



MEMORANDUM

TO: Planning Commission

FROM: Brian Pedrotti, Community Development Director

BY: Andrew Perez, Associate Planner

SUBJECT: Review Of Design Concepts For The Pre-Approved Regional Accessory Dwelling Unit Plan Project

DATE: December 21, 2021

SUMMARY OF ACTION:

Presentation of preliminary design concepts developed for the regional accessory dwelling unit plan project and solicitation of feedback from the Planning Commission (PC).

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The project is financed by grant funding obtained by the participating cities as joint applicants.

RECOMMENDATION:

It is recommended the PC review the preliminary design concepts and provide feedback to the project consultant to refine plans as part of the regional pre-approved ADU plan program.

BACKGROUND:

In October of 2020, an application to obtain \$181,000 of funding from the Regional Early Action Planning (REAP) grant program was approved for funding. submitted by The cities of Arroyo Grande, Grover Beach, Morro Bay, and Atascadero submitted the application as co-applicants to create a pre-approved ADU plan program. Upon completion, residents of each jurisdiction will have the opportunity to utilize any of the six (6) pre-approved floor plans to construct an ADU on their property. The primary objective of the REAP grant program is to accelerate housing production by implementing policies and programs identified in the sixth cycle Housing Elements. This program accelerates housing production because it results in significant savings related to design and engineering costs, as well as plan review time because the plans will have already been approved by the Community Development Department.

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Project Description

The goal of this joint effort is to expedite the ADU permitting process and encourage the construction of accessory units to support our regional housing goals. This joint effort for Regional Pre-Approved Accessory Dwelling Unit stock plans responds to local conditions and design themes and will be available for use by the cities of Atascadero, Arroyo Grande, Grover Beach, and Morro Bay. The benefits of pre-approved ADU plans include:

- Saving applicant pre-construction design time and money by providing a selection of pre-approved stock plans in a variety of sizes and styles
- Streamlining the City construction plan check review process (plans will be pre-reviewed and approved. Only site specific plans will require review)
- Boosting production and development of accessory units that can help each City maintain housing stock that is affordable by design

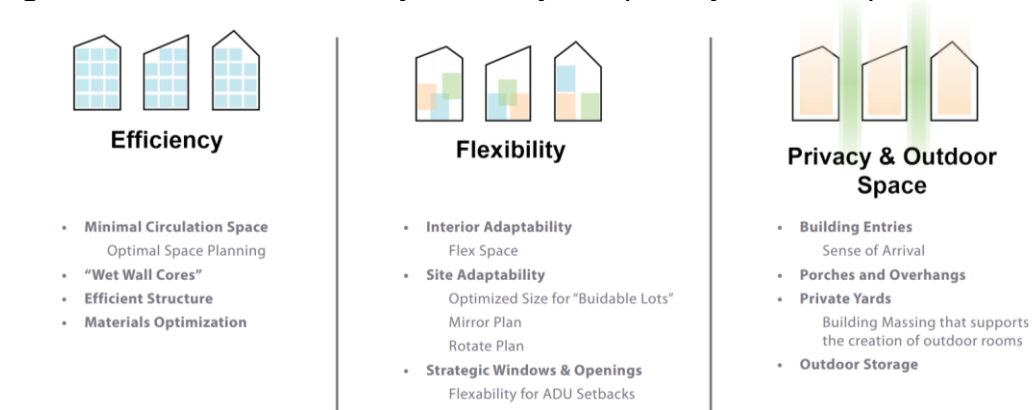
Because the project spans multiple cities each with unique needs and conditions, a staff level survey was created to capture goals, input, and direction from each jurisdiction. The survey covered a range of fundamental questions from ideal unit sizes, styles, dimensions, jurisdictional concerns, typical lot sizes, and compatibility with existing residential development.

ANALYSIS OF ISSUES:

Design Concepts

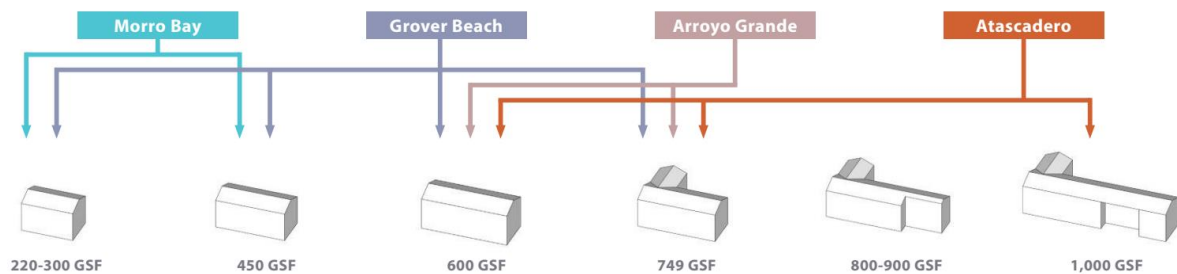
Through a Request for Proposal process, the participating cities collectively chose the team of Ryan Brockett Architecture, Workbench, and Metta Urban Design to carry out the design process. Working closely with representatives from each jurisdiction, the design team has designed six ADU floor plans of different sizes in support of maximizing opportunities for residents within size ranges considered affordable by design. Each floor plan also has four (4) architectural style options, giving residents an opportunity to choose a design that is most compatible with their existing home.

