 6, 2023
AIA CA Webinar





About HCD ADU





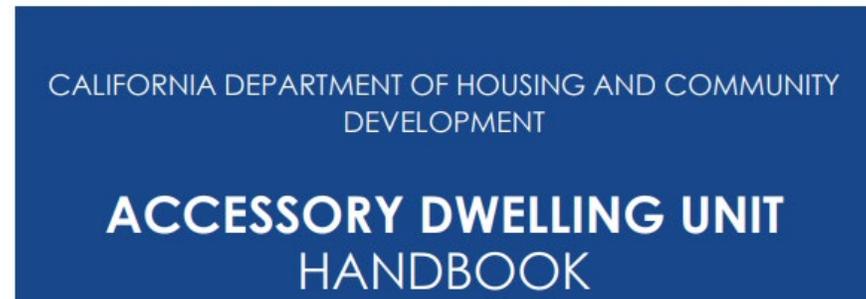
The Day in, Day Out of A&E



ADU TEAM

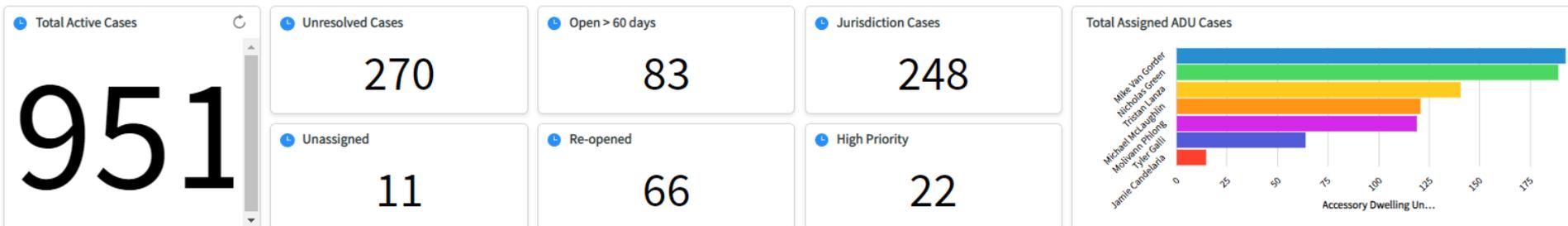
1. Ordinance Enforcement

ACCESSORY DWELLING UNITS (ADU) ADU ORDINANCE REVIEW LETTERS			
The following list of review letters is current as of: February 07, 2023			
Jurisdiction	Review Date	HCD Ordinance Review Letter	Response
AGOURA HILLS	2/3/2023	Click to view	
AMERICAN CANYON	2/7/2023	Click to view	
ANAHEIM	12/14/2021	Click to view	Response received. Please email
ATHERTON	12/14/2021	Click to view	Response received. Please email
BELL FLOWER	4/1/2022	Click to view	Response received. Please email
BERKELEY	10/17/2022	Click to view	
BUELLTON	2/17/2022	Click to view	
BUENA PARK	7/27/2020	Click to view	
CAMARILLO	6/29/2021	Click to view	
CONTRA COSTA COUNTY	4/21/2022	Click to view	Response received. Please email
COSTA MESA	3/17/2022	Click to view	Response received. Please email
DANA POINT	1/13/2023	Click to view	Response received. Please email
EL MONTE	6/17/2022	Click to view	Response received. Please email
GLENDALE	3/25/2022	Click to view	Response received. Please email
HERCULES	9/30/2022	Click to view	
HESPERIA	6/3/2022	Click to view	Response received. Please email
LA HABRA	4/8/2022	Click to view	Response received. Please email
LA QUINTA	11/18/2022	Click to view	
LA QUINTA	8/9/2021	Click to view	Response received. Please email



2. Guidance + Uniform Standards

3. Technical Assistance



What do Discretionary
Review Standards and **Egypt**
have in common?



Denial

(of ADU permits)





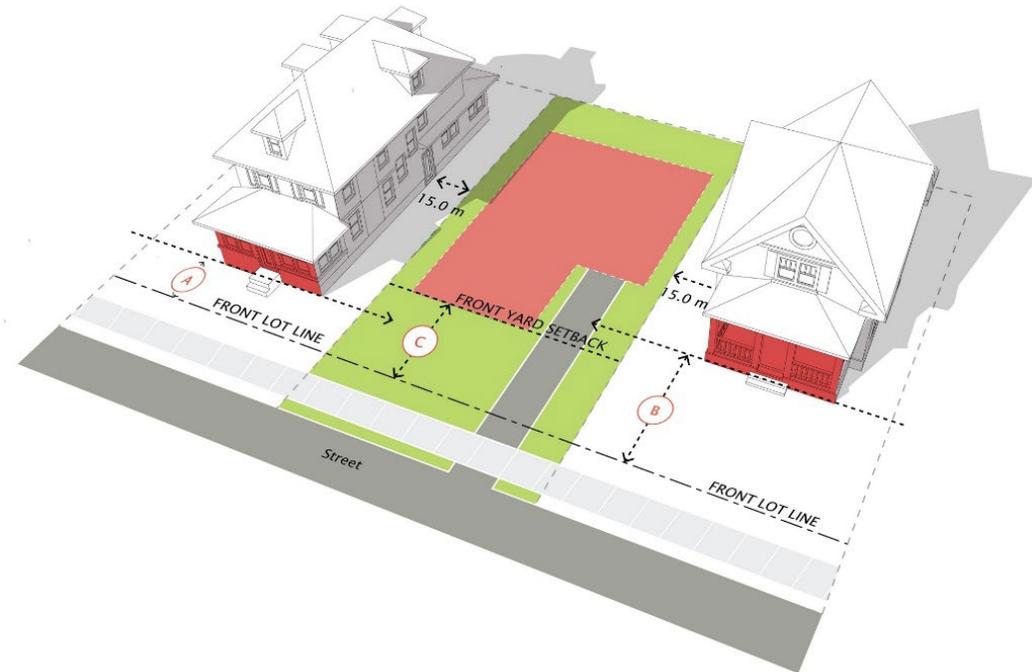
Biggest Hurdles

- Minimum ***by right*** units allowed
(SB 68 units, GC 65852.2, subd. (e))

$$(A + B) \div 2 = C$$

C = Front Yard Setback

- Setbacks (esp. front)
- Non-Conformances/
Building Violations





By Right exemptions

➤ Local **Objective Standards** not be required for ADUs created pursuant to GC 65852.2, subd. (e)

