

# UC Berkeley

## IURD Conferences & Seminars

### **Title**

The City of Santa Cruz ADU Program

### **Permalink**

<https://escholarship.org/uc/item/7j8588vk>

### **Author**

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### **Publication Date**

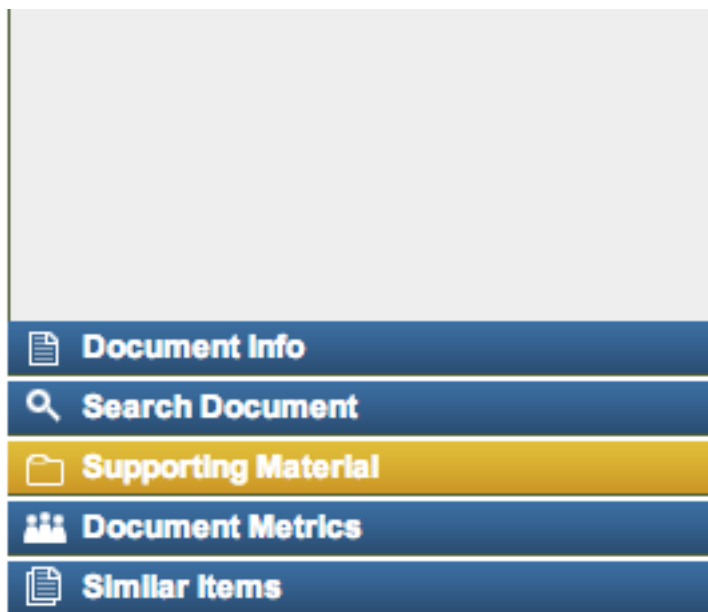
2013-03-01

### **Supplemental Material**

<https://escholarship.org/uc/item/7j8588vk#supplemental>

The City of Santa  
Cruz ADU  
Program

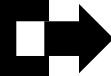
Click on  
Supporting  
Material in the  
sidebar to the left  
to download an  
audio recording of  
the presentation.







