

HOUSING FOR GENERATIONS: Accessory Dwelling Units (ADU) in Encinitas

January 9, 2019





PRESENTATION OUTLINE

Housing for Generations: ADUs in Encinitas

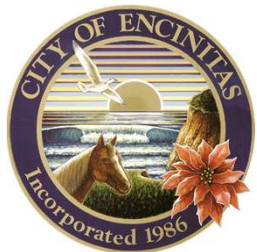
- Laws and Ordinances
- Analysis and Statistics

PRADU Program - Permit Ready Accessory Dwelling Units

- Concept
- Unit Designs by Design Path Studio and DZN Partners
- Process

Outreach

- Public Meetings
- Materials and Social Media



HOUSING FOR GENERATIONS: ADUs in ENCINITAS

State Laws - 2016

- Effective January 1, 2017
- Nullified existing Encinitas ordinance

City Ordinances – 2018

- Accessory and Junior Accessory Dwelling Units (ADU and JADU)
- Council Approved February 14, 2018
- Coastal Commission Approval December 13, 2018

SB 1226: Retroactive Permits - 2018

- City sponsored bill, approved September 30, 2018
- Building officials make determination of when a residential unit was constructed, and issue a retroactive building permit based on the standards of that time



HOUSING FOR GENERATIONS: ADUs in ENCINITAS

ADU Standards

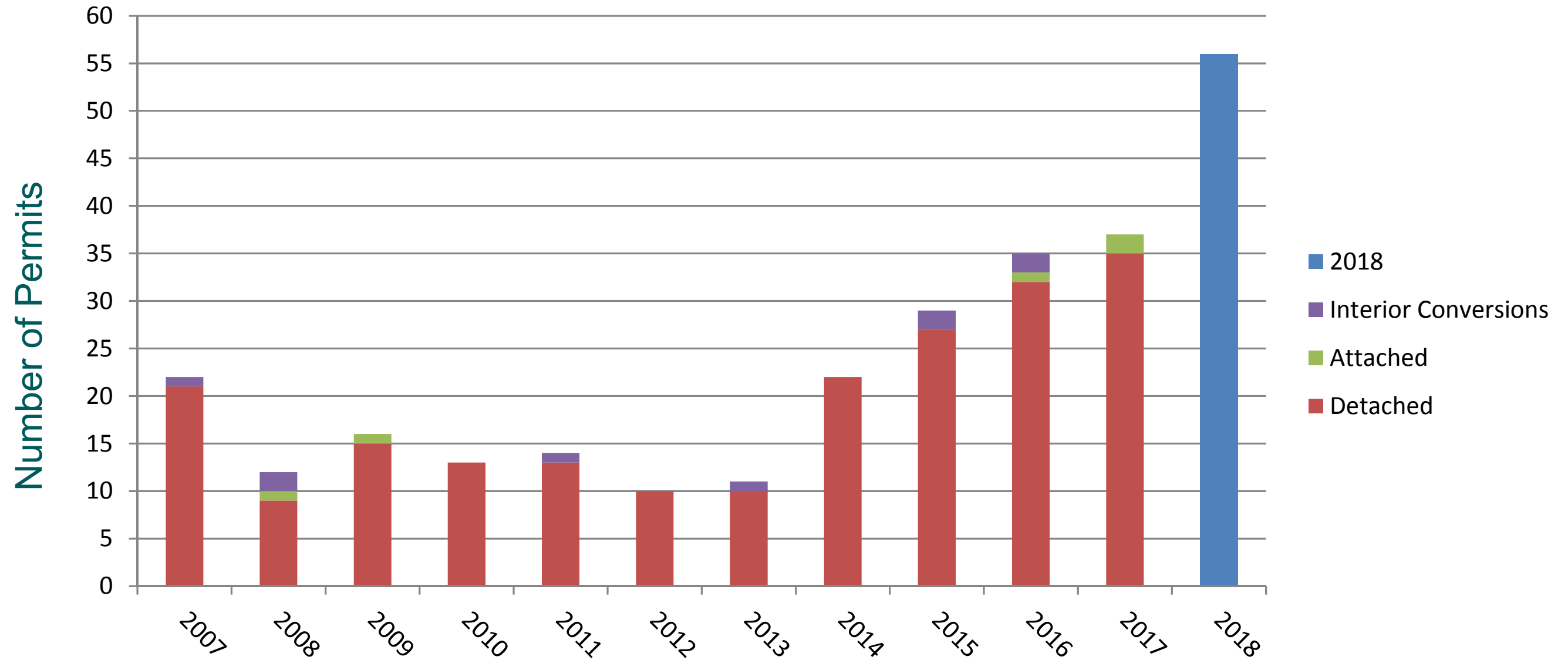
- Increased flexibility beyond State Law
- Reduced setbacks for ADUs
- Increased allowable unit size
- Lot coverage and FAR relief for small lots
- Height limit if using design standard relief
- Near transit parking waiver
- 30-day or more rental periods

JADU Standards

- Conversion of portion of existing single-family dwelling to include an existing bedroom
- 500 square feet maximum
- Efficiency kitchen required; may share sanitation facilities with primary dwelling
- Owner occupancy required
- 30-day or more rental periods



ADU BUILDING PERMITS (2007-2018)



* Fee waivers in place since February, 2018, resulting in savings of \$2,000 - \$4,000 per ADU permit issued



PRADU PROGRAM- PERMIT READY ADUs

PRADU Concept

- Encourage the construction of ADUs
- Offering selection of pre-approved ADU building plans
- Reduce pre-construction costs
- Expedited building permits
- Home-owner homework

Design Consultants

- City released an RFP for architectural design services
- Yvonne St. Pierre, AIA, Design Path Studio
- Bart Smith, AIA, DZN Partners



