



Central Coast

Regional ADU PROGRAM

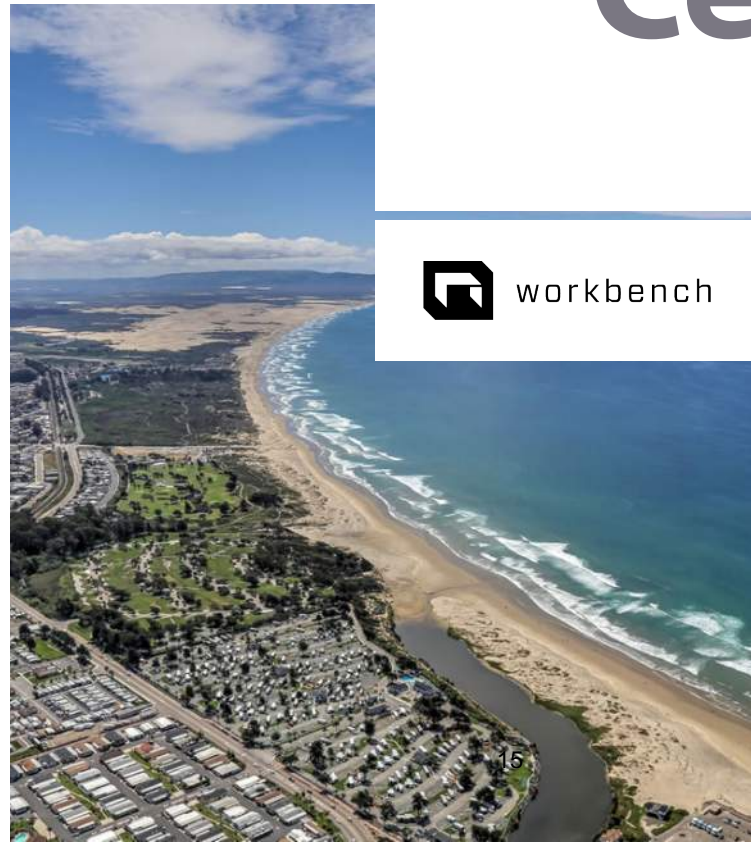


workbench

METTAURBANDESIGN

BROCKETT
/ARCHITECT

CONCEPT DESIGN PACKAGE
DECEMBER, 2021





OVERVIEW

- 1 BACKGROUND INFORMATION
- 2 UNIT FLOOR PLANS
- 3 ARCHITECTURAL STYLES & EXTERIOR DESIGN
- 4 NEXT STEPS

1: BACKGROUND INFORMATION

Project Process and Goals

BACKGROUND INFORMATION

About this Program



- **Regional Early Action Planning (REAP)**

Allows councils of governments and other regional entities to collaborate on projects with broader regional impact on housing.

San Luis Obispo Council of Governments (SLOCOG) participating cities asked to use a portion of REAP funds to help develop stock ADU plans.

Goal is to expedite permit process and help meet housing goals.

- **Regional Pre-Approved Accessory Dwelling Unit Stock Plan**

Save applicants time and money by providing a selection of pre-approved stock plans that can be constructed on various development sites.

Streamlines City construction plan check review process (pre-reviewed by third party plan check consultant).

Provides objectivity in the design of accessory units.

Boosting production and development of accessory units that can help each City maintain housing stock that is affordable by design.

- **Consultant Team**

Ryan Brockett Architect, Templeton, CA

Workbench, Santa Cruz, CA

Metta Urban Design, Santa Cruz, CA

Reference projects:

City of Seaside, CA: ADU Program

City of Capitola, CA: ADU Program

City of Milpitas, CA: ADU Informational Materials

BACKGROUND INFORMATION

Understanding Context & Lot Sizes

- Collection of Data**

Collected project priorities and goals for each city.

- Buildable Lot Sizes**

Compiled lot sizes based on zoning code.