**PUBLIC NEED**  
(Housing Crisis)



**Public Education**

+

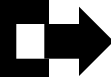
**POLITICAL WILL**



**Supportive Zoning**

+

**FUNDING**



**Homeowner Tools**

=

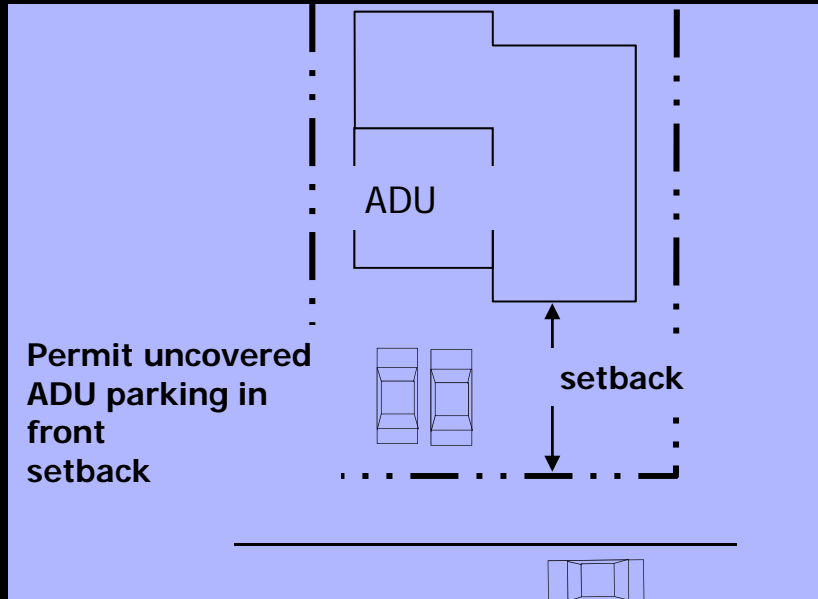
**FERTILE GROUND**

Manuals

Prototypes

Financial Assistance

# Eliminate Obstacles



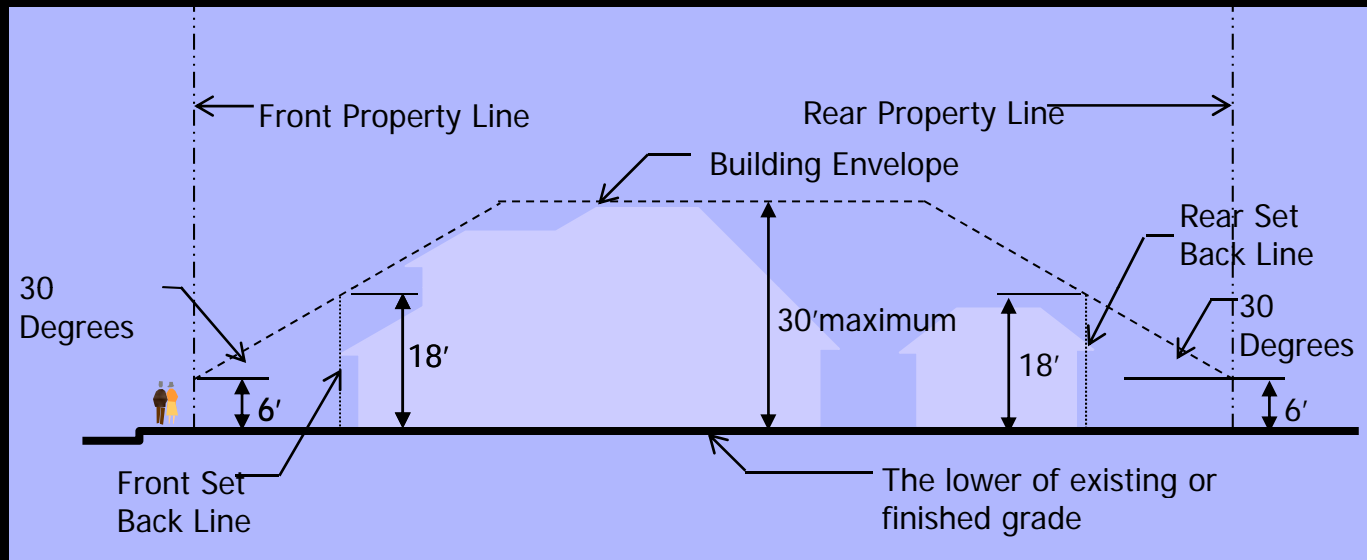
## **PARKING**

- No covered parking required
- Spaces in the front & tandem count

## **REDUCE COSTS**

- No sprinklers required for existing house
- No separate water meter for the ADU