- ✓ < 800 square feet
- ✓ 4 feet setbacks
- ✓ < 16 (or 18, or 25) feet in height

➤ **Minimum Permittable Units (by lot type)**

 **SFR: 1 Detached + 1 Converted* + 1 JADU**

  **MFR: 2 Detached + 1 Converted**

* Conversions can be 'proposed additions',
no maximum size if in bldg. footprint



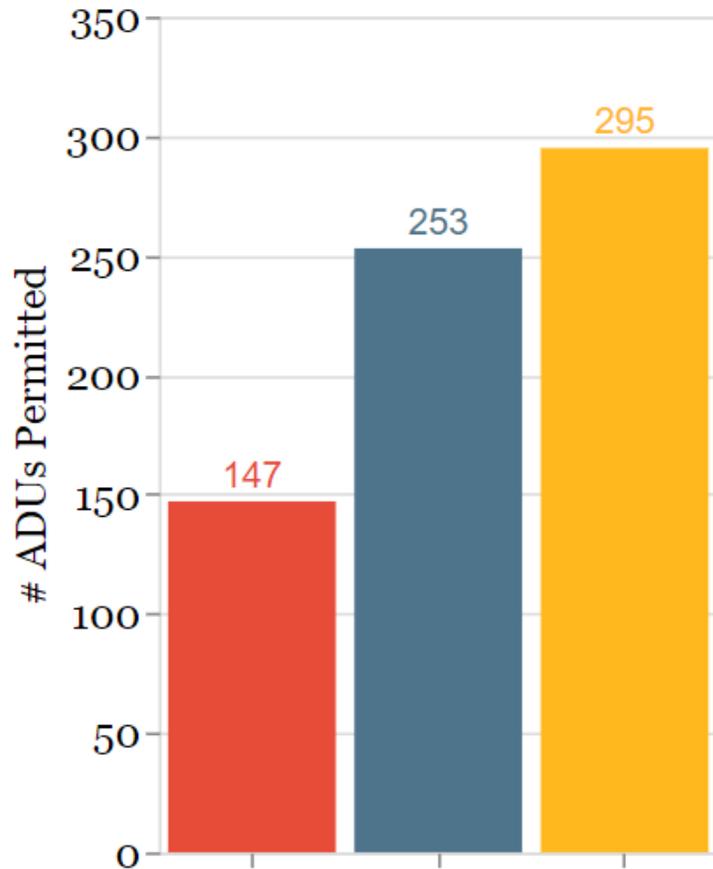
Biggest Hurdles

- Discretionary, non-objective standards & processes
- Permit wait times
- HOAs: Still our favorite 'architectural' boards
(despite Civ Code §§ 4740, 4741, and 4751)





San Diego's affordability bonus



- Base ADUs (allowed by state law)
- Bonus ADUs
- Deed Restricted Bonus ADUs

San Diego's ADU Incentive program

- ADU Affordability bonus
- Transit Priority Maps
- More permits than expected (also a Δ)



San Jose Process



BULLETIN #210 UPDATED 03/21/2023 SUBJECT TO CHANGE

RESIDENTIAL PROPERTIES

ADU UNIVERSAL CHECKLIST

Are you thinking about building an ADU, JADU, or THOW?*

If yes, be sure to use this checklist to learn if your lot qualifies for an ADU and if your project concept complies with City zoning and fire codes.

Property owners and design professionals: **Avoid having to make costly changes to plans by closely following the directions and standards outlined in this checklist.** We'll help! Share your completed checklist and a sketch of your proposed ADU with a City planner for basic feedback. To obtain feedback, see the [ADU Plan Review & Permit Process](#) webpage and review [HCD Handbook Checklist](#).

*ADU - Accessory dwelling unit, also called a granny flat, secondary unit, or backyard home. May be attached to or detached from the main home. May also be a conversion of a garage or basement.

*JADU - Junior accessory dwelling units are built within the existing footprint of a single-family home. An attached garage may be converted into a JADU. Owner-occupancy of the main home is required.

*THOW - Tiny home on wheels. THOWs are a prefabricated type of ADU mounted on a trailer chassis and have their own checklist; view [Bulletin #291-Tiny Home on Wheels Permit Checklist](#).

Find more details on types of ADUs and ADU requirements at www.sanjoseca.gov/ADUs and [San José Municipal Code Part 4.5](#).



Truckee's ADU Grants + Loans



ADU Loans & Mini Grants



Thank you for your interest in the Town of Truckee Accessory Dwelling Unit (ADU) Loan + Mini-grant Program. The purpose of these financial incentives is to encourage the building of new units as well as the permitting of existing, unpermitted units to increase the inventory of long-term housing in Truckee that serves the local workforce and community.

Each loan and grant product has different requirements. Loans and grants are awarded each year on a first-come-first served basis until funding runs out.

Fair Housing Laws apply to all of the housing programs at the Town of Truckee including these ADU loans and grant products. The Law prohibits discrimination in housing based on: Race, Color, National origin, Religion, Sex and more. For more information, visit <http://www.fairhousingnorcal.org/california-and-local-fair-housing-rights.html>.



Apply for Funding

Fill out this two minute [ADU funding questionnaire here](#) to help determine which type(s) of funding you may qualify for. If you

Quizicle: How many ADUs are allowed on a multifamily lot?



At least 3, including up to
25% of all non-livable spaces

(Gov. Code § 65852.2 (e)(1)(C))



Thank you!