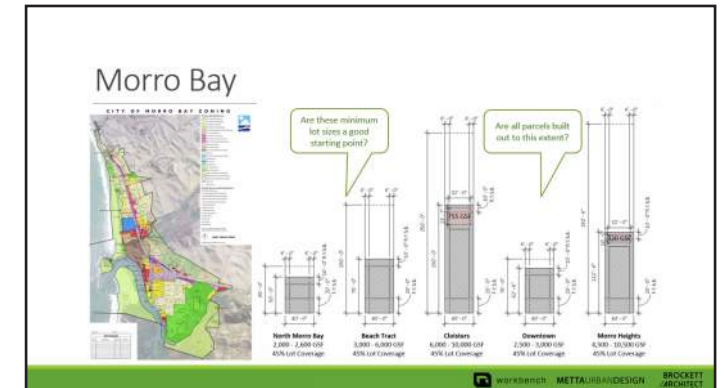
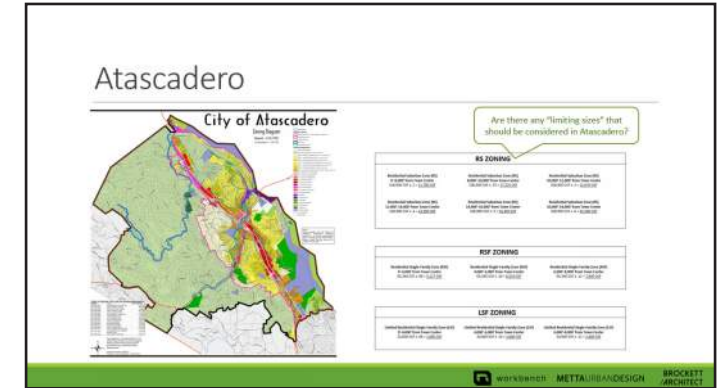
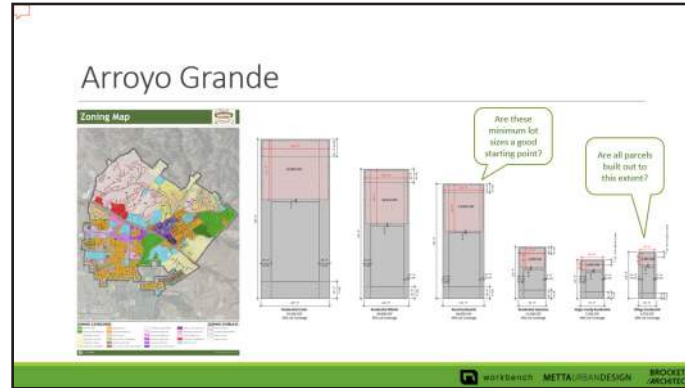
Smallest unit to be 12' to 15' wide.

Larger Units to be sized based on efficient but livable design.

- Additional Items**

Unit design should take allowable openings based on distance from lot-lines into consideration.

Building facade undulation to allow for windows/openings as needed.



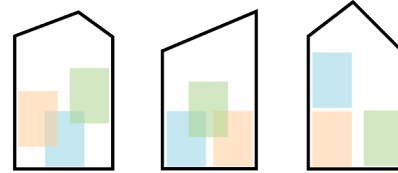
DESIGN DRIVERS

Establishing Project Priorities



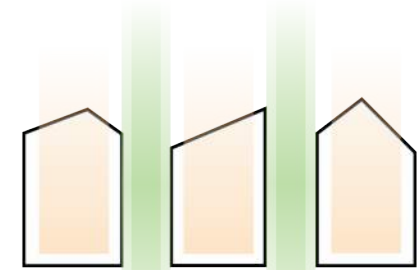
Efficiency

- **Minimal Circulation Space**
Optimal Space Planning
- **“Wet Wall Cores”**
- **Efficient Structure**
- **Materials Optimization**



Flexibility

- **Interior Adaptability**
Flex Space
- **Site Adaptability**
Optimized Size for “Buildable Lots”
Mirror Plan
Rotate Plan
- **Strategic Windows & Openings**
Flexibility for ADU Setbacks



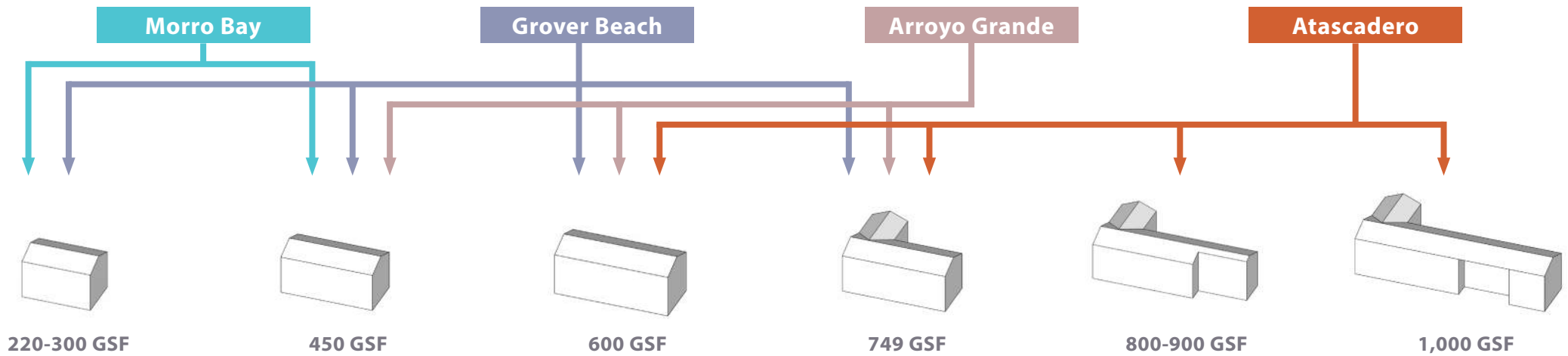
Privacy & Outdoor Space

- **Building Entries**
Sense of Arrival
- **Porches and Overhangs**
- **Private Yards**
Building Massing that supports the creation of outdoor room

BACKGROUND INFORMATION

Most Useful Units per City

- Which of the unit types will be most useful for which city?