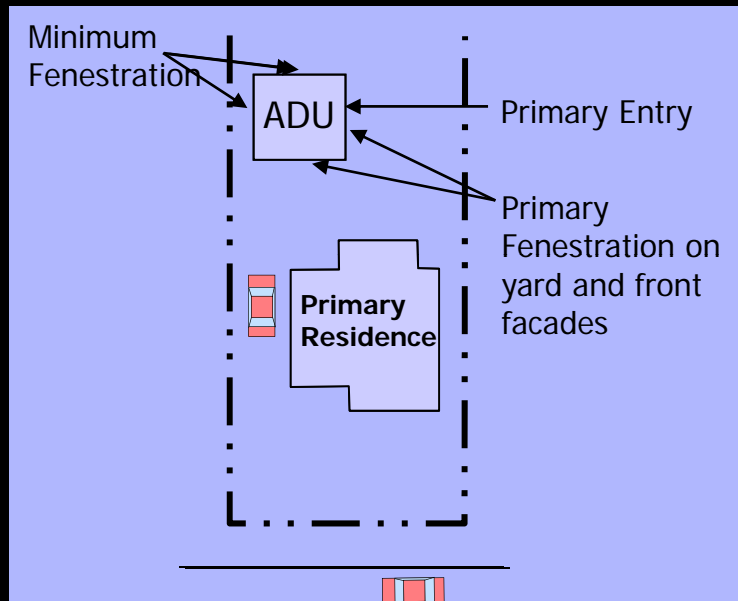
# Preserve the Neighborhood



- Maintain **neighborhood scale**
- Architecture to relate to primary residence

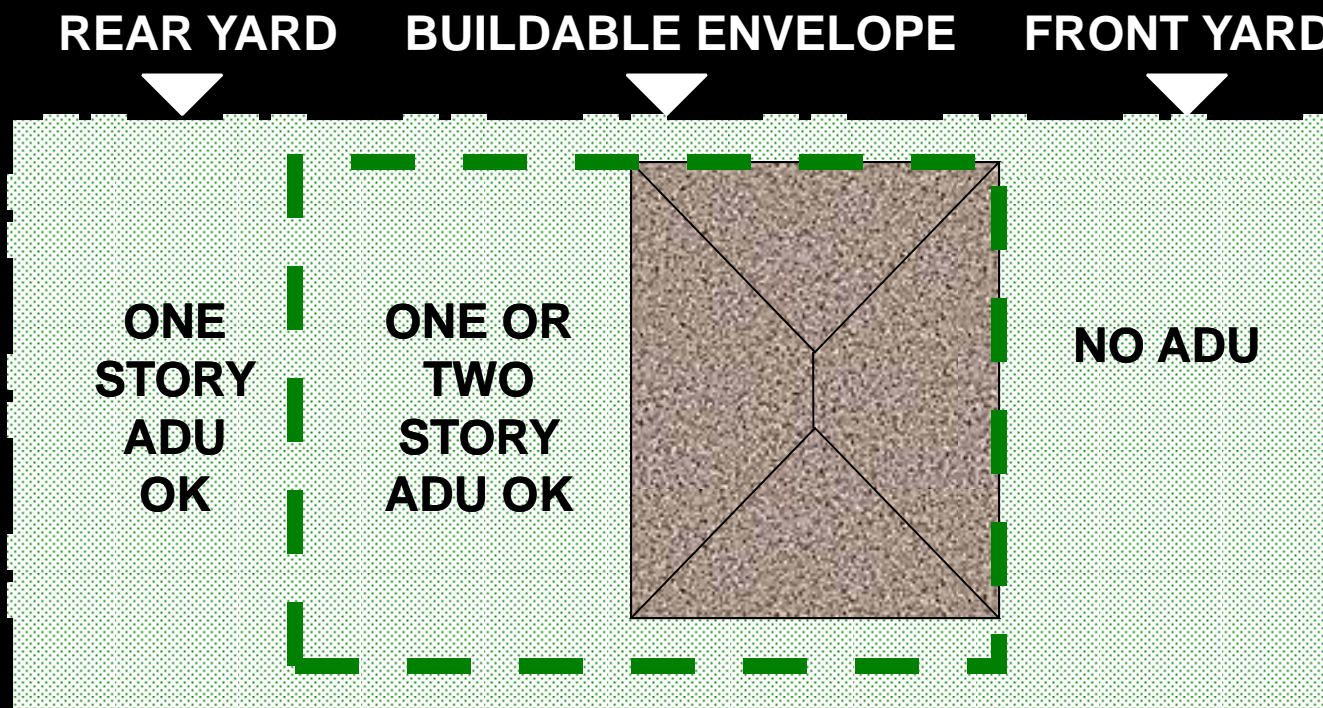


# Protect Adjacent Neighbor

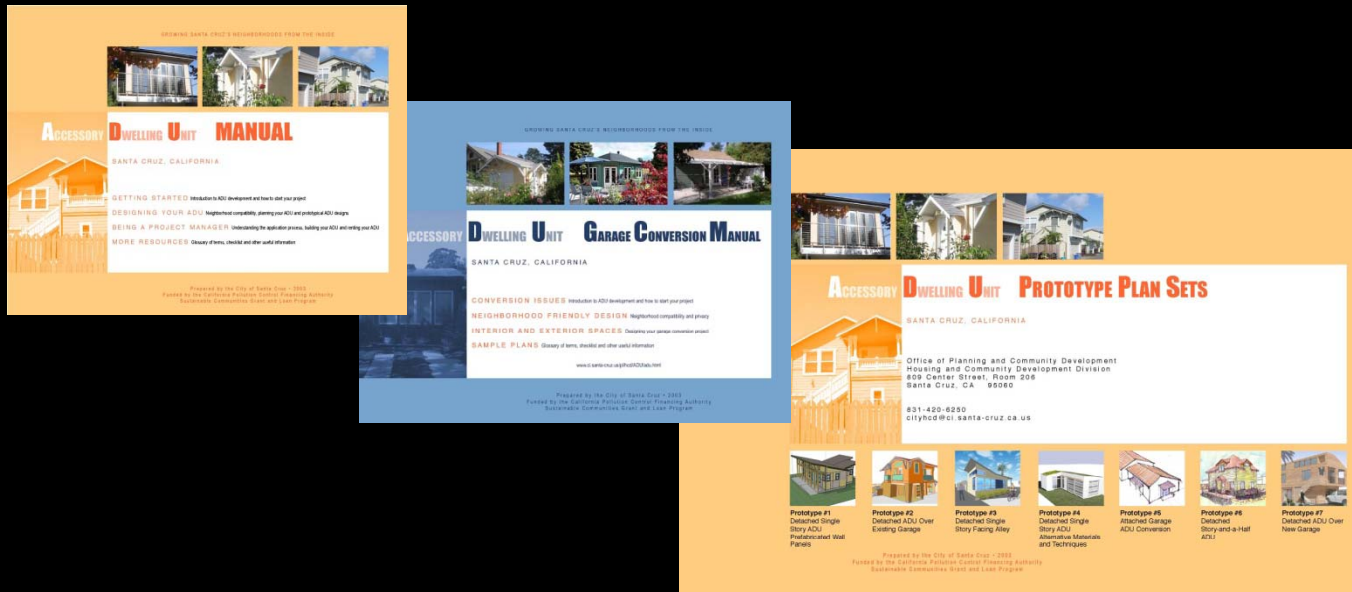


- Entries/stairs away from neighbors; Windows minimized
- Alley Orientation encouraged
- Homeowner lives on the property

# Response to AB 1866 (2003)



# Homeowner Tools



- “How To” Manuals
- 7 Design Prototypes
- Financial Assistance





**1**

**GETTING STARTED**

**SECTION ONE**

**1 Introduction to ADU Development**  
Understanding the basics

**2 How Do I Start?**  
Planning an ADU project



**5**

**DESIGNING YOUR ADU**

**SECTION TWO**

**5 Neighborhood Compatibility**  
Being a good neighbor

**10 Planning Your New ADU**  
Understanding your needs

**16 Prototypical Designs and Designs for ADUs**  
Design options



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**BEING A PROJECT MANAGER**

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Landlord basics



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**APPENDIX**

**49 More Resources**  
City Department Contacts  
Useful Web Sites  
Building Codes  
ADU Definitions  
ADU Plans Checklist  
ADU Permit Fees  
ADU Zoning Regulations  
Sample Lease Agreement

**72 Acknowledgements**



## Section One: Getting Started

Mapping out your process to design and develop an Accessory Dwelling Unit (ADU) requires you to do your homework. Section One helps you get started. What is an ADU? Who can build them? What governs their development? What technical and financial assistance programs are offered by the City to help you build an ADU on your property?

### Introduction to ADU Development

When you look around your neighborhood, you may see that some of your neighbors have built an ADU on their property. Perhaps to supplement their mortgage payments, provide for elderly parents or allow their children to stay in Santa Cruz. Each had their own reason to build their ADU and each had to navigate the development process. You may be wondering what an ADU is, who can build them, and how to get started. Here we go.