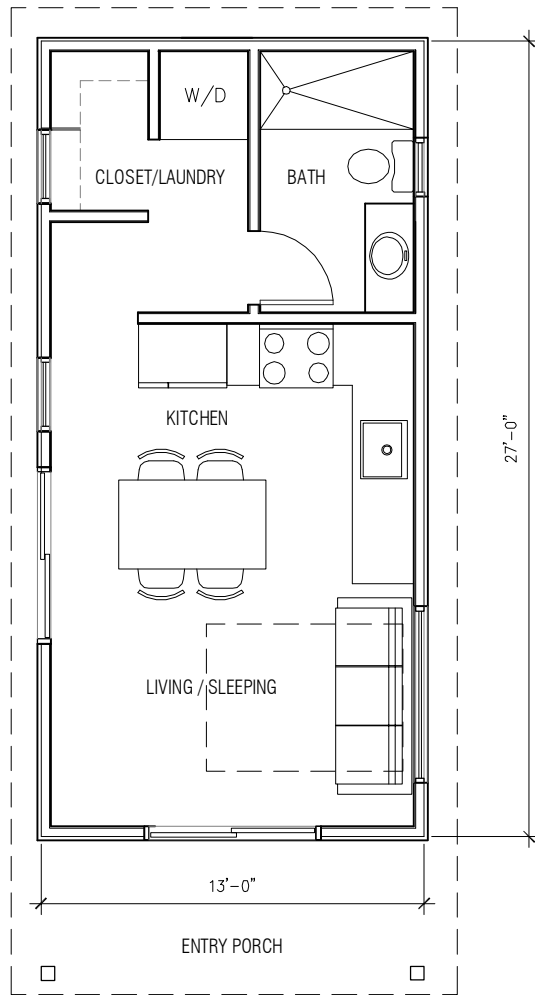
DESIGN PATH STUDIO
architecture + design