Michael.Mclaughlin@hcd.ca.gov

HCD ADU Portal: www.hcd.ca.gov/policy-and-research/accessory-dwelling-units





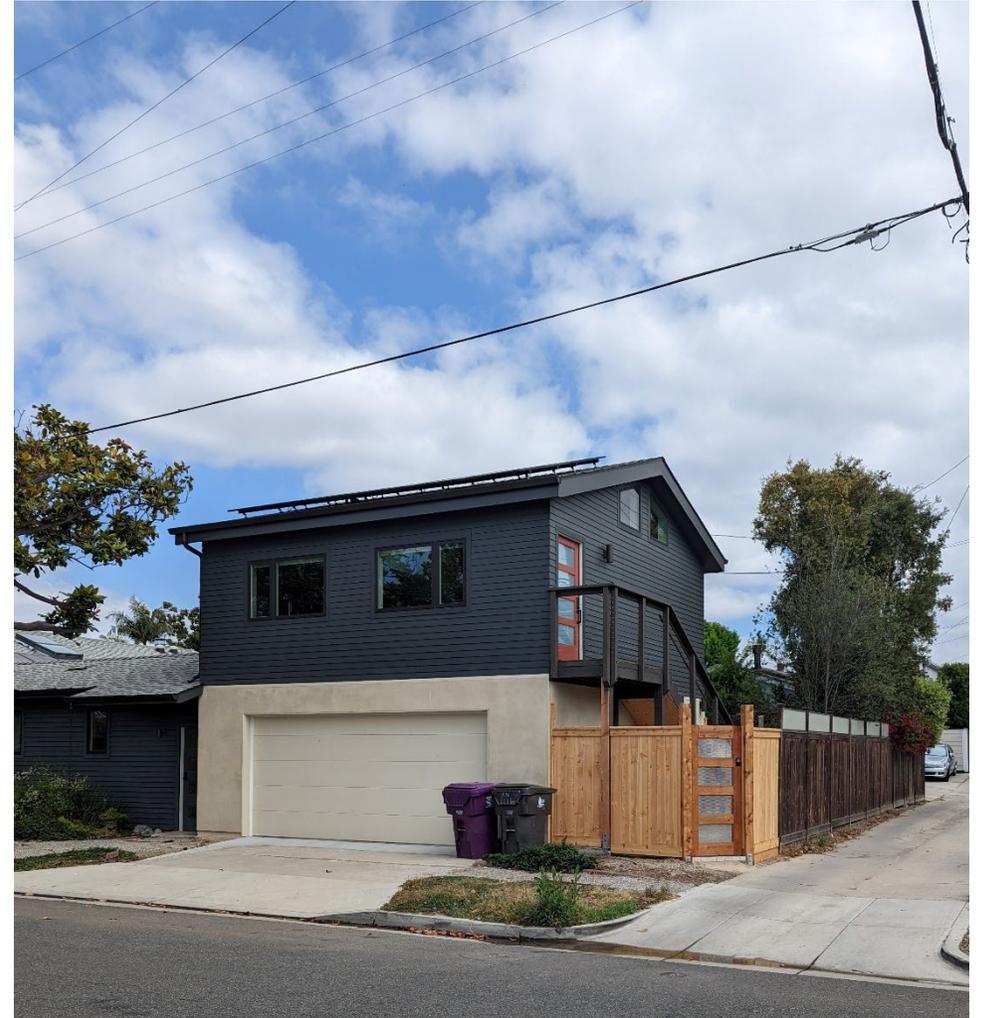
ADUs & the Energy Code

April 6, 2023

nick@buildsmartgroup.com

Our Time Together

- ADUs are 25% of my work
- More and more are All-electric
- Factory-built ADUs a growing trend
- Title 24 exceptions helpful for compliance
- My ADU working great



Build Smart Group Title 24 Work in 2022

	Number of Units	Percent
ADU units	54	25%
Residential Additions & Alterations	54	25%
New Single Family	87	41%
Other (Nonres, Prescriptive)	20	9%
Total	215	

Why All Electric ADUs?

- Simplified utility connections
- Less expensive to build
- Less expensive to operate with PV
- Lower Greenhouse Gas Emissions
- Improved Health: better indoor air w/o combustion byproducts (NO_x)
- Easier Energy Code Compliance
- Ductless/Ducted Minisplit Heat Pumps are ideal for small spaces
- Find room for a Heat Pump Water Heater



Factory-built ADU Activity Picking Up in LA

- Allow for less hassle for homeowners
- Typically higher cost than site-built
- Design costs spread over multiple units, not one-off



Energy Code Tips for ADUs

- **Conversions of existing unconditioned space comply as Additions, not New**
 - No PV required for ADUs complying as Additions
 - Existing walls becoming part of ADU need only have cavity insulation
- **PV:** not required when code required system size < 1.8 kW
 - CZ6: < 960 sqft
 - CZ9: < 717 sqft
 - CZ15: < 211 sqft
- **Water Heating:** Heat Pump Water Heater prescriptive standard in 12 CZs
 - ***Electric tankless allowed < 500 sqft***
 - With point of use distribution system HERS verification
 - Max 15' piping with 3/8" diameter
 - 120V Heat Pump Water Heaters allowed in units 1 Bedroom or less
- **Heating & Cooling:** Ducted and Ductless minisplits with VCHP credit are a huge help to compliance

ADU Case Study



Key Features

- 1 Bedroom 576 sqft
- All-Electric
 - Ductless minisplit heat pump
 - Heat pump water heater in garage
 - Induction range
 - Stacked washer and heat pump dryer
- 4 kW PV array makes ADU Net Zero Carbon
- Expected Utility Bills \$142 per year
- Built with SIPS panel floor/walls/roof
- Heat Recovery Ventilator
- Construction: Nov 2021-June 2022

Two-Months-In ADU Actuals

11.4 kWh per day Usage

Heat Pump: 4.1 kWh per day

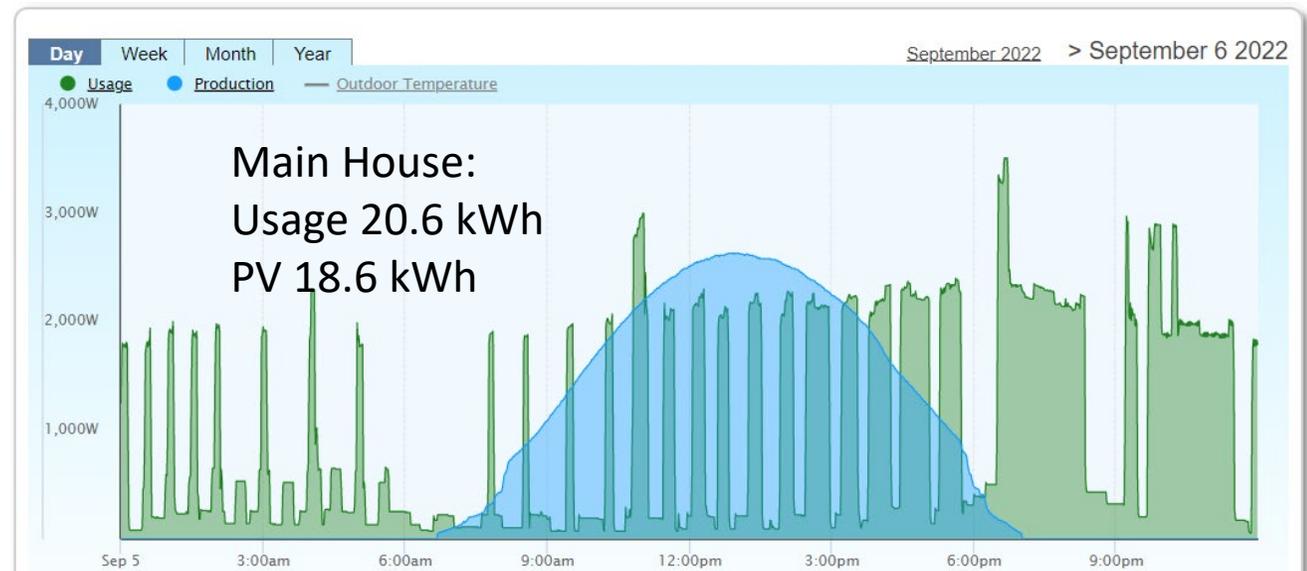
HRV: 1.7 kWh

HPWH: 0.8 kWh

Other: 4.8 kWh

20.7 kWh per day Production

Record Day Comparison: Sept 6, 2022





Small housing is key to promoting more sustainable, equitable, inclusive communities

California's "ADU Revolution"

Denise Pinkston, President, Casita Coalition

Partner, TMG Partners

Drafter and Technical Advisor, AB 68, SB 1069



What We Did– Change State Housing Law Incrementally

2016-2017

- ADUs by building permit only in existing structures, limit parking and fees
- HCD issued ADU Guidance and begins active monitoring

2017-2019

- No HOA prohibitions
- No requirement for owner occupancy
- No fees below 750 sqft
- 1 ADU, 1 JADU, more in Multi Family
- \$100MM F for ADU programs in Cal HFA

2021: SB 9 Duplex Lot Split Bill

2022: AB 2011, SB 897, and AB 2221 Height increases; objective standards; permit timelines, unpermitted amnesty

First 2016 Bill

Identified Barriers

Single Family Zoning:

- Single-family "sanctity" forbids ADU, second units, duplexes
- Lot size minimums/ setbacks/ zoning standards effectively prevent ADUs
- Setbacks (non-conforming lots)

Cost/ Process:

- Typical Fees \$10-60k
- Discretion is a barrier

Parking: Cost/ no space for cars

Proposal / Messaging

Zoning:

- Redefine "second" to "accessory" = ADU
- Remodel existing space NOT change of use
- No fees, parking, discretion.