### What is an ADU?

An Accessory Dwelling Unit (ADU) is an additional, self-contained housing unit that is secondary to the main residence. ADUs are sometimes referred to as “Granny units” or “Mother-In-Law units” since many ADUs were initially constructed to provide for family members.

ADUs can take many forms. In some cases, an ADU can be attached as an addition to the house or as a second story over a garage.

The garage itself may be converted to an ADU or the ADU may occupy a basement. An ADU can even be a section of the main house that has been separated from the main living space. And of course, an ADU can be a stand-alone unit like a small house or cottage. The City only requires that an ADU have a kitchen, bathroom, and place to sleep. Alleys provide excellent opportunities for ADU development with an access that is separate from the main house.

*AB 1866 was signed by the Governor in 2003. The new law is intended to promote development of second units in existing and future single family lots. It makes review of Accessory Dwelling Units (ADUs) ministerial. That is, development of an ADU cannot be prohibited if it meets development standards.*

## Financial Considerations

Maintaining or increasing the number of people per household unit, as well as number of households per lot in existing residential areas, reduces the costs for municipalities to extend utilities and services and preserves land. Municipalities gain additional tax revenue from accessory apartments, as a result of improvements to the existing housing stock, that increases the "full and fair cash value" of the properties. The financial impact on municipalities is also tempered by the fact that accessory units provide a housing option that enhances the moderately priced housing stock without requiring subsidies.

Local businesses benefit from accessory apartments as they provide moderately priced accommodations for employees within the community. Accessory apartments also provide affordable housing for public sector employees, social service professionals and service sector workers (such as day care instructors, teachers, nurses, home health care aides and security guards), seniors and young families.



### For More Information:

Massachusetts Smart Growth Toolkit  
<http://www.mass.gov/ocd>

Mass Housing Partnership (MHP)  
<http://www.mhp.net>

Mass Department of Housing  
Development (DHCD)  
<http://www.mass.gov/dhcd/>

Background on Subsidized Housing  
<http://www.mass.gov/dhcd/cosubhous.htm>

AARP website  
<http://www.aarp.org>

Older Americans Act website  
<http://www.aoa.dhhs.gov>

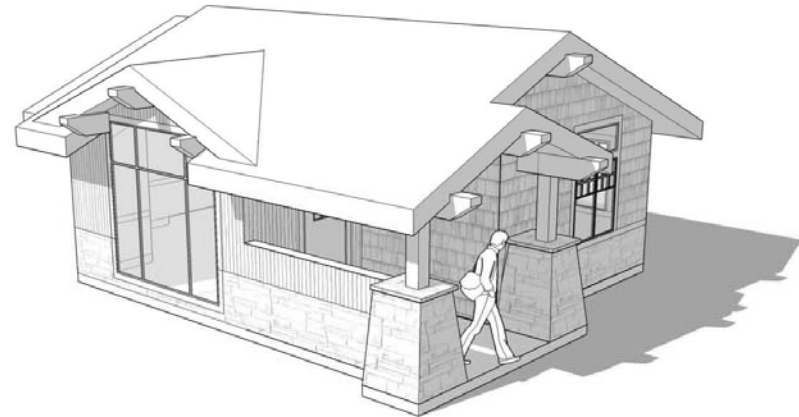
## MASSACHUSETTS SMART GROWTH

### Toolkit



## Accessory Dwelling Units (ADU)

Accessory dwelling units (also known as accessory apartments, guest apartments, in-law apartments, family apartments or secondary units) provide supplementary housing that can be integrated into existing single family neighborhoods to provide a low priced housing alternative with little or no negative impact on the character of the neighborhood.



## A GUIDE TO BUILDING A BACKYARD COTTAGE

JUNE 2010



CITY OF SEATTLE

SEATTLE PLANNING COMMISSION [www.seattle.gov/planningcommission](http://www.seattle.gov/planningcommission)

DEPARTMENT OF PLANNING AND DEVELOPMENT [www.seattle.gov/dpd/backyardcottages](http://www.seattle.gov/dpd/backyardcottages)



# Accessory Dwelling Unit GARAGE CONVERSION MANUAL

1

THE OPPORTUNITY

INTRODUCTION

Sizing up the  
Opportunity

Using the Manual

4

RACESTUDIO

**PUBLIC ARCHITECTURE**

PUTS THE RESOURCES OF ARCHITECTURE IN THE SERVICE OF THE PUBLIC INTEREST. WE IDENTIFY AND SOLVE PRACTICAL PROBLEMS OF HUMAN INTERACTION IN THE BUILT ENVIRONMENT AND ACT AS A CATALYST FOR PUBLIC DISCOURSE THROUGH EDUCATION, ADVOCACY AND THE DESIGN OF PUBLIC SPACES AND AMENITIES.