The project team established project priorities to guide the design process. The three key design criteria include efficiency, flexibility and privacy/outdoor space:

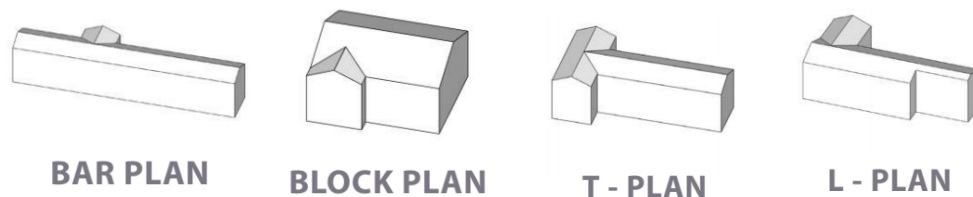


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The consultants then identified a range of unit sizes that would be most useful for each of the four participating communities. While the below chart identifies certain sizes as most useful for specific jurisdictions, all units will be available to residents in each city as part of this project.



The project team looked at a variety of floorplan shapes and sizes to determine which configurations maximized interior space efficiency, provided reduced building costs, and allowed for enhanced entry and outdoor space opportunities. Through this process, the “L” plan was selected as superior with smaller units maintaining a simple rectangular form and larger units possessing greater façade articulation and extrusions.



The design team also focused on conceptual unit layouts that consolidate plumbing and incorporate storage spaces to provide the greatest value to residents and reduce construction costs to the greatest extent feasible. For a majority of the units, storage will be designed as loft spaces to maintain useable floor area. All units incorporate laundry facilities. The larger units allow for flexible space configurations providing for an additional bedroom or larger living area depending on property owner needs.

Unit Sizes

Based on input from staff in all four communities, the preliminary ADU unit sizes within the program are:

- Efficiency Studio (220-300 GSF)
- Studio (450 GSF)
- One Bedroom (600 GSF)
- One Bedroom Plus (749 GSF)
- Two Bedroom (800-900 GSF)
- Two Bedroom Plus (1,000 GSF)

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This range allows residents owning smaller lots such as those found in Morro Bay and Grover Beach options while providing larger multi-bedroom floor plans for those with larger lots. To maintain affordability in regards to construction costs, and to be consistent with goals contained in the Housing Element and grant funds, a maximum unit size of 1,000 square-feet was established. Although multiple jurisdictions allow detached ADUs of up to 1,200 square-feet, typically ADUs of this size are custom designed and not considered affordable by design.

It was also important to establish a unit that was below the State's 750 square-foot threshold for the payment of development impact fees. This threshold was established to encourage smaller, more affordable units in support of the State's and each cities Regional Housing Needs Allocation (RHNA) goals. For detailed floorplans of each unit size, see Attachment 1.

The design team performed exterior design and massing studies in tandem with developing each floor plan. With input from representatives from each city and consideration for the prevailing architectural styles of each Central Coast city, four exterior architectural styles were identified, as discussed below:

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1. Coastal Ranch

The Coastal Ranch design theme includes a lower pitched roof and simple design features such as:

- Practical, humble materials
- Protected porches
- Horizontal siding or board and batten
- Painted wood walls

Studio



Two Bedroom Plus



2. Backyard Craftsman

The Backyard Craftsman incorporates a higher pitched roof consistent with the theme in addition to the following defining characteristics:

- Overhanging eaves with exposed rafter beams
- Tapered heavy columns
- Double hung windows
- Patterned window panes
- Covered front porch
- Window/Door trim
- Articulated base could include stone veneer or stucco band

Studio



Two Bedroom Plus



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3. California Modern

California Modern provides contemporary design elements such as a lower roof pitch, elongated windows with minimized trim detailing, and opportunities for stylized privacy screens for outdoor spaces. A shed roof form is also offered for this style in the smaller unit size to provide additional design options for property owners. Other character defining elements include:

- Clean minimal lines
- Walls of glass and large windows
- Open floor plans
- A-symmetry
- Lack of ornament
- Use of traditional materials in new ways
- Could include stucco or vertical metal siding

Studio



Two Bedroom Plus



4. Beach Bungalow

The Beach Bungalow is similar to the craftsman design but has key defining elements typical of coastal bungalow architecture including but not limited to:

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

A shed roof form is also offered for this style in the smaller unit size to provide additional design options for property owners.

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Studio



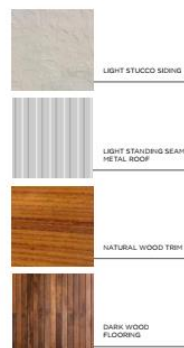
Two Bedroom Plus



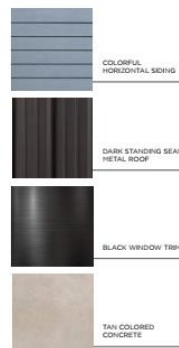
Below is a sample style guide that will be included with each floorplan and style. These guides will provide a palette of materials and colors that are in keeping with the architectural style's character. This will help provide direction to residents for quality consistency.



Clean and Contemporary



Classic Bungalow



Natural and Simple



Property owners will have the opportunity to custom the units by choosing colors and exterior materials. They will also have the ability to customize interior finishes, although standard fixtures and finishes will be specified on the plans to provide cost-effective suggestions. If there are exterior and/or structural changes beyond the options offered by the designers, applicants will need to submit a full construction package for review and will not qualify for expedited plan review through this program.

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Next Steps

The consultant team will gather feedback from each jurisdiction and incorporate any appropriate changes as the project moves forward, refining each design and preparing construction level documents. As this is a multi-jurisdictional project, consideration will be given to requested changes that meet the needs of all participating cities.

The team will also begin to develop the informational materials to help homeowners through the process of selecting designing, permitting, and building an ADU on their property, whether they use the approved stock plans or decide to pursue a custom design.

ADVANTAGES:

Feedback from the PC will be conveyed to the design team to create pre-approved plans compatible with the character of Arroyo Grande.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachment:

1. Concept Design Package