DESIGNPATHSTUDIO.COM



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STUDIO 350 SF

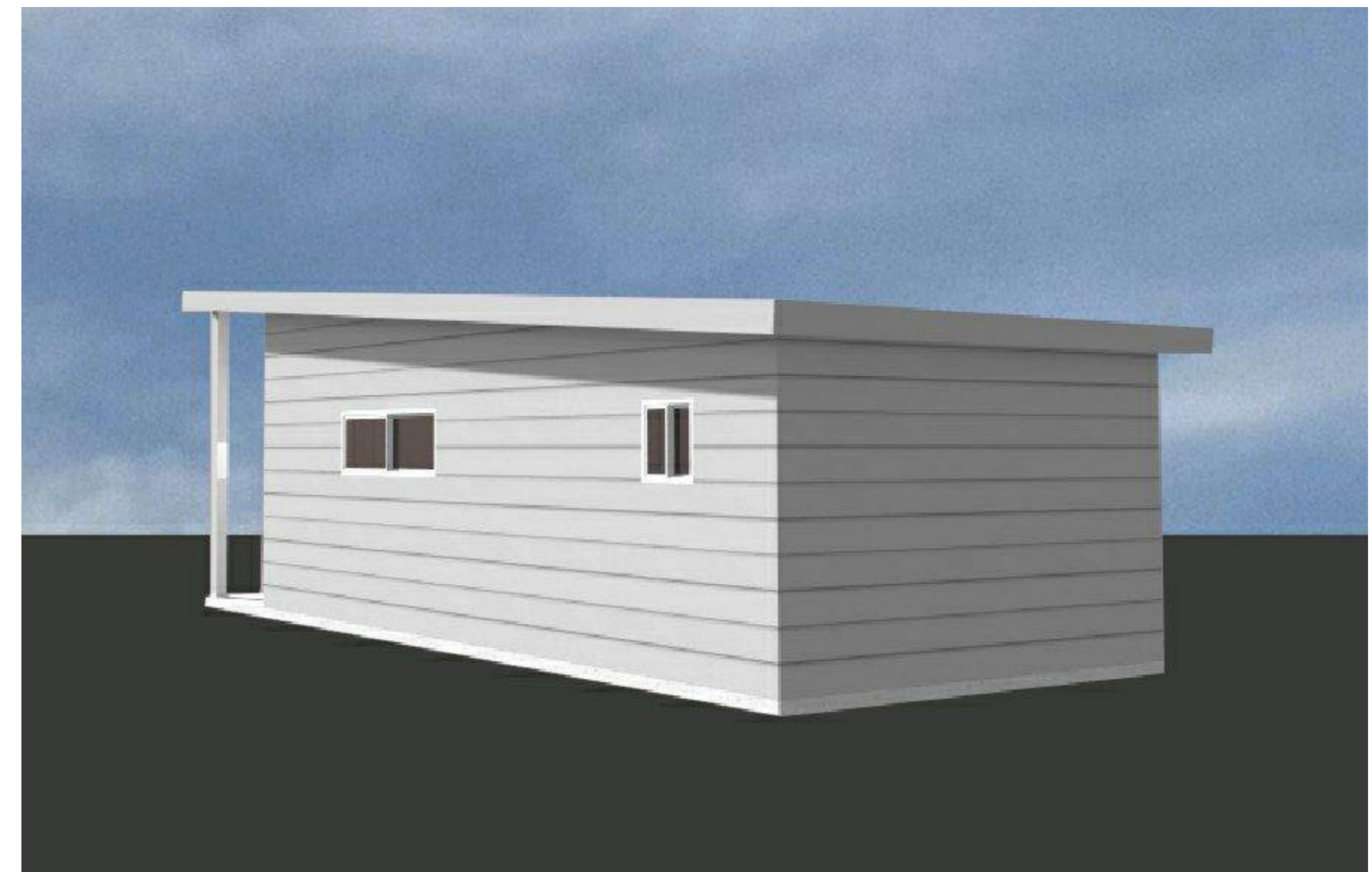




Studio -SIDING view #1



Studio -SIDING view #2



Studio -SIDING view #3



Studio -STUCCO view #1



Studio -STUCCO view #2



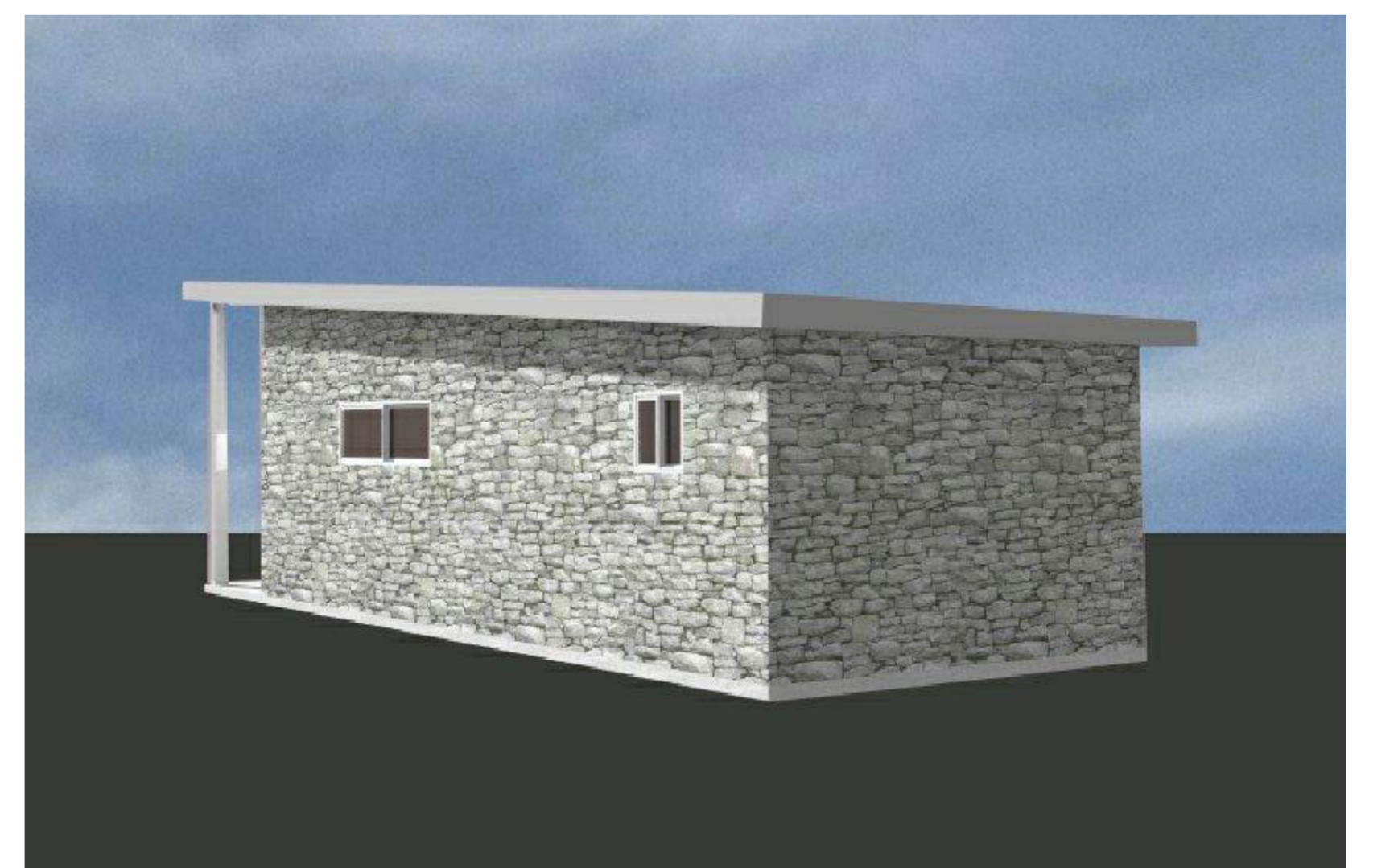
Studio -STUCCO view #3



Studio -STONE VENEER view #1



Studio -STONE VENEER view #2



Studio -STONE VENEER view #3

project

PRADU
City Of Encinitas

revisions



description

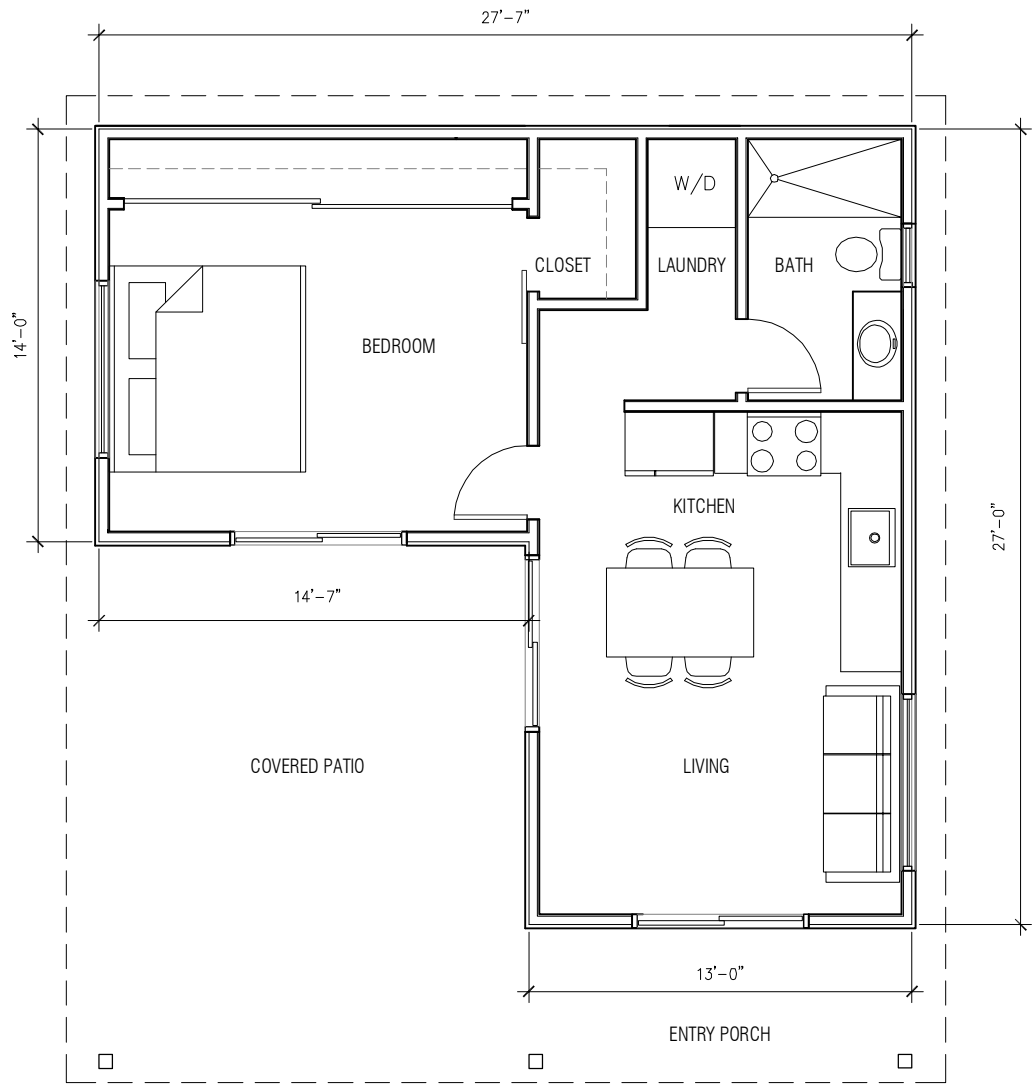
Exterior
Material
Options
Studio

date December 5 2018

project no. 2018 PRADU

drawn by ysp/hjd

sheet no. **T1.2**



1 BEDROOM / 1 BATH
555 SF





3 Bedroom -SIDING view #1



3 Bedroom -SIDING view #2



3 Bedroom -SIDING view #3



3 Bedroom -STUCCO view #1



3 Bedroom -STUCCO view #2



3 Bedroom -STUCCO view #3



3 Bedroom -STONE VENEER view #1