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T 415.861.8200 F 415.431.9695 WWW.PUBLICARCHITECTURE.ORG

peterson ARCHitects

Reducing Costs

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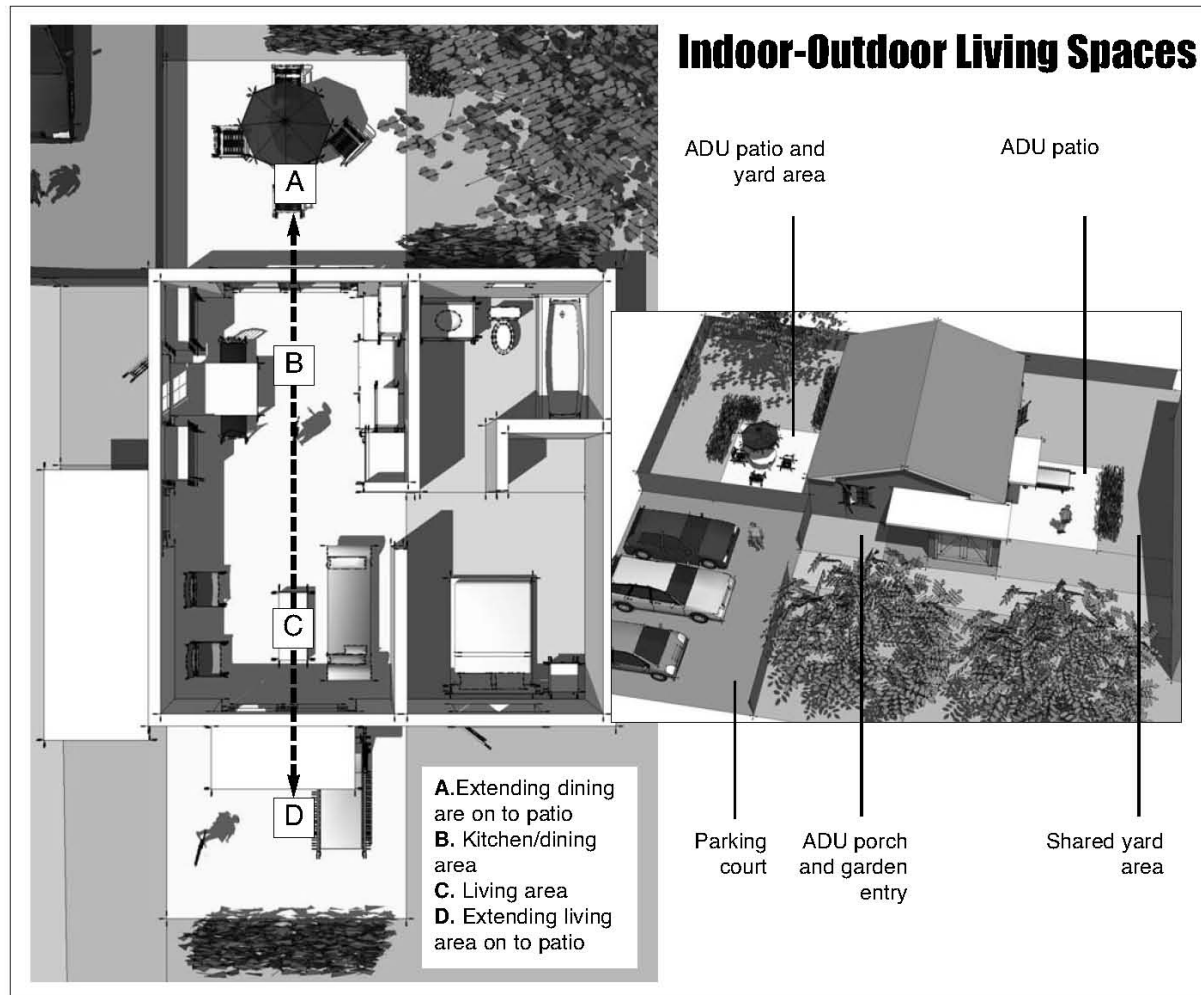
SAMPLE FLOOR PLANS

SECTION FIVE

Types of Garages

Suburban-style  
Garages

Traditional-style  
Garages



**Above: Indoor-Outdoor Spaces**

**This diagram show how patios and gardens can expand the useable and visual space of a small garage ADU project.**

#### Multi-Function Space Saving Opportunities

Using space for more than one function is necessary for living in small interior spaces. Double tasking spaces will require you to identify things that cannot move, such as fixtures, and things that can, such as furniture. Using circulation routes for overlapping functions is another strategy that can be exploited.

#### *Circulation*

The circulation planning should be kept simple as possible without redundant routes. In a small ADU, every circulation route should be “double tasked.” That means chairs can be pulled out from under tables, cabinets can be opened into them, and they can be temporarily used for activities like setting up an ironing board or an exercise mat.

Think carefully about where you locate doors. How do they line up? How much room does their swing take? Where is the door when it is open? Doors dictate circulation routes and access to sleeping, eating, and bathing areas. Maybe your ADU will not have any interior doors. Should it be an open floor plan?