Process:

- "Ministerial" - must issue permit for existing space - not new/ changed use

Parking:

- House people, not cars (ADUs use less)
- Parking on driveway/tandem. None 1/2 mile transit

Local Control?

Local control begins at home

- **No neighbor permission** - Families are blended, mended, extended; housing should reflect changing private needs without a neighbor's permission.
- **No lifestyle veto** - Family choices include # of kids, # cars, # dogs, who you love, who lives where.
- **No gov't privacy invasion** - Government stays out of your bedroom, and who cooks/ sleeps where.

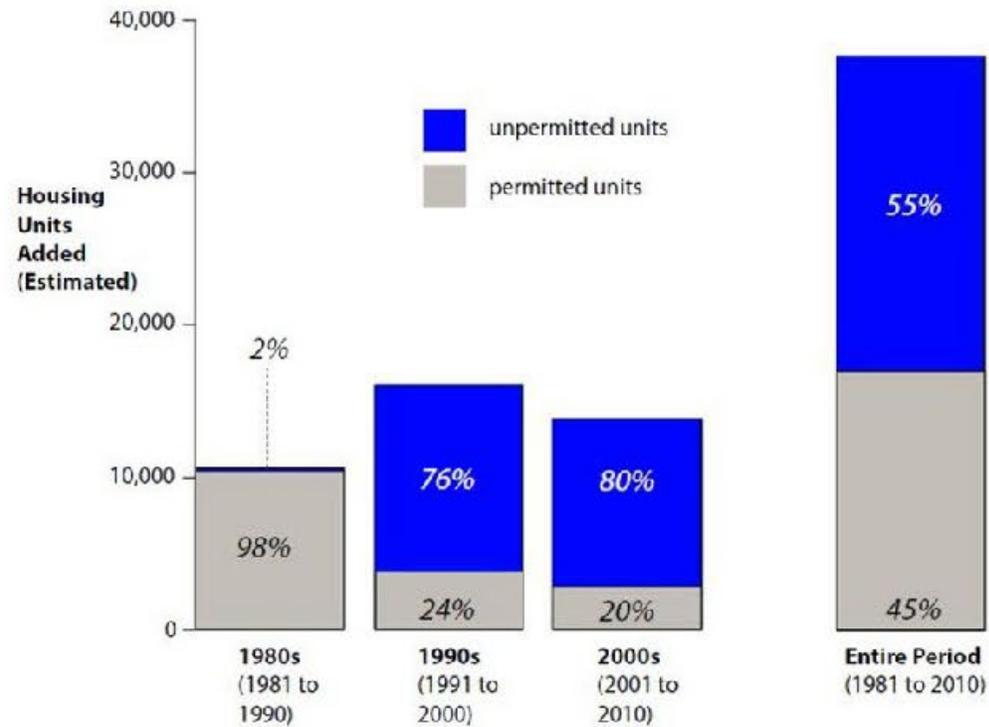
State must allow ADUs so family homes can address family needs, lifecycle, lifestyles, privacy for private decisions, and more housing choices in every neighborhood.



Only State Action Creates Uniform Path to Safe, Legal ADUs



**Housing Added to Stock By Mode,
City of Gateway (Incorporated Only)
1981 to 2010**



We Just Did It - Wegmann, 2014

Created huge support coalition

Opposed by small/league of cities, some counties

Supported by broad coalition:

Some Cities and Planning Advocates
Chambers of Commerce, Realtors, Employers
Environmentalists/infill advocates
Seniors
Non-profit builders and advocates
Unions (teachers, employees)
Equity & Environmental justice advocates
Governor

Many 1st time support for housing bill

Many 1st time support for same bill

FLOOR ALERT

SB 1069, Wlecekowski,
Bloom Principal Co-Author
Atkins, Co-Author

SB1069 quickly helps homeowners ease the affordable housing crisis with no subsidy. Accessory Dwelling Units (ADUs) are the only affordable housing deliverable in a year, costing less than half of new homes, in existing communities consistent with SB 375, with zero subsidy.

SB 1069 removes barriers preventing homeowners from constructing ADUs. Action by the State is necessary to remove local barriers that exist despite 14 years of State law encouraging ADUs. The bill allows ADUs by building permit in existing structures. The bill restricts utility connection fees that can double the cost of building running by as high as \$10,000-75,000/unit.

Helps seniors age in place. SB 1069 helps the over 3.3 Million CA members of AARP who want an accessory dwelling so they can age in their homes and communities, retain independence, lower health care costs, and reduce institutional care that is straining the state.

UCB & UCLA document ADU benefits and need for State action. SB 1069 narrowly removes the most significant local barriers to ADUs; creates net fiscal benefits from increased property and sales taxes; improves enforceability of building codes and local laws; and reduces underutilization of existing housing-- 3/4 of CA neighborhoods have more bedrooms than residents, contributing to State housing pressures.

Supported by Governor. The Governor's 2016-17 May Revision supported SB1069 as a policy that without public subsidy "increases the availability of accessory dwelling units with expanded ministerial approval, shortened permitting timelines, reduced duplicative fees, and relaxed parking requirements".

Endorsed by wide range of State leaders: environmental, housing, equity, poverty, senior and business advocates have united behind SB 1069 as a small step to immediately ease the housing crisis.

The Bill:

- Allows a local agency to require owner-occupancy and restrict short term rentals.
- Requires a local agency to ministerially approve an ADU within an existing structure that is safe and to code according to local officials without added parking or utility connections and fees.
- Utility fees when imposed must be proportionate to the size of the ADU.
- Sprinklers cannot be required unless required for the primary home.
- Relieves parking near transit, car share, in a historic/architecturally important district.