3 Bedroom -STONE VENEER view #2

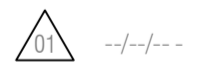


3 Bedroom -STONE VENEER view #3

project

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City Of Encinitas

revisions



description

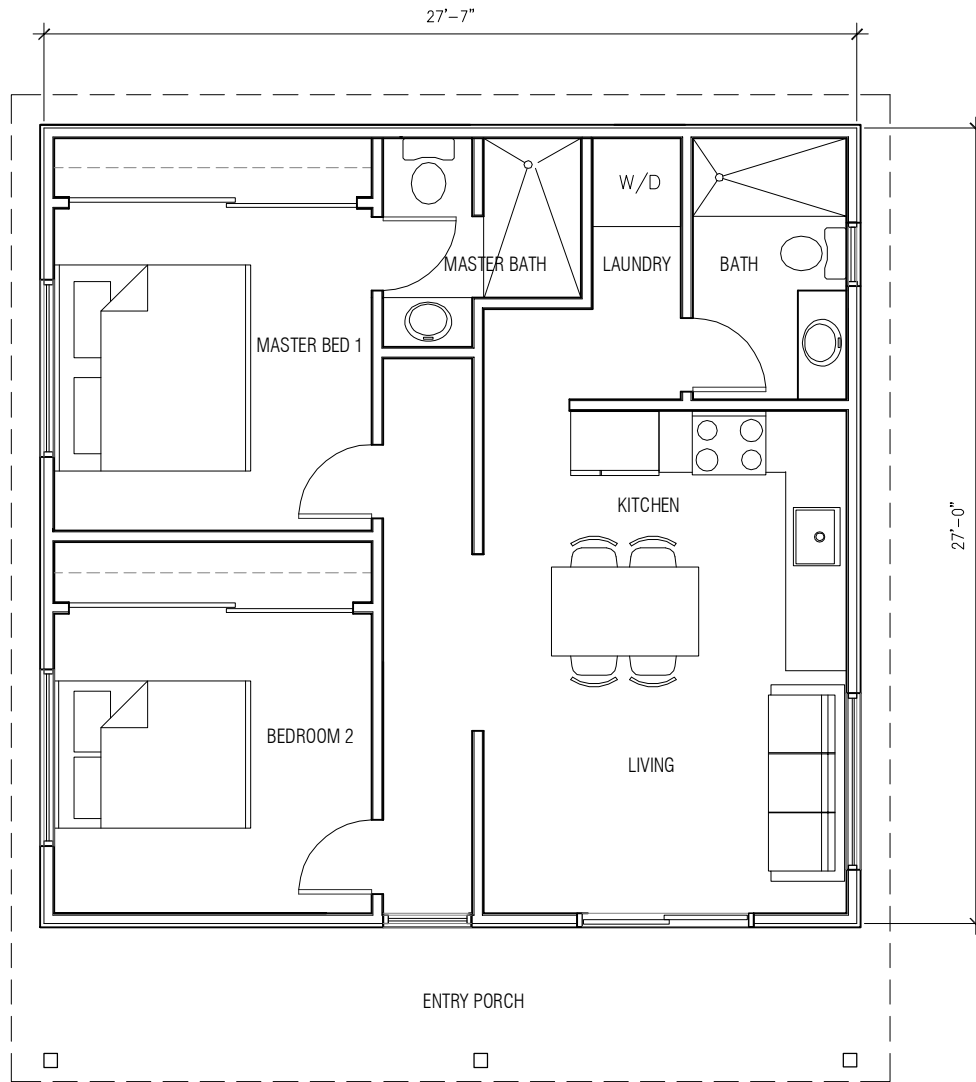
Exterior
Material
Options
3 Bedrooms

date December 5 2018

project no. 2018 PRADU

drawn by ysp/hjd

sheet no. **T1.2**



2 BEDROOM / 2 BATH
745 SF





2 Bedroom -SIDING view #1



2 Bedroom -SIDING view #2



2 Bedroom -SIDING view #3



2 Bedroom -STUCCO view #1



2 Bedroom -STUCCO view #2



2 Bedroom -STUCCO view #3



2 Bedroom -STONE VENEER view #1



2 Bedroom -STONE VENEER view #2



2 Bedroom -STONE VENEER view #3

project

PRADU
City Of Encinitas

revisions



description

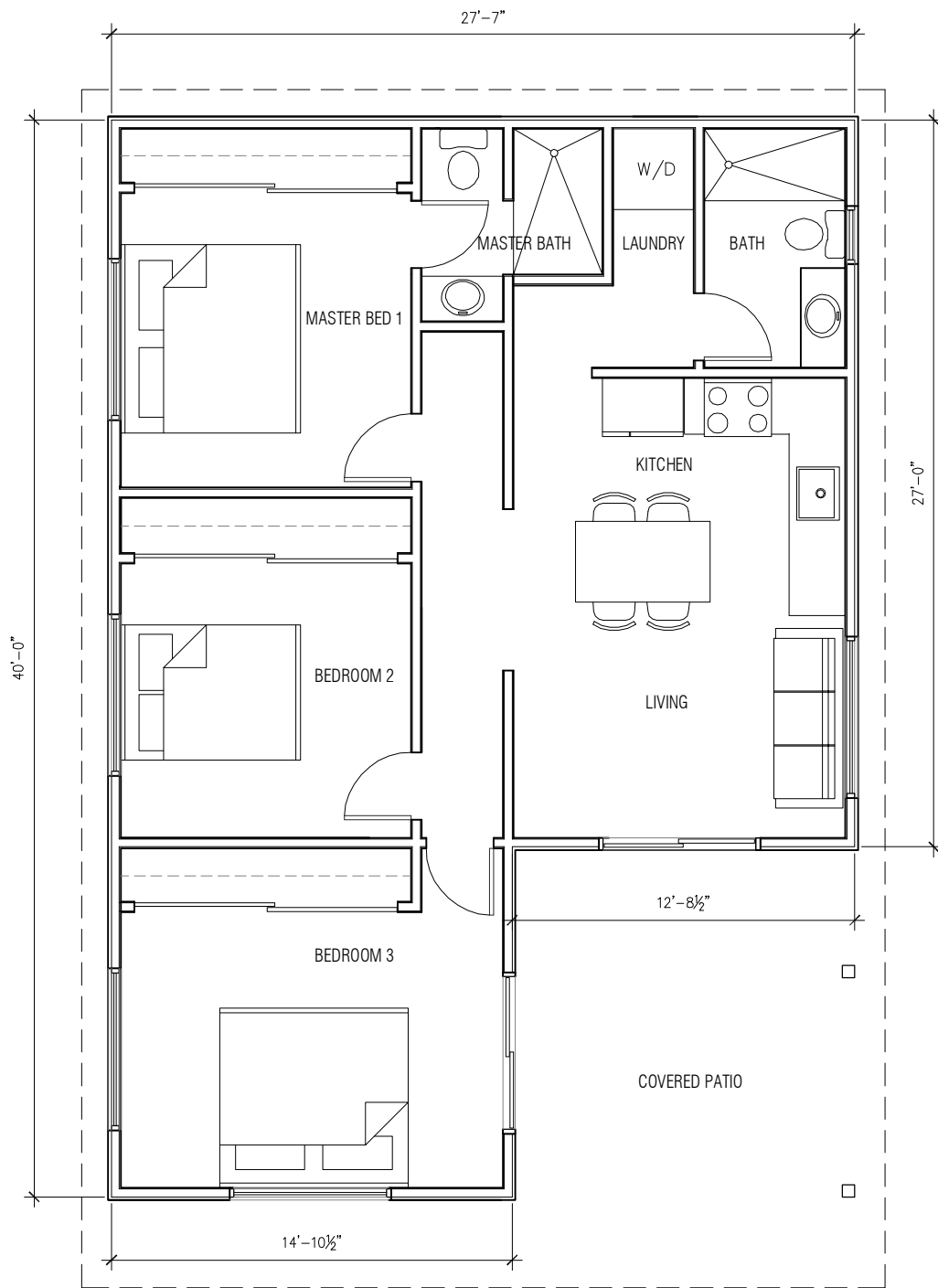
Exterior
Material
Options
2 Bedrooms

date December 5 2018

project no. 2018 PRADU