#### *Fixed Furnishings and Equipment*

As in a boat, everything that is built-in





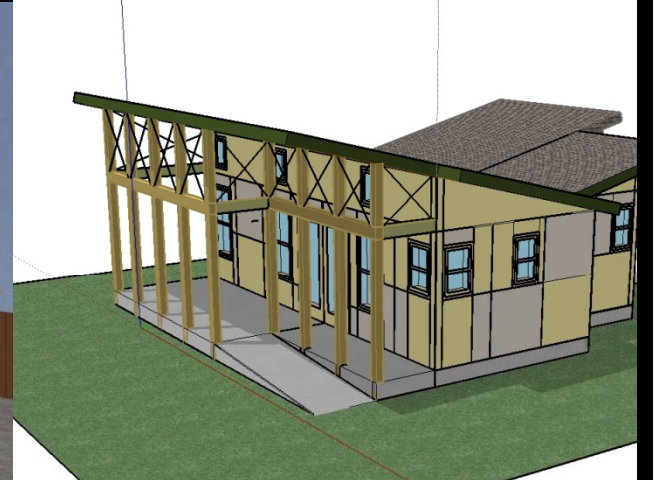
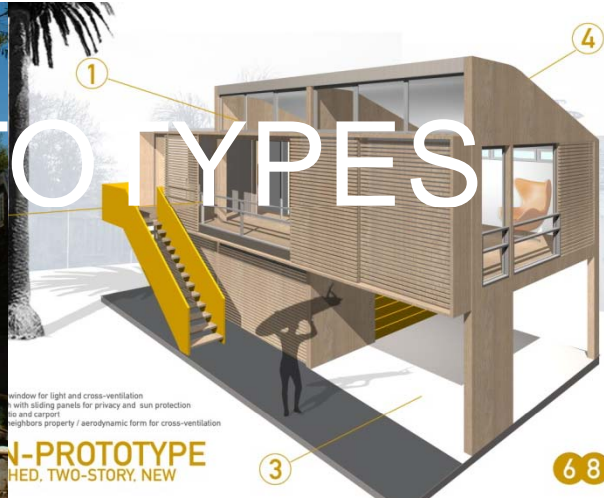


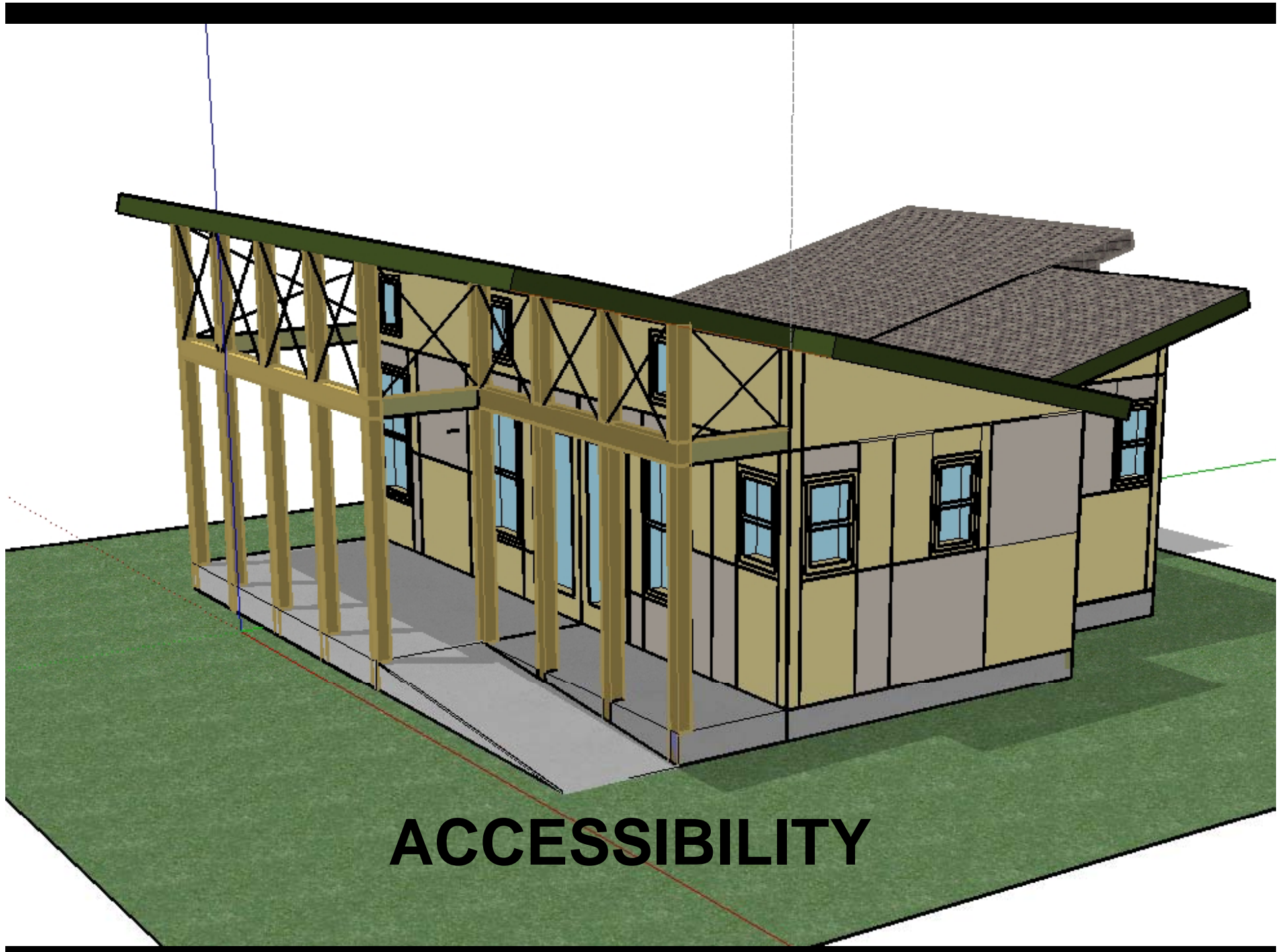
- ① Privacy window
- ② Paved walk
- ③ Existing driveway
- ④ Paved private garden
- ⑤ ADU identifier
- ⑥ Screen wall
- ⑦ Sawcut & remove existing driveway for planting area
- ⑧ Overhang at entry
- ⑨ Main house