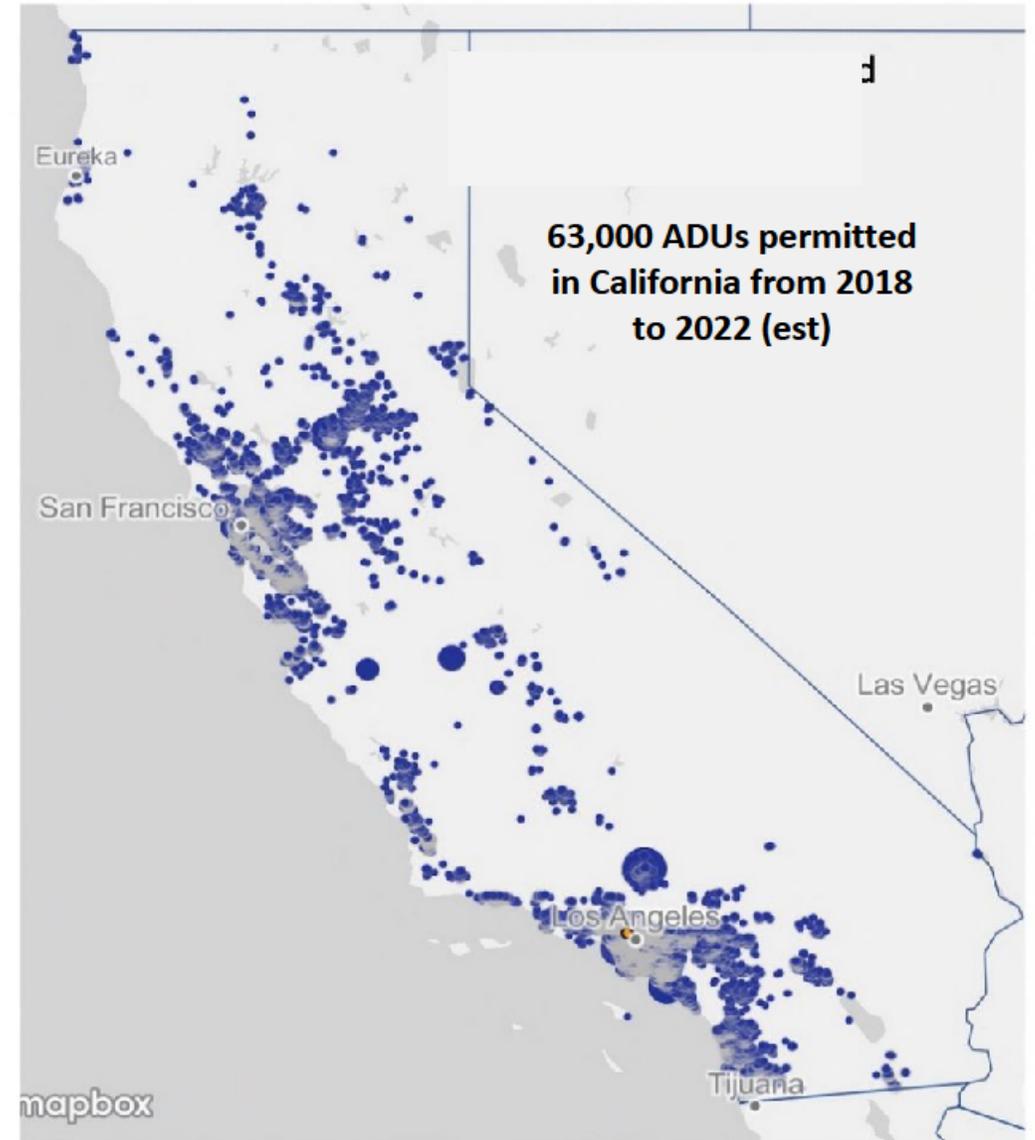


“ADU Revolution In Progress”

UCB Turner Center

- Uniform standards 450 cities, 58 counties
- ADUs in every part of State: urban, rural, wealthy and not
- 63,000 ADUs permitted statewide since 2018 (approx 20% of all housing) 38-40% in some of State's largest cities
- \$6 Billion industry—jobs & economic growth
- 73% approve of ADUs in their neighborhood (Zillow survey of 26 metros 2022)

CASITA 
COALITION



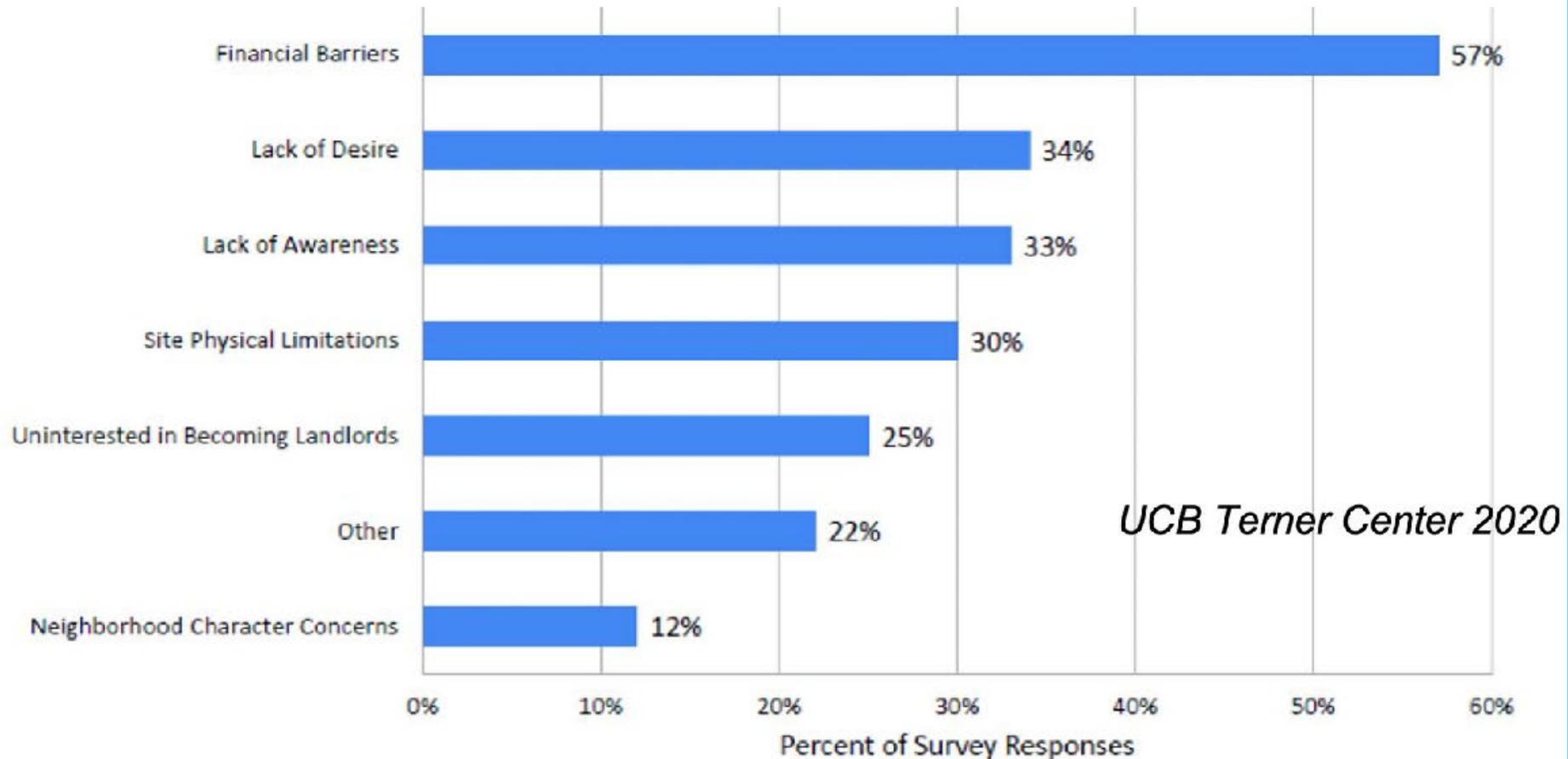


Statewide Law Created Statewide Innovation & Investment Explosion



But Zoning Only First Barrier.....