Source: Design Priorities Survey results from each jurisdiction

DESIGN CHARRETTE

Exploring Ideas and Opportunities

- Precedent Research**

Ryan Brockett Architect Recent ADUs

Workbench Recent ADUs

Other pre-approved ADU programs around California

- Internal Team Design Charrette**

Unit Size

Unit Layout

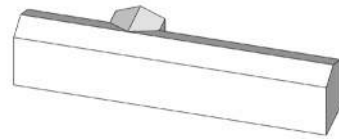
Entry and Sequence

Outdoor Space

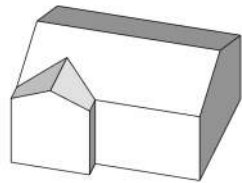


DESIGN PARTI'S

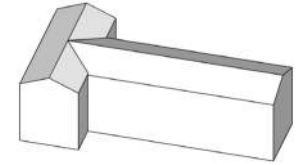
Studying Options and Opportunities



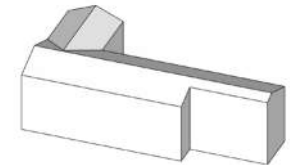
BAR PLAN



BLOCK PLAN



T - PLAN



L - PLAN

UNIT SIZE	BAR PLAN	T - PLAN	L - PLAN	BLOCK PLAN
EFFICIENCY 220-300 GSF	 300 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 300 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 300 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 325 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>
STUDIO 430 GSF	 416 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 450 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 464 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 405 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>
ONE BEDROOM 600 GSF	 520 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 606 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 560 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 485 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>
TWO BEDROOM 749 GSF	 748 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 743 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 705 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 670 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>
THREE BEDROOM 800-900 GSF	 1,025 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 935 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 910 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 815 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>
THREE OR FOUR BEDROOM 1,000 GSF	 1,231 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 1,145 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 1,055 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>	 1,055 GSF FLEXIBILITY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> PRIVACY: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> EFFICIENCY: <input checked="" type="checkbox"/>

2: UNIT FLOOR PLANS

Designing for Flexibility, Affordability and Adaptability

UNIT MATRIX

Summary of Unit Types & Sizes



Efficiency
315 GSF

Target: 220-350 GSF

Bedrooms : 0
Bathrooms : 1



Studio
445 GSF

Target: 450 GSF

Bedrooms : 0
Bathrooms : 1



One Bedroom
625 GSF

Target: 600 GSF

Bedrooms : 1
Bathrooms : 1



One Bedroom Plus
735 GSF

Target: 749 GSF

Bedrooms : 1 +
Bathrooms : 1



Two Bedroom
895 GSF

Target: 800-900 GSF

Bedrooms : 2
Bathrooms : 1



Two Bedroom Plus
1,055 GSF

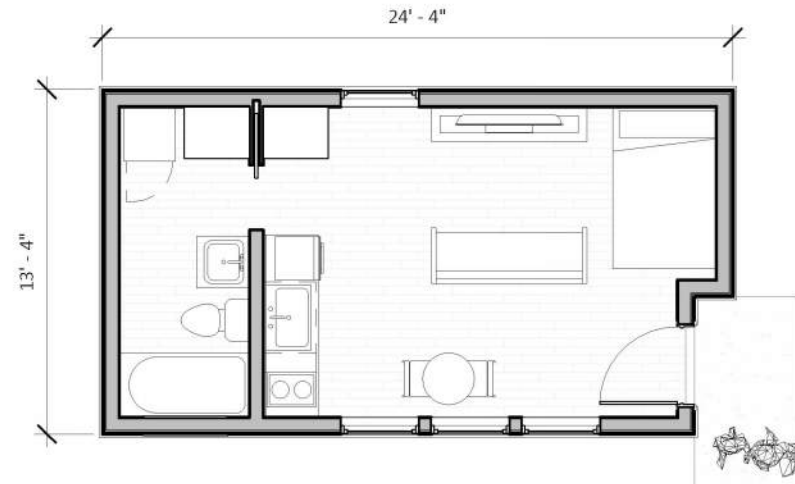
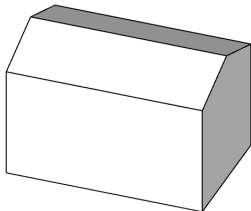
Target: 1,000 GSF

