



DESIGN REVIEW BOARD Staff Report

Agenda Item C.1

Meeting Date: December 10, 2024

TO: Goleta Design Review Board

FROM: Kathy Allen, Supervising Senior Planner; (805) 961-7545 and
Christina McGuire, Associate Planner; (805) 961-7566

SUBJECT: **Advisory Input regarding preapproved Accessory Dwelling Unit
(ADU) Program**

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Review of submitted ADU projects and provide recommendations to Staff regarding the submittals for inclusion into the Preapproved ADU Program

BACKGROUND:

Assembly Bill No. 1332 requires each local agency, by January 1, 2025 to develop a program for the preapproval of accessory dwelling unit plans. Read more about the Assembly Bill here if interested.
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB1332

DRB is being asked to provide advisory input regarding the design of the plans submitted to the City in response to the Call for Submissions issued on November 1, 2024.

An Accessory Dwelling Unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. ADUs include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-unit or multi-family dwelling.

The City has received approximately 196 ADU Building permits to date, of those approximately 10% are classified as "detached" ADUs, so the bulk of ADUs and Junior Accessory Dwelling Units (JADUs) are attached and or conversions of existing space. Further, very few ADUs require DRB approval. This preapproval program is only for detached, new construction single-unit ADUs. Inclusion into the program is beneficial for design professionals and homeowners alike as it will shorten the review time from the current 60-day period to a 30-day period with the added confidence that the plans meet zoning and building code requirements.

DISCUSSION

As with any ADU, the City has limited review authority and ADUs will continue to be processed in a ministerial manner. The Program involves the design professional to submit plans to the City that meet the following criteria:

- Be a detached, new construction, single-unit ADU with the architectural plan pages combined as one PDF.
- Must range in size between 200 and 800 square feet. Further, the floor area must be consistent with the standard defined in §17.03.070 of the Goleta Municipal Code (GMC).
- Have a maximum one-story height of 16'. However the height can be up to 18' or 20' if located within one-half mile walking distance of a major transit stop or a high quality transit corridor as provided for in §17.41.030(E)(2) of the GMC.
- Have blank place holders on the plan set for the items listed on the City's Site Plan Guidelines to be completed in the future when used by residents.
- Include a title block on the plans with the name, title, and contact information for the Design Professional

In response to the Call for Submissions, the City has received plans from 3 designers, two of the designers have provided options for different exterior materials and finishes. The following is a list of the proposals that have been received (in alphabetical order of the designer's last name) and staff is asking for DRB's advisory input:

1. **Argishti Avetisyan, Designer with Gather ADU.** This submittal is for a 468 square foot ADU that is 11'4" or 11'5" in height. There are two exterior options proposed - Stucco or Siding. There are 3 different prototypes; two of the layouts have vaulted ceilings to make the living area feel more open.
2. **Bonnie Sangster-Holland, Architect of Beshda Design & Architecture.** This submittal is for a 356 square foot ADU with a 32 square foot attached utility closet that is 15'6" in height. There are two exterior entry options which are a basic entry or a covered deck. Additionally, this proposal has 4 exterior material choices including: lap siding, stucco, vertical siding, and Board & Batten options in many different colorways. The plan includes a sleeping loft and the option to include solar panels on the roof.
3. **Adams Stickels, Contractor.** This submittal is for a 796 square foot ADU that is 12'2" in height. This design includes an optional chimney that extends two feet above the roof line to 14'-2" in height. The proposal is for a Spanish style with stucco and Spanish style roof tile and aluminum clad windows and doors.

DRB is to evaluate the designs in terms of quality of design, from both a visual and functionality perspective. There are no specific design requirements for ADUs that the Board can lean on, so DRB members should consider their design expertise

and the overall design parameters outlined in the General Plan and Title 17 while evaluating the proposed ADUs.

It is important to note, that if the Board does not recommend inclusion of a preapproved plan, but the plan meets the adopted ADU development standards, it is possible that the plans will still be included in the preapproved Program.

NEXT STEPS:

If the DRB recommends approval of the plans to staff, then the next step is Building Plan Check Review. Once Building plan check review is complete the plans would be uploaded to the City's website for residents interested in adding an ADU to their property to view. If residents find the preapproved floor plans and designs of interest, then the residents would contact the designers regarding developing site specific plans. The cost of the plans will be negotiated directly between the design professional and the client/resident. There will need to be a site plan prepared to ensure that the placement meets all development requirements for ADUs as well.

It should be noted that residents do not have to use the preapproved ADU plans and can continue to have plans and specifications created on an individual basis. The preapproved ADU plans provide an opportunity to speed up the review process if residents so choose.

ATTACHMENTS:

- A – Project Plans by Argishti Avetisyan, Designer of Gather ADU
- B – Project Plans by Bonnie Sangster-Holland, Architect
- C – Project Plans by Adam Stickels, Contractor