Common barriers to ADU development



Removing Second Gen Barriers Casita Working to Improve ADU Finance



Changes in Financial Markets Require State/National Scale Policy Changes

Education/Advocacy with HUD, White House, FHFA, Fannie Mae, Freddie Mac, California Housing Finance Agency, Bank and Non-Bank Lenders

\$100MM in California State Budget to Jump Start ADU Finance Innovations

Education re appraisals, listings in MLS, lending best practices



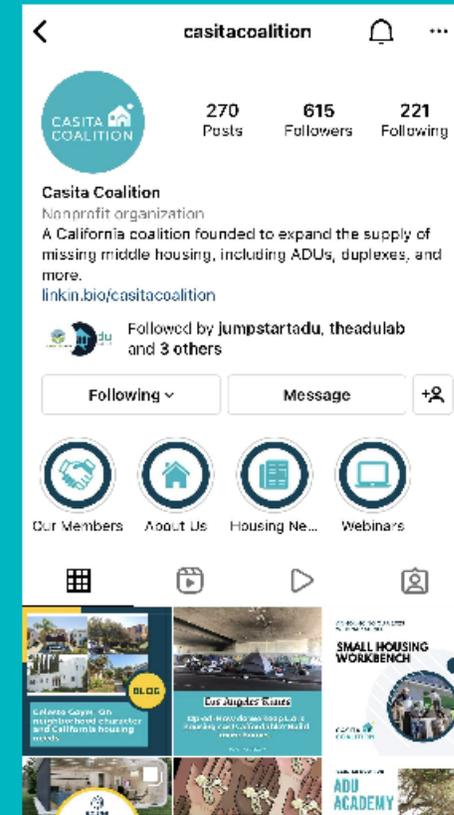
Second Gen Barriers: Awareness Requires Communications



Casita's Online Outreach & Education

Social media outreach 2022: 130,829 persons/yr

- **Website: 14,445 unique visitors/yr (+47%)**
- **LinkedIn: 28,600 impressions/yr (+37%)**
- **Instagram: 12,174 reach/yr (+74%)**
- **Facebook: 3,349 impressions/yr (+108%)**
- **Twitter: 60,800 impressions/yr (-41% RIP Twitter)**
- **Newsletter: 4,492 impressions/yr**

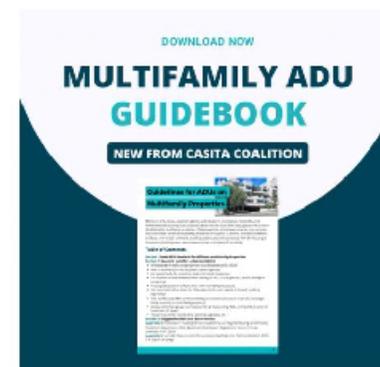
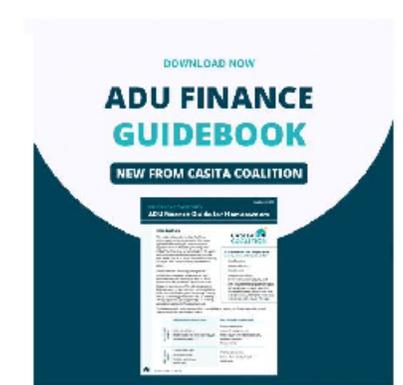
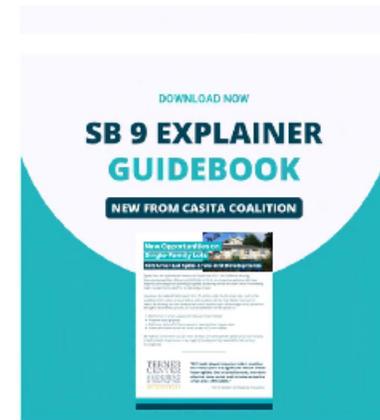
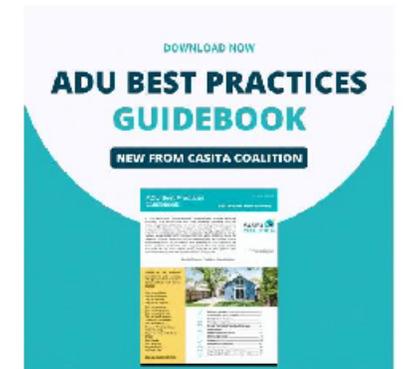
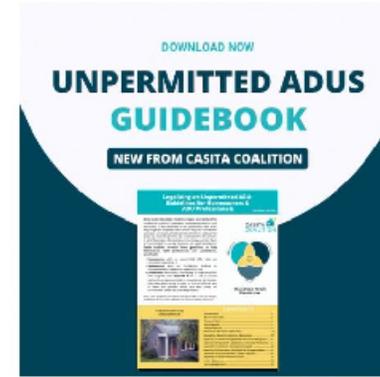


Changing Rules and Practices Challenging— Casita ID's and Promotes Emerging Best Practices



We helped
homeowners
build more
ADUs this
year by...

...releasing **six** technical
assistance guidebooks
for homeowners and
ADU professionals.
These can be
downloaded from our
website for free!