Bedrooms : 2 or 3
Bathrooms : 1 or 2

EFFICIENCY UNIT

315 GSF

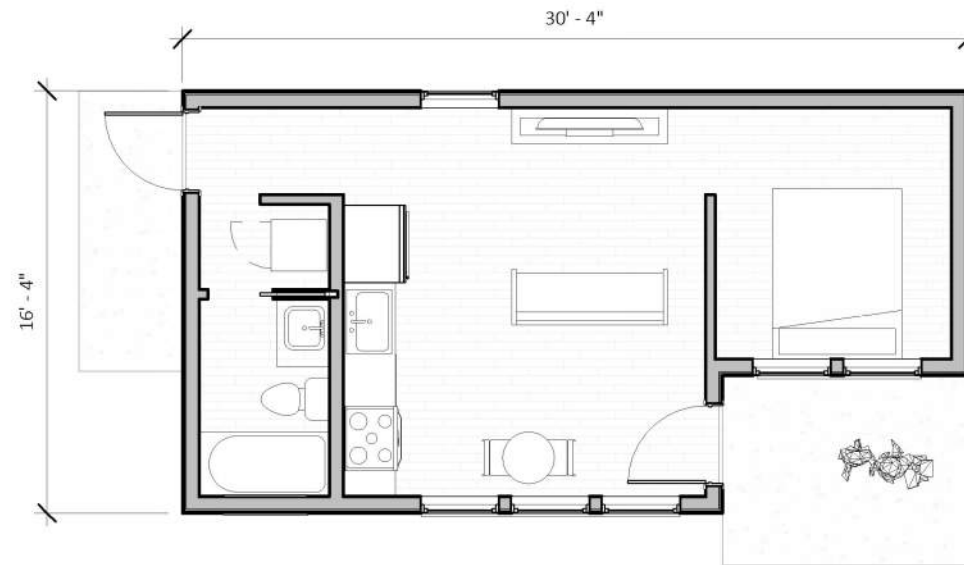
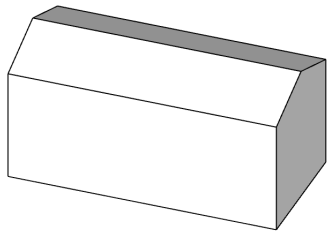
- Recessed Entry
- Kitchenette
- Optional Washer/Dryer
- Full Bathroom
- Flexible Living/Sleeping Space



STUDIO UNIT

445 GSF

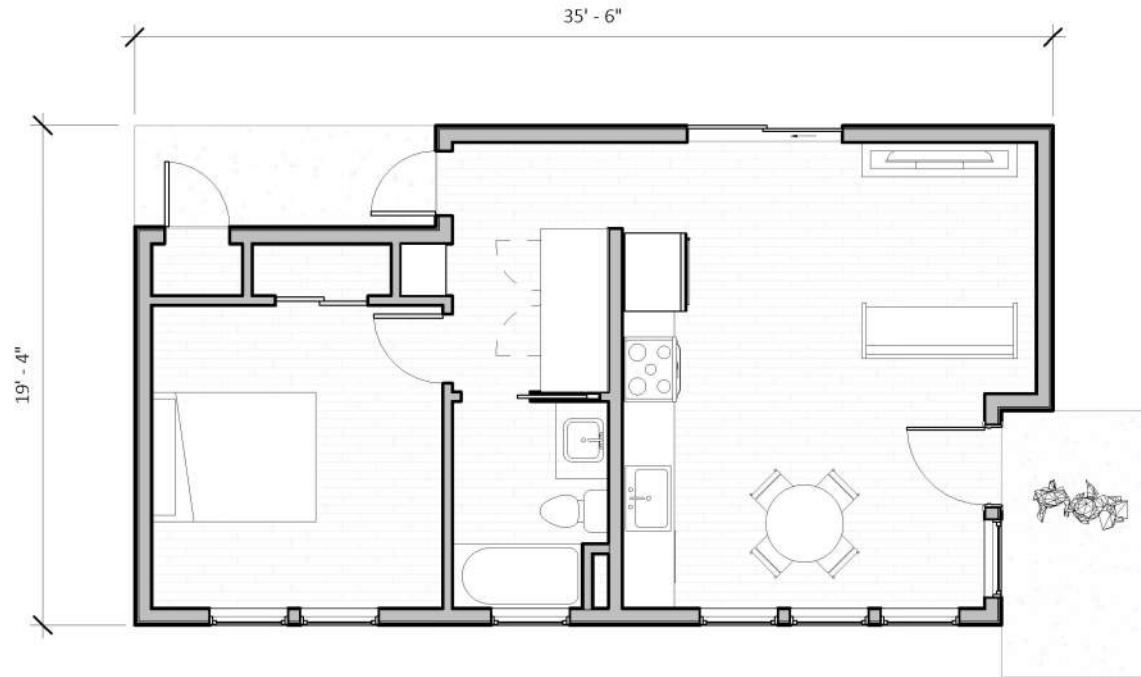
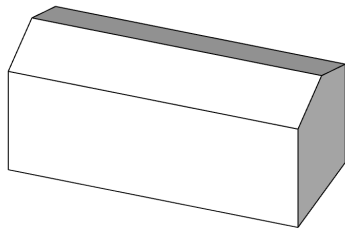
- Recessed Entry with Porch
- Kitchen w/ Full-size Appliances
- Stacked Washer/Dryer
- Full Bathroom
- Flexible Living / Dining Space
- Sleeping Alcove / Den
- Optional Back Door