# ADU PROTOTYPES

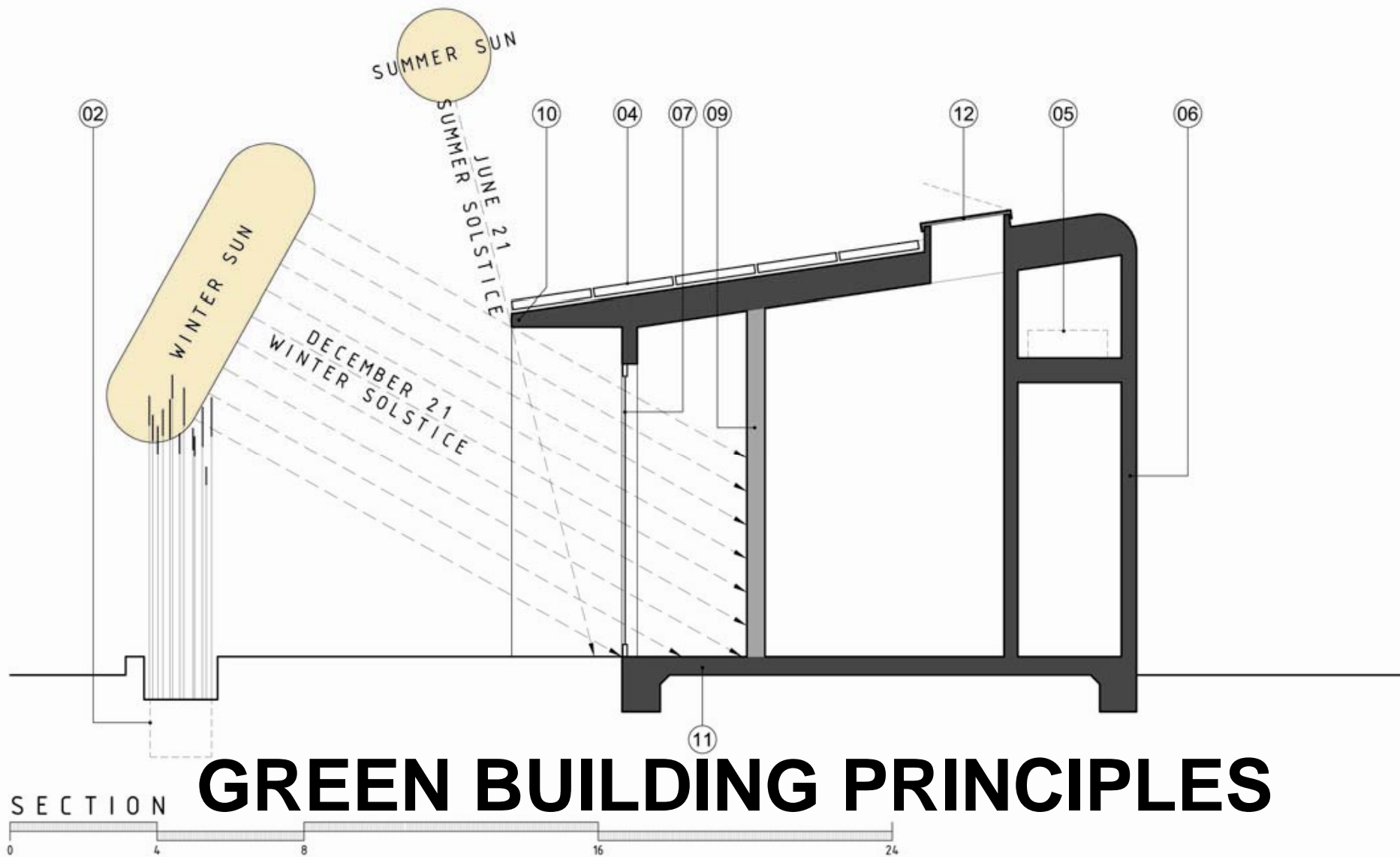
- 1 ½ Story
- Single Story – (1) Alley; (2) with Alternative Materials; (3) Modular.
- Over Garage – New & Existing
- Garage Conversion