NEW for 2022



BLOG

Four Sustainability
Experts Weigh in on
the Future of Small
Housing



BLOG

Lessons from four
small housing
communities



BLOG

How to make your
Housing Element
ADU-Friendly

Capturing and Sharing Human Stories



Why Build an ADU? Multigenerational Living

Casita Coalition • 166 views • 7 months ago



The Garage Conversion Process

Casita Coalition • 1.1K views • 7 months ago



How ADUs Can Help New Homebuyers

Casita Coalition • 141 views • 7 months ago



Advantages of a Prefab ADU

Casita Coalition • 645 views • 6 months ago



Building Community & Financial Stability with an ADU

Casita Coalition • 134 views • 6 months ago



Advice for Homeowners Considering an ADU



Developing a Modular ADU for Seniors

Casita Coalition • 145 views • 5 months ago



Creating Affordable Housing with an ADU

Casita Coalition • 76 views • 5 months ago



Buying a Property with an Additional Unit

Casita Coalition • 44 views • 5 months ago



Prepare for Retirement with an ADU

Casita Coalition • 98 views • 5 months ago



Lowering a Mortgage with a Prefab ADU

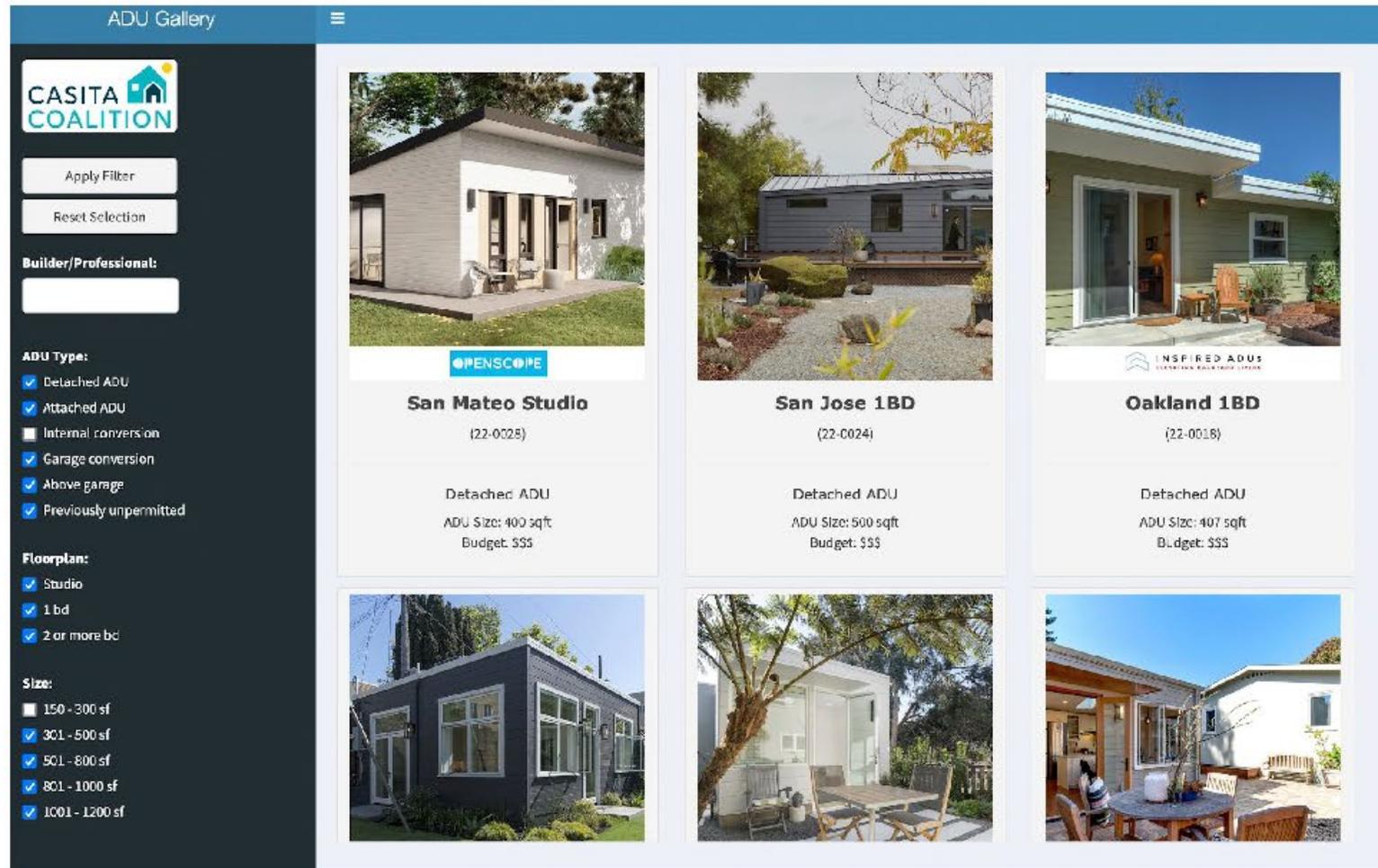
Casita Coalition • 91 views • 5 months ago



Insights from an ADU Architect

Casita Coalition • 187 views • 4 months ago

ADU Gallery



CASITA COALITION

Apply Filter

Reset Selection

Builder/Professional:

ADU Type:

- Detached ADU
- Attached ADU
- Internal conversion
- Garage conversion
- Above garage
- Previously unpermitted

Floorplan:

- Studio
- 1 bd
- 2 or more bd

Size:

- 150 - 300 sf
- 301 - 500 sf
- 501 - 800 sf
- 801 - 1000 sf
- 1001 - 1200 sf



San Mateo Studio
(22-0028)

Detached ADU
ADU Size: 400 sqft
Budget: \$\$\$

San Jose 1BD
(22-0024)

Detached ADU
ADU Size: 500 sqft
Budget: \$\$\$

Oakland 1BD
(22-0018)

Detached ADU
ADU Size: 407 sqft
Budget: \$\$\$







Completed ADUs and
Success Stories for
Homeowners to Browse
Online--ADD YOURS!

2023 Events: Home & Garden Show Collaborations

Feb: Pomona Home & Garden, San Jose Home & Garden

March: Tiny Fest, Del Mar Fairgrounds

April: Sacramento Realtors Assn Homeowner Fair, Orange County Home & Garden Show

Direct Education Homeowner Fairs

CASITA COALITION

THE 1-2-3s OF ADUS

OAKLAND ADU FAIR

REGISTER AT THE LINK IN BIO



See you this weekend!



SANTA ROSA

Homeowner Fair & ADU Tour

(ADU INDUSTRY MIXER TO FOLLOW)

THIS SATURDAY!

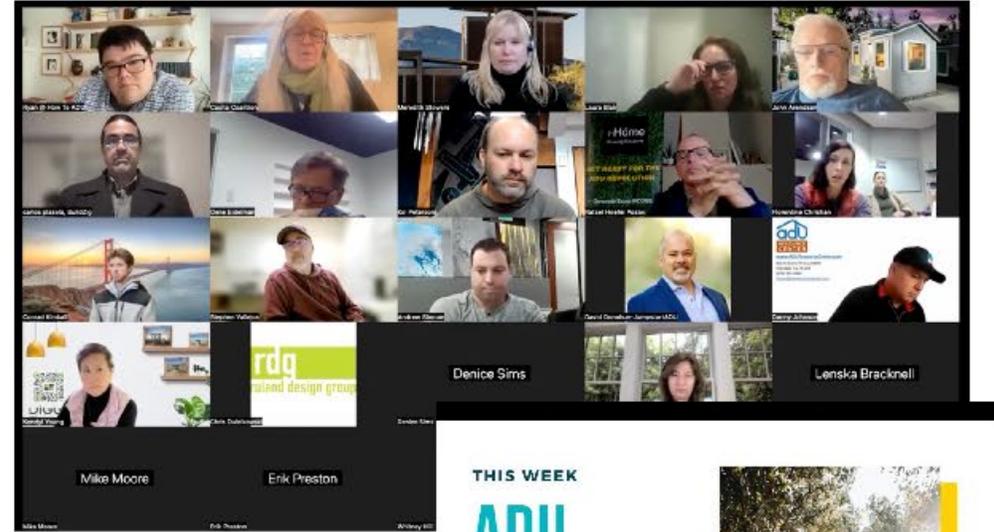


Professional's Need Coaching in Emerging Field Industry Peer-to-Peer Education



We helped
ADU pros
make the
small housing
industry
stronger this
year by...