ONE BEDROOM UNIT

625 GSF

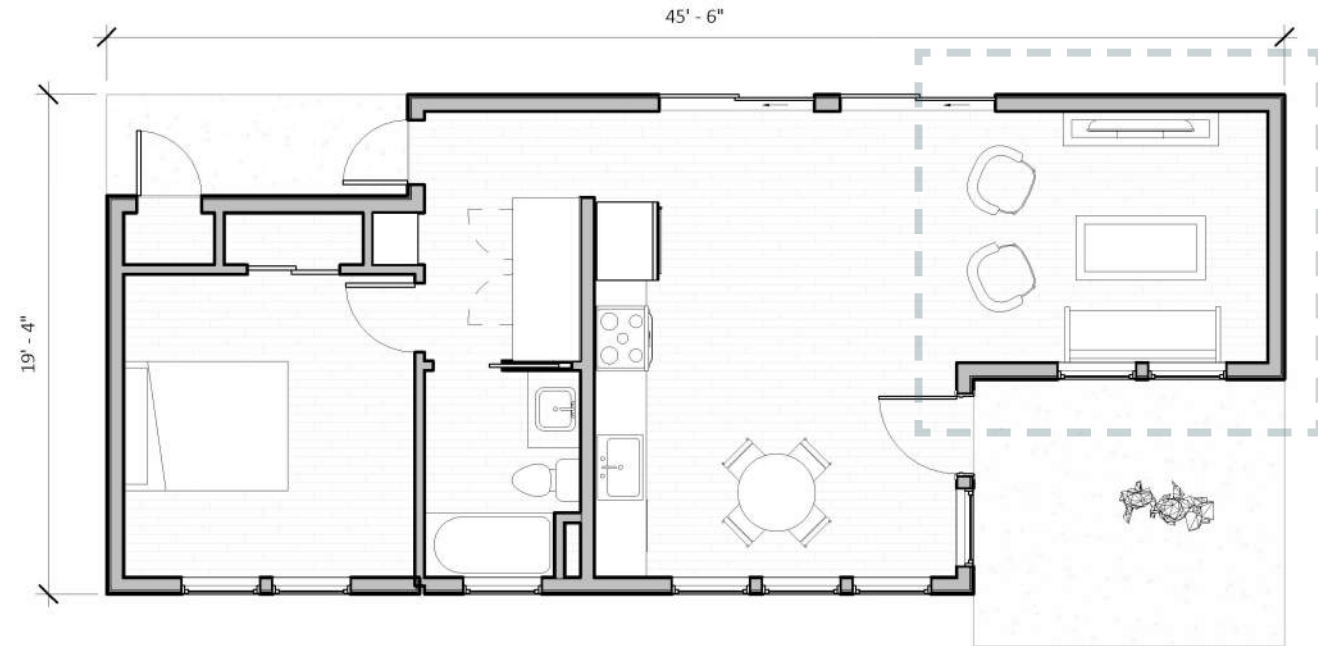
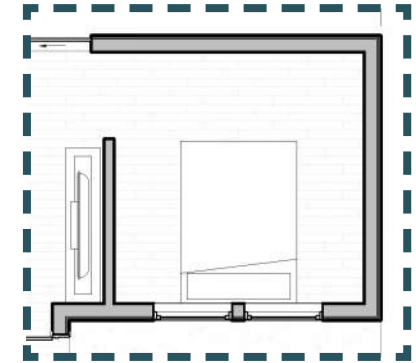
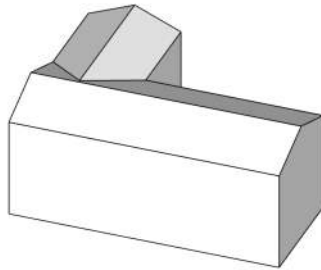
- Recessed Entry
- Front Door / Back Door
- Full Kitchen
- Washer/Dryer with Counter/Storage
- Built-In Storage
- Larger Bathroom
- Flexible Living / Dining Space
- Bedroom with Closet
- Exterior Storage / Mechanical