drawn by ysp/hjd

sheet no. **T1.2**



3 BEDROOM / 2 BATH
935 SF

DESIGN PATH STUDIO
architecture + design

DESIGNPATHSTUDIO.COM

project

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3 Bedroom -SIDING view #1



3 Bedroom -SIDING view #2



3 Bedroom -SIDING view #3



3 Bedroom -STUCCO view #1



3 Bedroom -STUCCO view #2



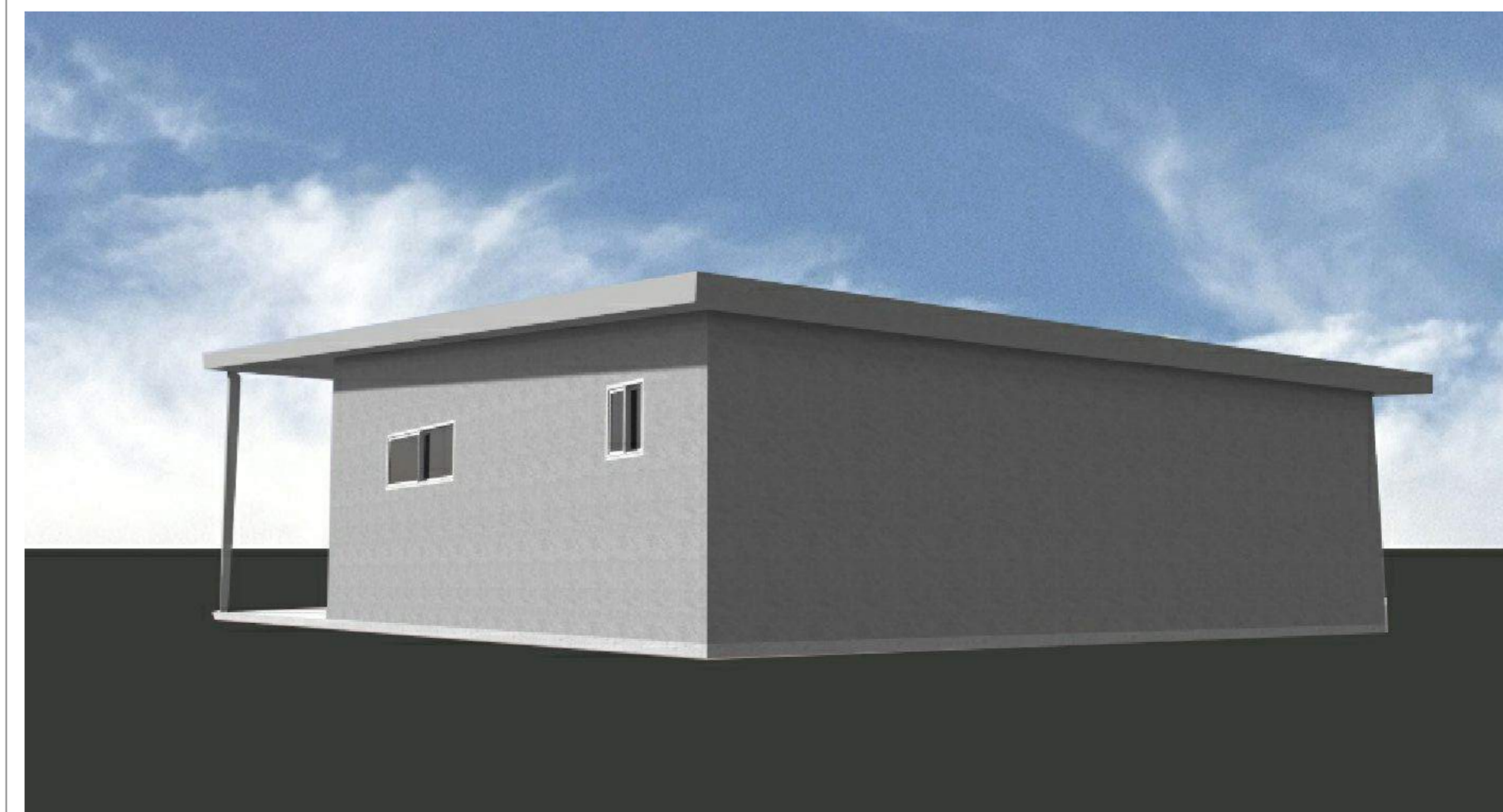
3 Bedroom -STUCCO view #3



3 Bedroom -STONE VENEER view #1



3 Bedroom -STONE VENEER view #2

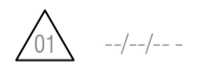


3 Bedroom -STONE VENEER view #3

project

PRADU
City Of Encinitas

revisions



description

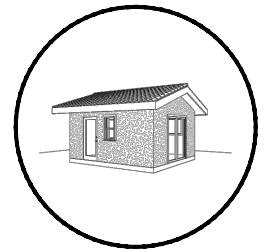
Exterior
Material
Options
3 Bedrooms

date December 5 2018

project no. 2018 PRADU

drawn by ysp/hjd

sheet no. **T1.2**



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permit ready accessory dwelling unit [PRADU]