**ACCESSIBILITY**

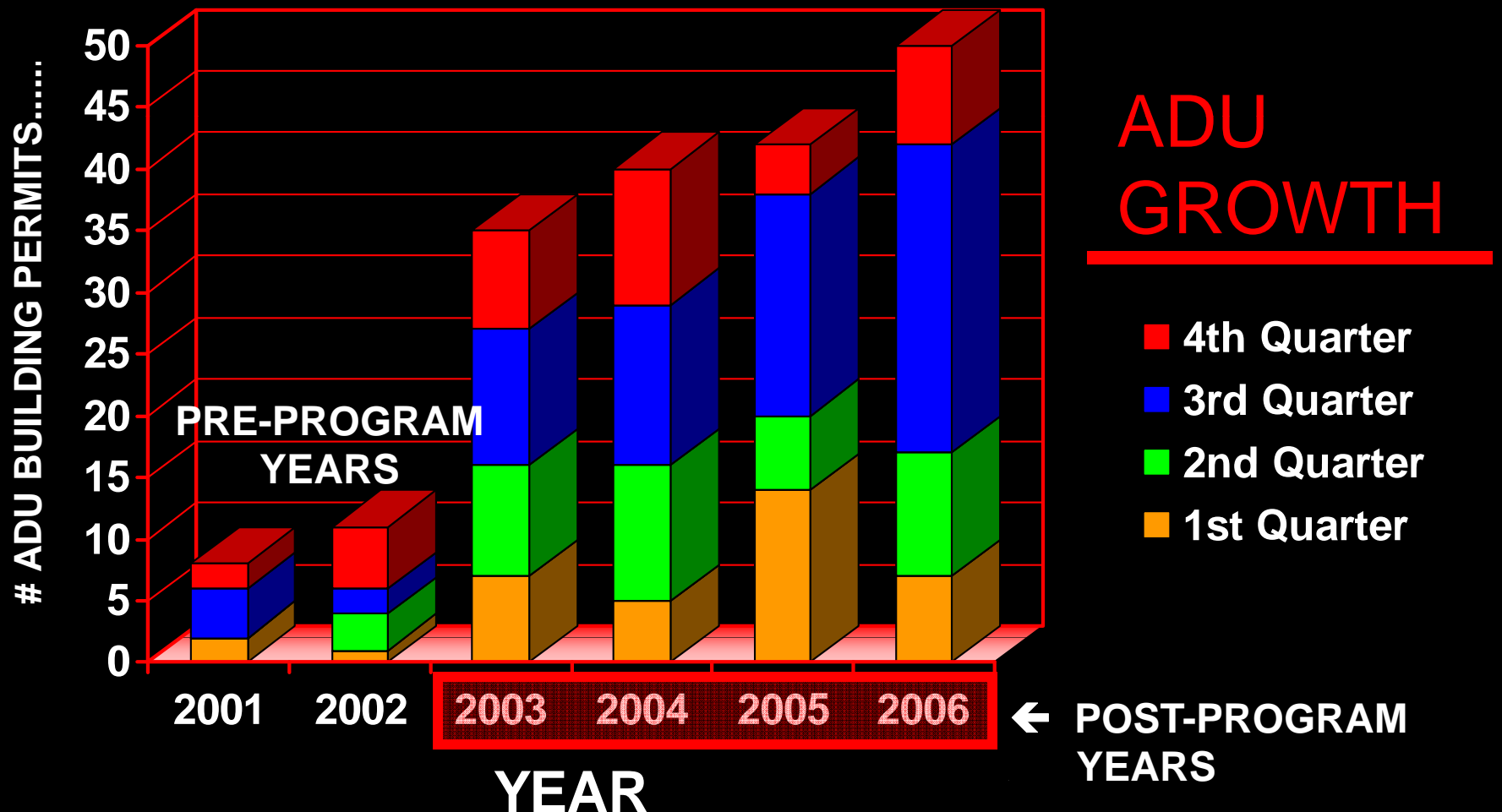




# GREEN BUILDING PRINCIPLES



# City of Santa Cruz ADU Program Success



# WILSON

The Metropolis Observed

## The Granny Flat Grows Up

LEAD CITY PROGRAM PROMOTES GERIATRIC COMMUNITIES AS AN AFFORDABLE HOUSING

As the nation's population ages, the need for affordable housing is growing. In California, the state's largest and most diverse population, the need is particularly acute. The state's aging population is growing rapidly, and the need for affordable housing is growing rapidly. The state's aging population is growing rapidly, and the need for affordable housing is growing rapidly.

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## Santa Cruz Changes the Rules For Affordable Housing p.12

### WESTERN City

Improving Gender Equity In Youth Sports p.6

LEAGUE OF CALIFORNIA CITIES

## ADUs of Santa Cruz

By Lisa Finkler

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## RENTING OUT OVER AN EXISTING GARAGE

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# American Institute of Architects

## 2005 Honor Awards

Architecture p. 116  
Interiors p. 130  
Urban Design p. 146  
25 Year Award p. 158  
Firm Award p. 156  
Gold Medal p. 162

Architecture p. 116  
Interiors p. 130  
Urban Design p. 146  
25 Year Award p. 158  
Firm Award p. 156  
Gold Medal p. 162

## Not Your Grandmother's Granny Flat

By James H. Anderson

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## URBAN DESIGN

By Lisa Finkler

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## NATIONAL AWARD FOR Smart Growth ACHIEVEMENT 2004

By Lisa Finkler

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# There's More to do!

- **Illegal Units:** Incentives to permit units & bring up code.
- **Ownership & Owner Rights:** ADU ownership is possible under Tenancy in Common. Should there be more options?
- **Tax Incentives:** Allow for deferred property tax increase or create tax breaks for building an ADU?





# CARS DISCUSS NEW GRANNY UNIT ORDINANCE

Housing for people  
but not for cars:  
so what's up with that?

I'm thinkin',  
so maybe my  
starter don't work  
so good tomorrow.

*[Signature]*  
5/30/03