ONE BEDROOM PLUS UNIT

735 GSF

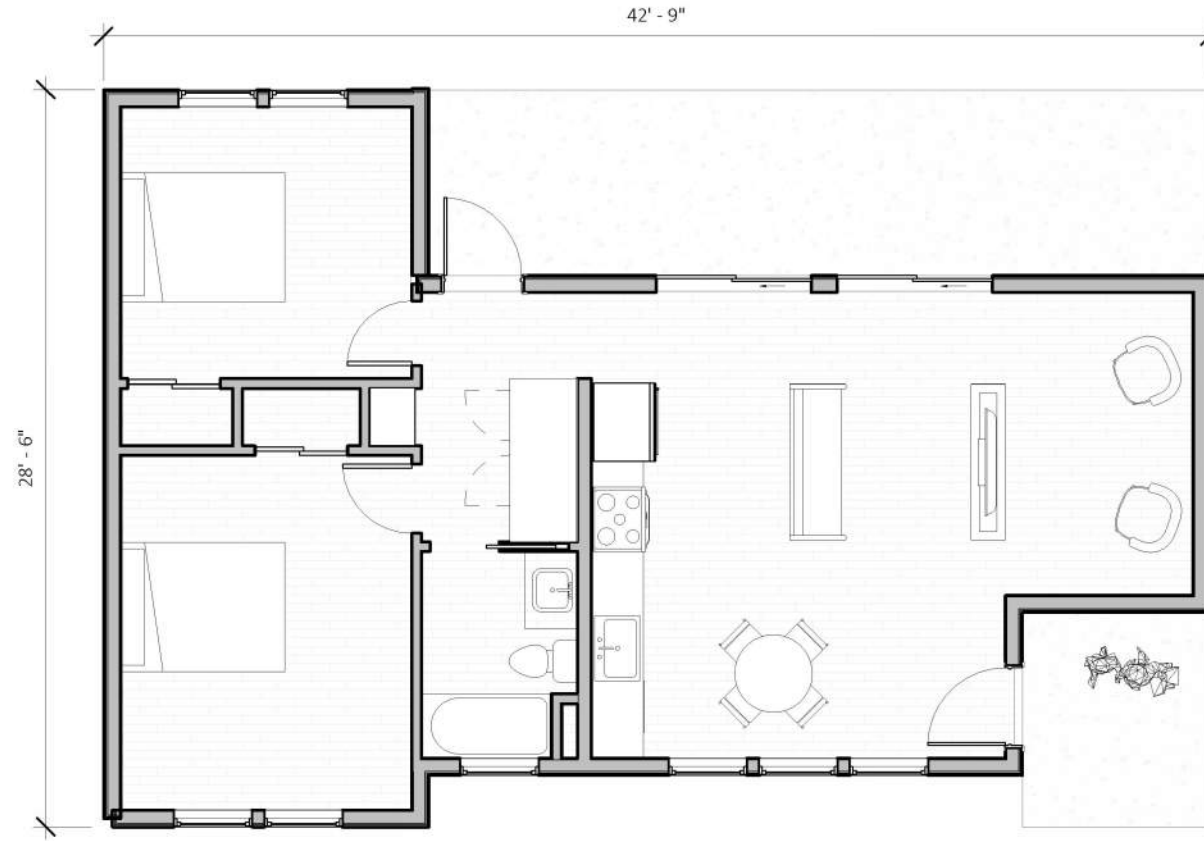
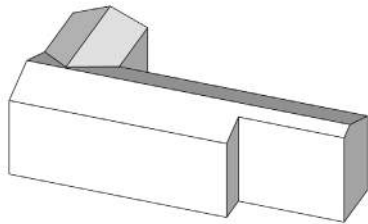
- Recessed Entry w/ Covered Porch
- Front Door / Back Door
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- Full Bathroom
- Central Living / Dining Space
- One Bedroom with Closet
- Additional Flex Space / Den



TWO BEDROOM UNIT

895 GSF

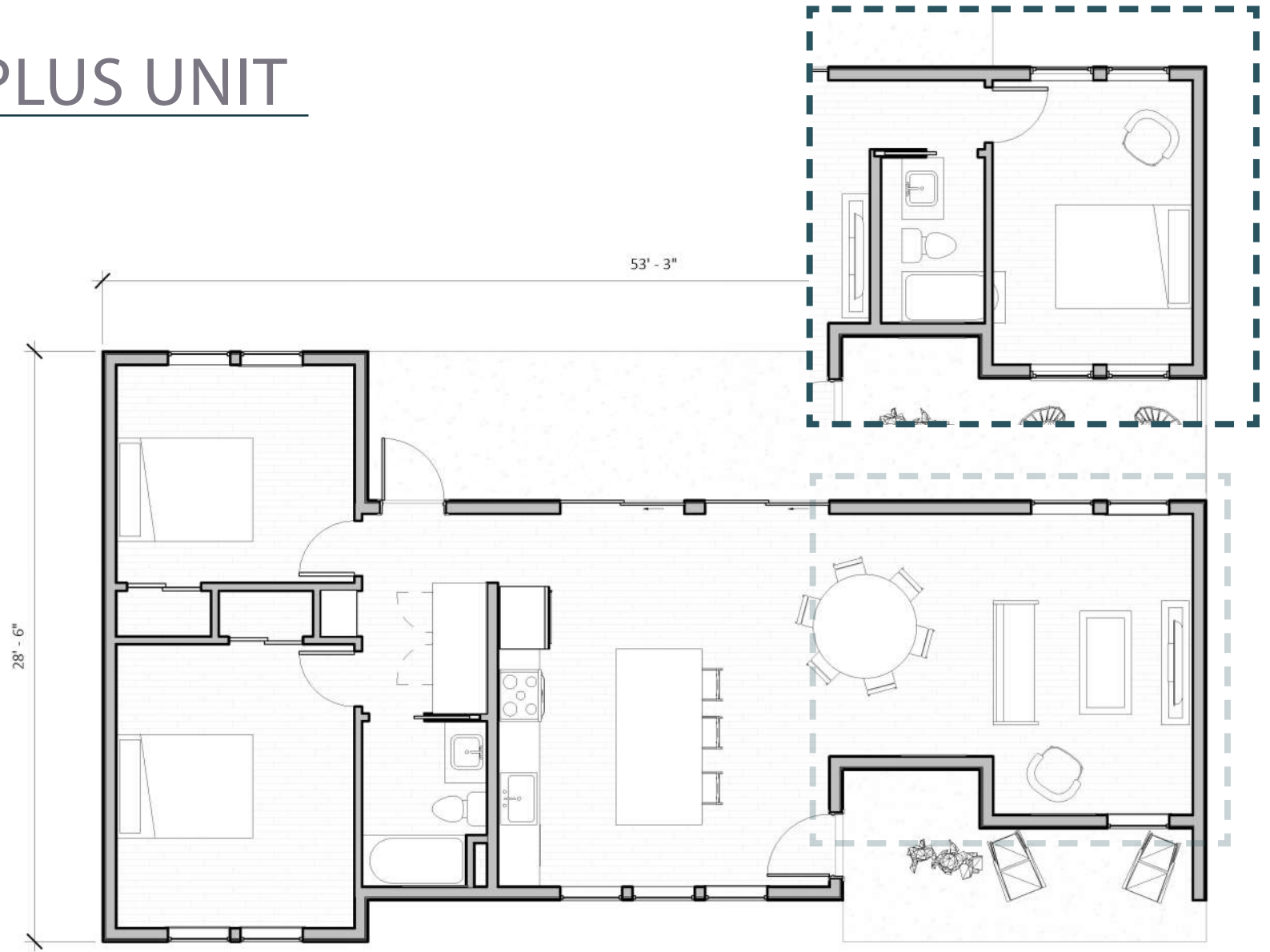
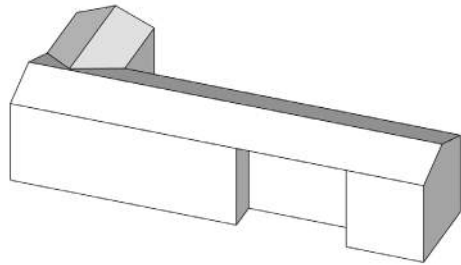
- Recessed Entry w/ Porch
- Front Door / Back Door
- Back Patio
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- One Full Bathroom
- Expanded Living / Dining Space
- Two Bedrooms with Closets
- Primary Bedroom w/ Desk or Seating Space