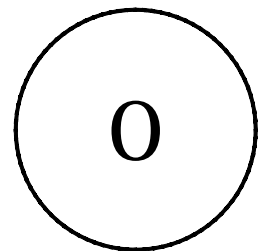


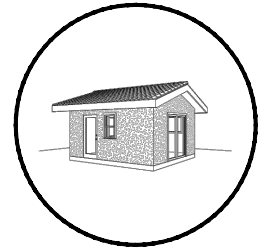
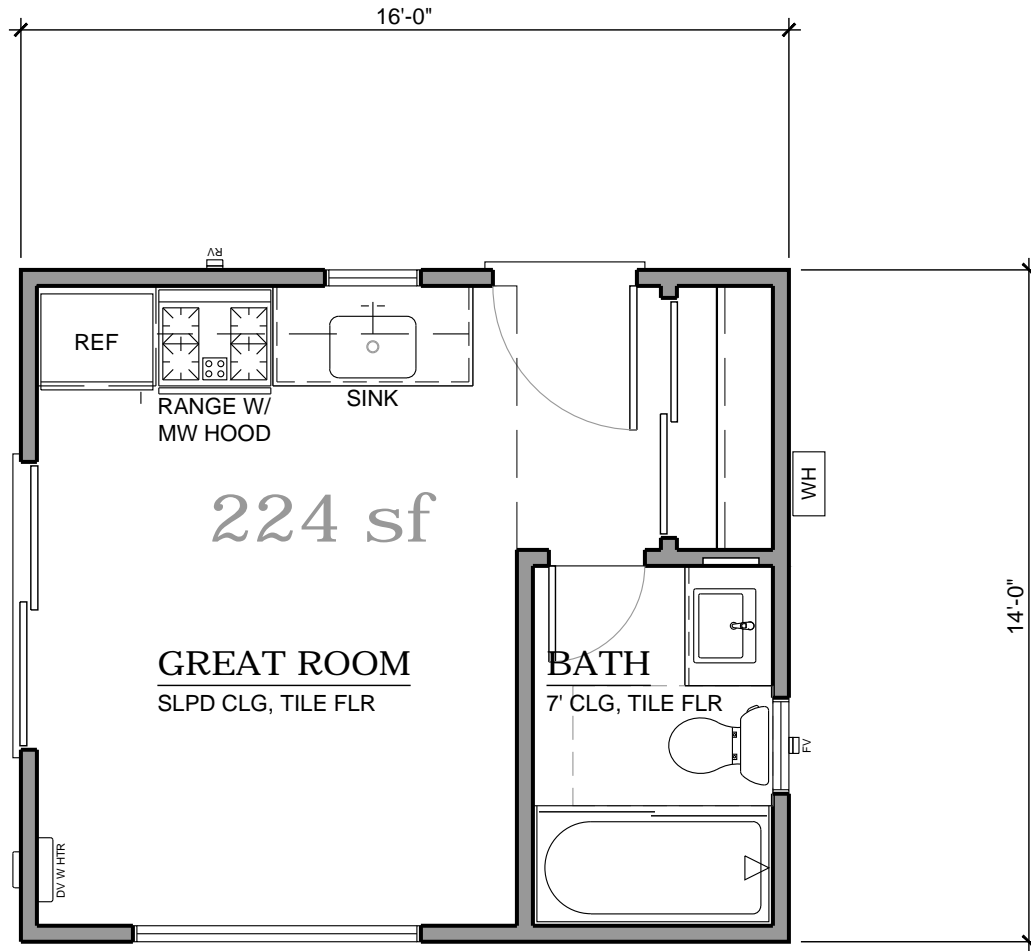
partners
ARCHITECTURE

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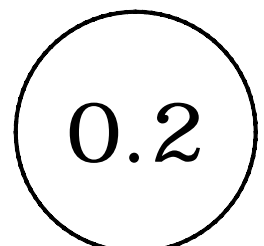
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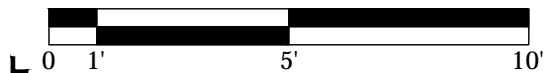
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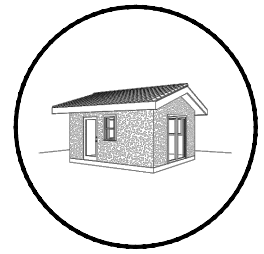
studio 0 - floor plan



1/4" = 1'-0"