...organizing five in-person industry mixers statewide, hosting six peer-to-peer member roundtable discussions, and sharing challenges and ideas from our members with policymakers who have the power to improve ADU implementation.



THIS WEEK

ADU INDUSTRY MIXERS

LOS ANGELES - MARCH 3
Next Gen Builders

BAY AREA - MARCH 4
Faction Brewery

Join Casita Coalition for a casual get-together of small housing industry professionals with drinks & snacks!





Broader Action and Awareness Secure Wide Support, Continued Reform

- California cities and counties, HCD, CalHFA
- US States: OR, WA, ME, NY, VT
- US Cities: NYC, Chicago, Burlington, Austin, Evanston
- National Housing Organizations: NAHREP, AARP, Urban Institute
- Federal Government: White House, Fannie Mae, Freddie Mac, HUD, FHFA





Help Us Change the Future of Housing
JOIN THE COALITION: www.casitacoalition.org

First Annual National Convening Fall 2023

Thought leaders, professionals and public officials





ADUs in CA +/-Δ

Jennifer Kretschmer, AIA
Principal Architect
J. Kretschmer Architect
www.jkretschmer.com

Jennifer Kretschmer, AIA, NCARB, LEED Green Associate, founded J. Kretschmer Architect in 2003, specializing in single family homes, ADUs and small-scale multifamily residential. The firm is a signatory of the 2030 Commitment, an actionable climate strategy that gives us a set of standards and goals for reaching net zero emissions in the built environment.

She is an advocate for ADUs (Accessory Dwelling Units) and participates in the AIA California ADU Resource Technical Network since 2019 and helps to moderate the How To ADU Facebook group. These networks help to disseminate and encourage changes in ADU laws, to provide a network to educate and train on ADU design, codes and regulations, to engage with municipalities on implementing State ADU laws within their jurisdiction, and to advocate for the California homeowner.



All Electric Preapproved ADU



476 Sq Ft, 1 bedroom, 1 bathroom
Preapproved in San Jose,
Cupertino and Fremont

Also built in:

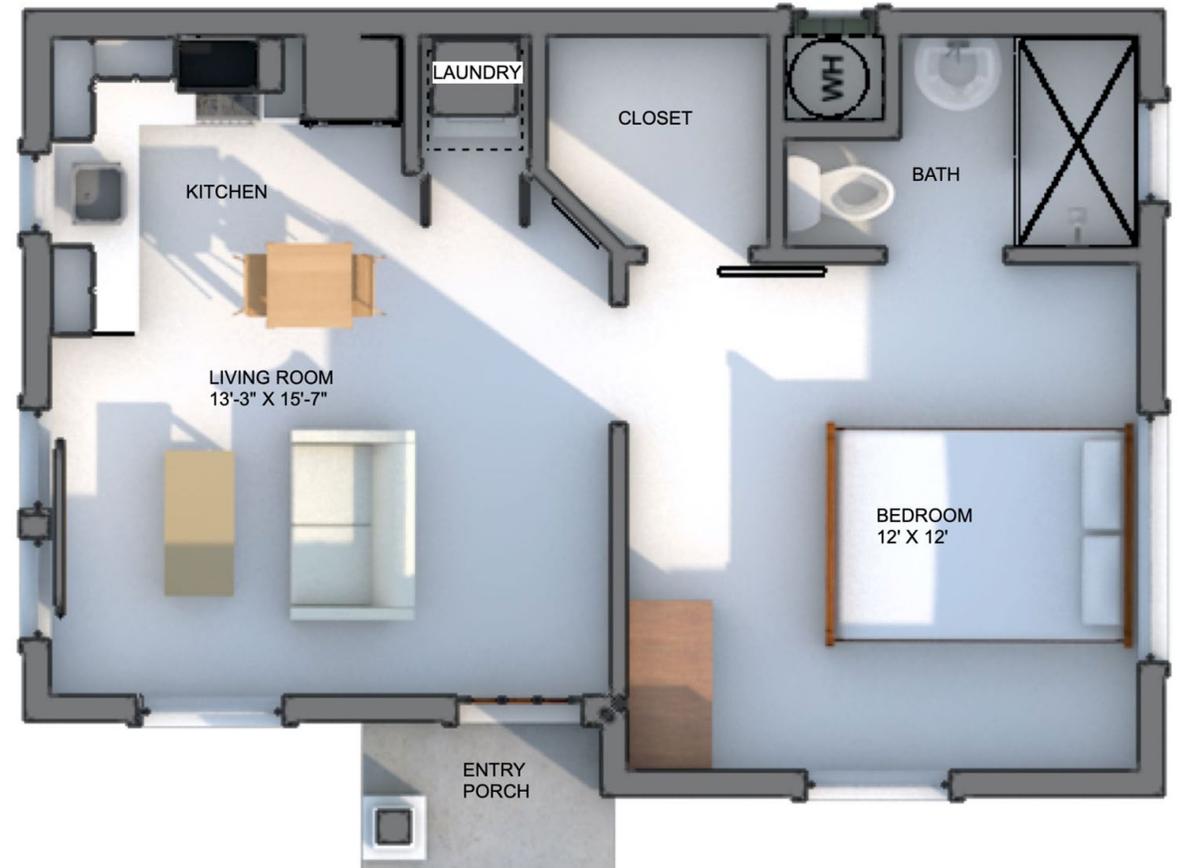
Palo Alto, Napa and SClaraC

www.getADU.com

Project Location: San Jose, CA

Our goal: Promote all electric ADUs

Decision: Create a well designed, all electric ADU that could fit on the majority of lots in California and expedite the process to be much faster than a custom ADU



Going All Electric

PV sizing

PV capacity = min 1.64 kWdc

Insulation

Non-condensing, closed cell foam insulation at vaulted ceilings
R=38 ceiling, R-20 walls and floor

HVAC

Heat Pumps:

Wall Mounted indoor units;
one in great room, one in bedroom
Exterior Unit, 45 db rated

Water Heating

Heat Pump Water Heater

40 Gallon Rheem ProTerra Hybrid

Cooking

Induction range with electric oven

T24 Report

All orientations. Report for each different climate zone



**Professional Prestige
ProTerra Hybrid**

40, 50, 65 and 80-Gallon
Capacities
208-240 Volt / 1 PH
Electric







Under Construction in Multiple Locations



What's working?

- State laws have required municipalities to allow ADUs.
- Homeowners want them. 22% of all permits in CA are ADUs
- Preapproved municipal programs who give homeowners the choice of whom to hire, promotes good design, a variation of options, and streamlines + condenses the plan review process.
In San Jose 38% of all permits were ADUs in 2021

Where is there room for improvement?

- Although state laws have required municipalities to allow ADUs, not all are complying or are making it too difficult that homeowners give up
- Municipalities can differ greatly in their interpretation of code and state law making it difficult to advise homeowners

Examples:

Buildings on the same lot, fire rating; CBC vs CRC

How floor area is calculated

CRC Appendix AQ



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