TWO BEDROOM PLUS UNIT


1,055 GSF

- Recessed Entry w/ Porch
- Front Door / Back Door
- Back Patio
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- One Full Bathroom
- Expanded Living / Dining Space
- Two Bedrooms with Closets
- Primary Bedroom w/ Desk or Seating Space
- Optional additional Bedroom & Bathroom



UNIT MATRIX

Summary of Unit Types & Sizes

	GSF	Length	Width	Sleeping	Kitchen
	316	24' 4"	13' 4"	Sleeping area within main living space	Efficiency Kitchen
	445	30' 4"	16' 4"	Sleeping alcove; option to add wall for privacy	Shown as Full Size Appliances; Could downsize to provide more counterspace
	622	35' 9"	19' 4"	One bedroom	Full Kitchen
	733	45' 6"	19' 4"	One bedroom plus sleeping alcove; option to add wall for privacy	Full Kitchen
	895	42' 9"	28' 6"	Two bedrooms	Full Kitchen
	1057	53' 3"	28' 6"	Two bedrooms; option to add third bedroom/second bathroom	Full Kitchen

3: ARCHITECTURAL STYLE & EXTERIOR DESIGN

Regional Architectural Style and Design Direction

ARCHITECTURAL STYLE

Central Coast Context



ARCHITECTURAL STYLE

Four Distinct Styles

Coastal Ranch

Defining Characteristics

- Simple forms
- Practical, humble materials
- Protected porches
- Horizontal siding or board & batten
- Painted wood walls
- Gable roofs

What does it look like in the Central Coast?

- Generous porches for indoor/outdoor connection
- Board & batten and ship lap siding



Backyard Craftsman

Defining Characteristics

- Low-pitched gable roofs
- Overhanging eaves with exposed rafter beams
- Tapered heavy columns
- Double hung windows
- Patterned window panes
- Covered front porch
- Window/Door trim
- Articulated base

What does it look like in the Central Coast?

- Connection to outdoors
- Simplified articulation
- Focus on craftsmanship and detailing
- Emphasis on natural materials
- Warm/earthy wood and stone colors



California Modern

Defining Characteristics

- Clean minimal lines
- Walls of glass and large windows
- Open floor plans
- A-symmetry
- Lack of ornament
- Use of traditional materials in new ways
- Relationship to the outside environment
- Use of sun and shading to enhance human comfort
- Typically low-slope or flat roofs

What does it look like in the Central Coast?

- Mid-Century Modern and Prototype Home influence
- Operable walls (sliding doors) for connection to outdoors
- Clerestory windows



Beach Bungalow

Defining Characteristics

- Modest front porch
- Proportions are balanced (rather than symmetrical)
- Front stoop
- Natural, light colors or pastels
- Horizontal siding

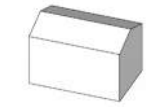
What does it look like in the Central Coast?