NOTE: REVERSE FLOOR PLAN AVAILABLE

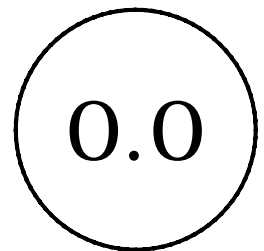
studio 0



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a

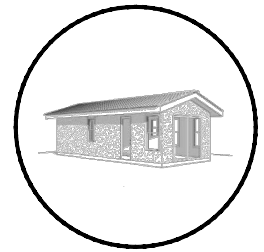


b

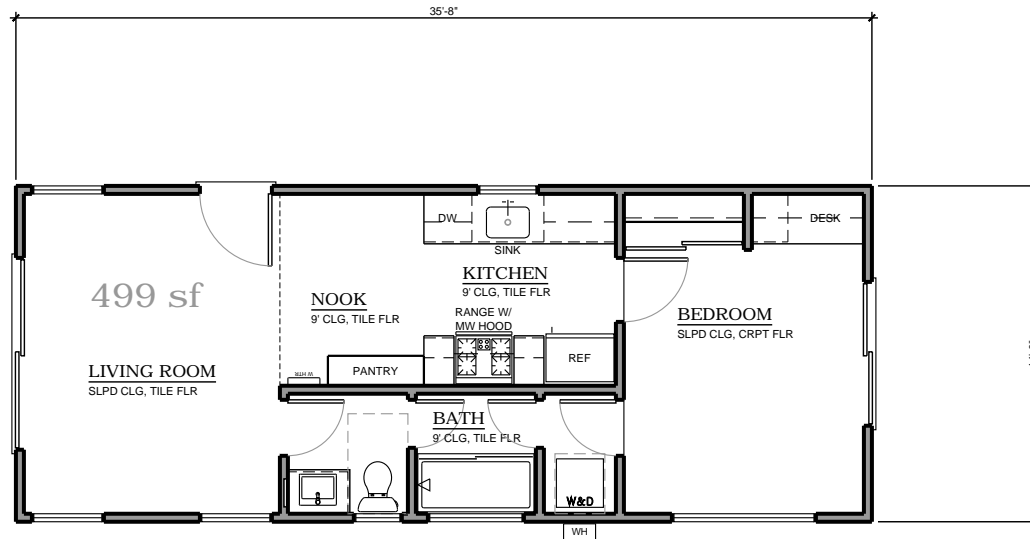


c

color renderings

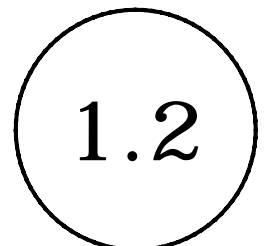


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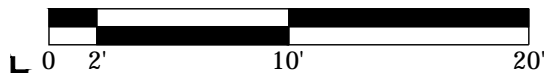


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 P R O G R A M



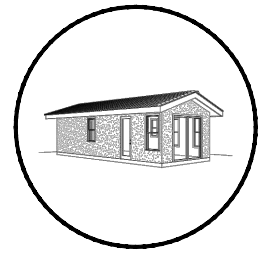
one bedroom 1 - floor plan



1/8" = 1'-0"

NOTE: REVERSE FLOOR PLAN AVAILABLE

one bedroom 1



a



b



c

color renderings



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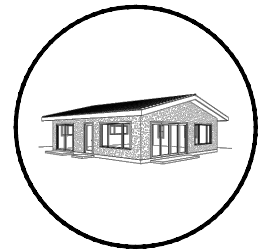
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1.0



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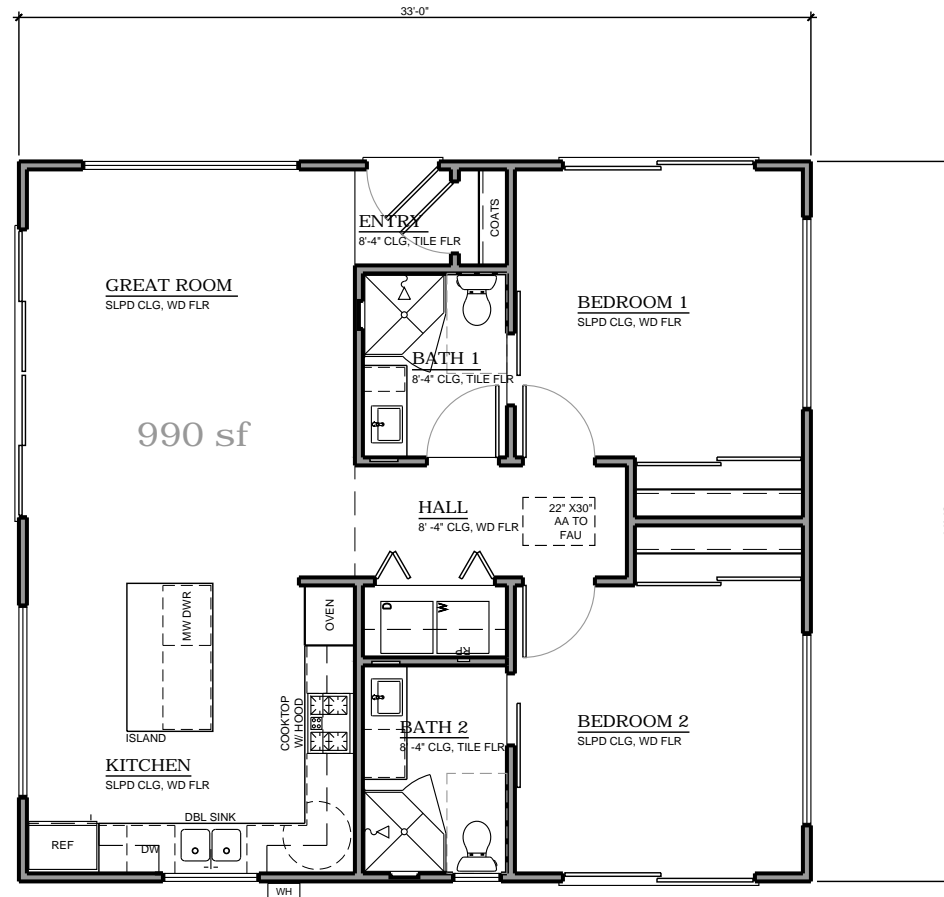
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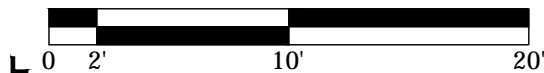
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2.2



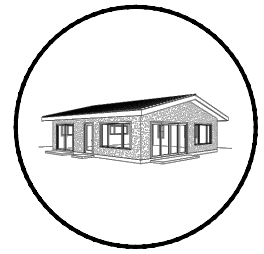
two bedroom 2 - floor plan



1/8" = 1'-0"