- Modest forms and construction
- Vibrant colors or muted pastels
- Large expanses of glass for great beach views
- Wood and metal accents

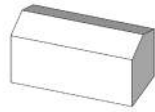


ARCHITECTURAL STYLE

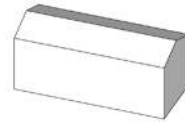
Exterior Design Study Samples



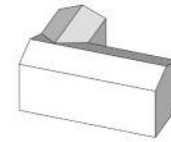
220-300 GSF



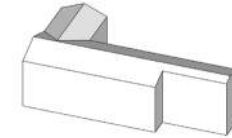
450 GSF



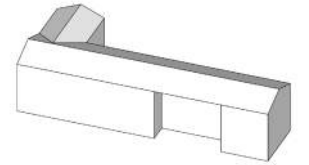
600 GSF



749 GSF



800-900 GSF



1,000 GSF

ARCHITECTURAL STYLE

Coastal Ranch

Studio



Two Bedroom Plus



Special Opportunities:

- Integral front/back porch designed into roof form and massing.
- Iconic low-slung roofs
- Opportunities for wrap-around porches (depending on site conditions)



ARCHITECTURAL STYLE

Backyard Craftsman

Studio



Two Bedroom Plus



Special Opportunities:

- Opportunities for special trim details
- Wide variety of trim styles, siding material combinations, and colors.
- Opportunities for roof eave or rake brackets.



ARCHITECTURAL STYLE

California Modern

Studio

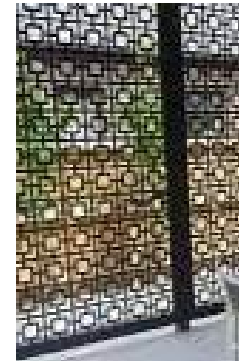


Two Bedroom Plus



Special Opportunities:

- Clean and simple building massing and form.
- Optional porch screen can be customized to reflect distinct manifestations of “modern” architecture (mid-century modern vs contemporary modern)



ARCHITECTURAL STYLE

Beach Bungalow

Studio



Two Bedroom Plus



Special Opportunities:

- Simple and modest building forms.
- Can be customized by selecting different siding colors and orientations.



ARCHITECTURAL STYLE

Style Summary Studio



Coastal Ranch



Backyard Craftsman



California Modern



Beach Bungalow



ARCHITECTURAL STYLE

Style Summary Two Bedroom Plus



Coastal Ranch



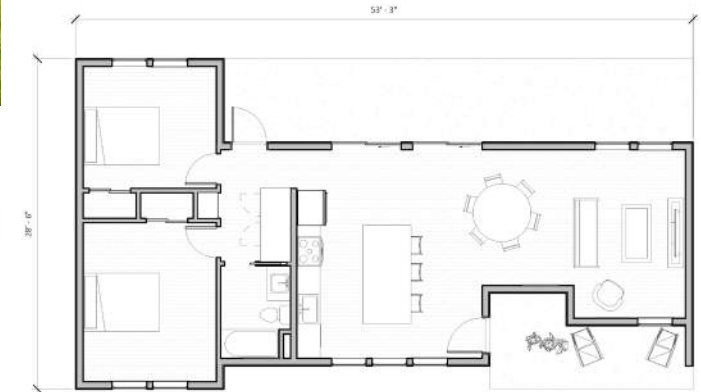
Backyard Craftsman



California Modern

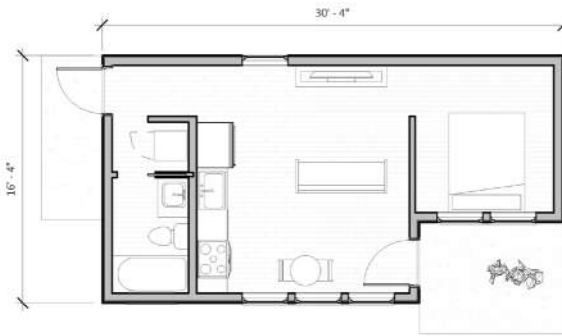


Beach Bungalow

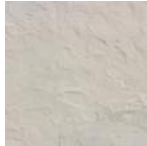


ARCHITECTURAL STYLE

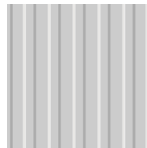
Sample Style Guide



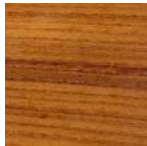
Clean and Contemporary



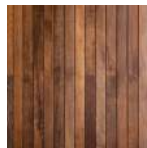
LIGHT STUCCO SIDING



LIGHT STANDING SEAM
METAL ROOF



NATURAL WOOD TRIM



DARK WOOD
FLOORING

Classic Bungalow



COLORFUL
HORIZONTAL
SIDING



DARK STANDING SEAM
METAL ROOF



BLACK WINDOW TRIM



TAN COLORED
CONCRETE

Natural and Simple



WARM VERTICAL
WOOD SIDING



GREY STANDING SEAM
METAL ROOF



GRAY WINDOW TRIM



LIGHT WOOD
FLOORING

4: NEXT STEPS

Upcoming Milestones & Future Work

NEXT STEPS

Timeline & Major Milestones