NOTE: REVERSE FLOOR PLAN AVAILABLE

two bedroom 2



a



b



c

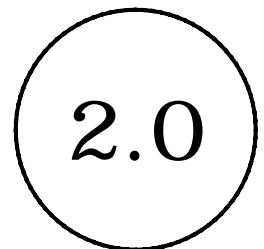
color renderings

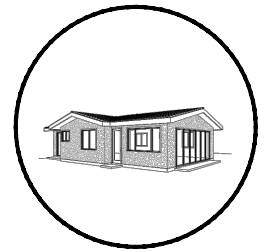
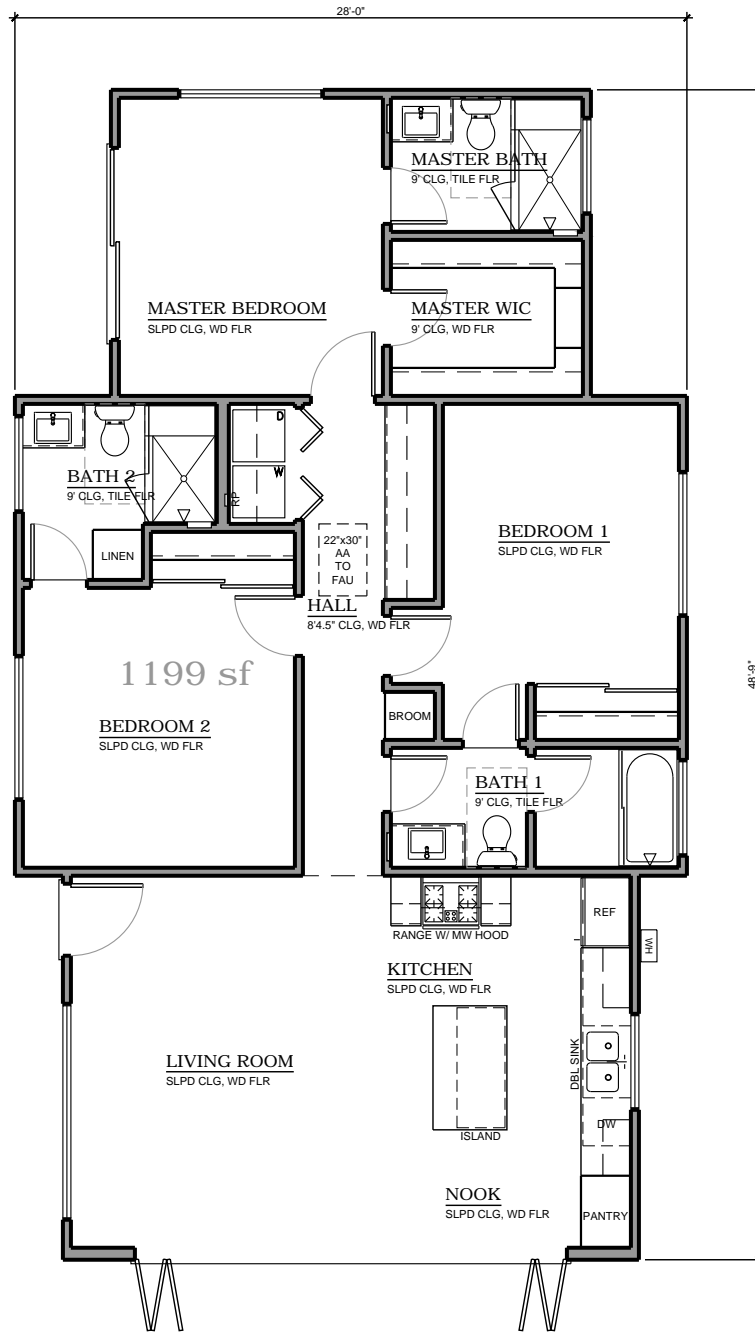


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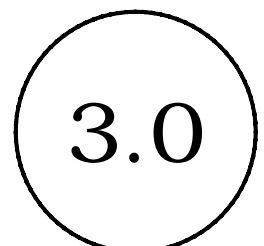




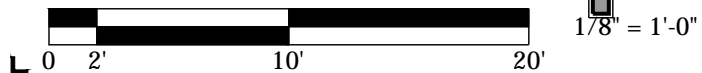
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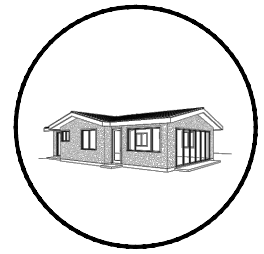


three bedroom 3 - floor plan



NOTE: REVERSE FLOOR PLAN AVAILABLE

three bedroom 3



a



b



c

color renderings



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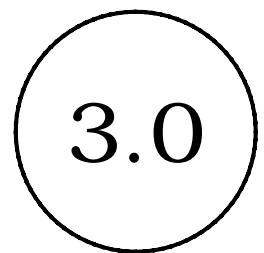
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PRADU PROGRAM – PROCESS

PRADU Process

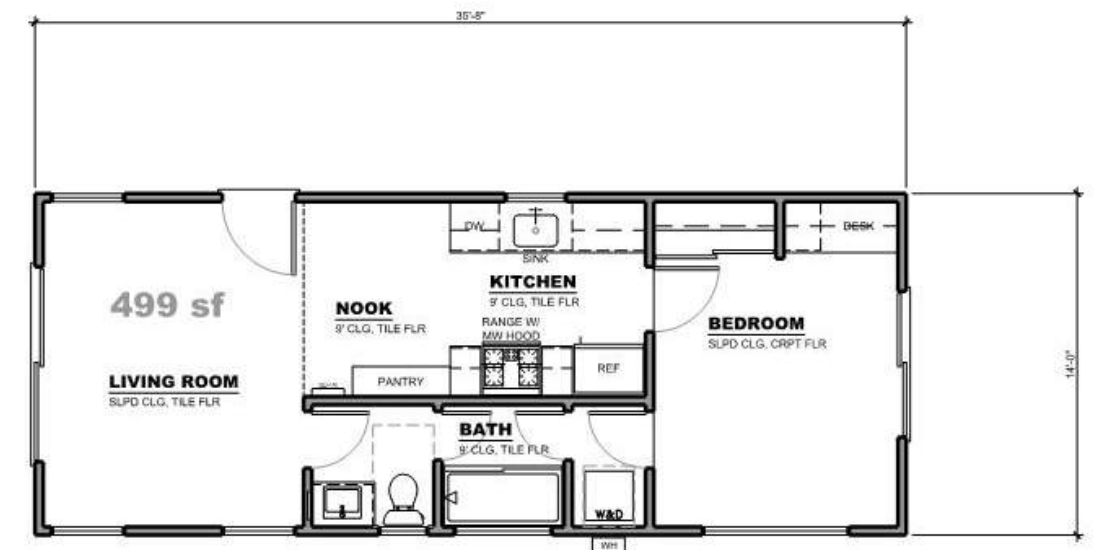
- Site evaluation and/or Survey
- Select PRADU design of choice
- Site Plan preparation
- Submittal and Expedited review
- Permitting and Construction

Site Specific Costs

- Site Plan and Survey
- Soils testing
- Utility Connections
- School fee (ADU > 500 sf)

Program Savings

- 3 - 6 months of planning and design
 - PRADU Program savings \$8,000 - \$14,000
 - City development fee waiver \$2,000 - \$4,000
- Potential savings: \$10,000 - \$18,000**



ADU and PRADU PROGRAM CAMPAIGN

Public Meetings

- Housing for Generations Workshop – January 22, 2019
Poinsettia Room, City Hall, 6-8p
- Housing for Generations Open House – January 28, 2019
Community Room, Encinitas Library, 4-7p

Public Outreach

- Housing for Generations Catalog
- Fliers and banners
- Website
- Social Media: Facebook, Instagram, Twitter, Nextdoor



