

Dwell Riverside – Permit-Ready ADU Plans

Community & Economic Development

City Council
December 10th, 2024

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PURPOSE

- **Present** Permit-Ready plans for Accessory Dwelling Units
- **Provide** homeowners an expedited pathway to construct ADUs



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BACKGROUND

- California passed laws to facilitate the construction of housing options including ADUs.
- Riverside in 2017 passed an ADU Ordinance and has updated periodically.
- In October 2021, Riverside adopted the 6th Cycle Housing Element:
 - Implementation Action HE 5.1 refined strategy for producing more ADUs.



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LEGISLATIVE HISTORY

Assembly Bill 2299 and Senate Bill 1069:

- September 27, 2016
- Provided ADUs in residential zones.
- Subsequent legislation expanded and streamlined process and regulations.

Senate Bill 2:

- September 29, 2017
- Established funding source for affordable housing initiatives
- Riverside awarded \$625,000

Assembly Bill 1332:

- October 11, 2023
- Created requirement to implement the preapproval of ADU plans by January 2025.



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ACCESSORY DWELLING UNIT

- Independent housing unit
- Are accessory to and are typically smaller than the primary house
- Maximum size of 1,200 sq ft
- Attached or detached from main house

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graph TD
    ADU((ADU Accessory Dwelling Unit)) --- BH[Backyard House]
    ADU --- SD[Second Dwelling]
    ADU --- ILR[In-Law Residence]
    ADU --- CH[Cottage House]
    ADU --- GF[Granny Flat]
    ADU --- SU[Second Unit]
    ADU --- MILQ[Mother-In-Law's Quarters]
    ADU --- CH2[Carriage House]
            
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DWELL RIVERSIDE



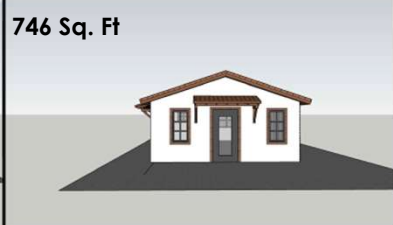



The Permit-Ready Program designed to encourage the construction of ADUs.


- Pre-approved designs compliant with local regulations and building codes
- Simplifies and guides homeowners through the application process
- Expedites the approval process

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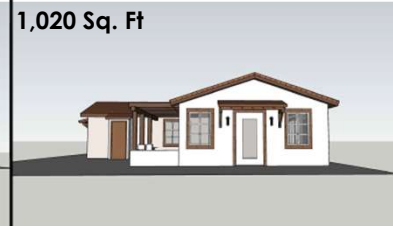



SITE PLANS/FLOOR PLANS


<p>746 Sq. Ft</p>  <p>1 Bedroom - Craftsman view #1</p>	<p>746 Sq. Ft</p>  <p>1 Bedroom - Ranch view #1</p>	<p>746 Sq. Ft</p>  <p>1 Bedroom - Spanish view #1</p>
<p>800 Sq. Ft</p>  <p>2 Bedroom - Craftsman view #1</p>	<p>800 Sq. Ft</p>  <p>2 Bedroom - Ranch view #1</p>	<p>800 Sq. Ft</p>  <p>2 Bedroom - Spanish view #1</p>

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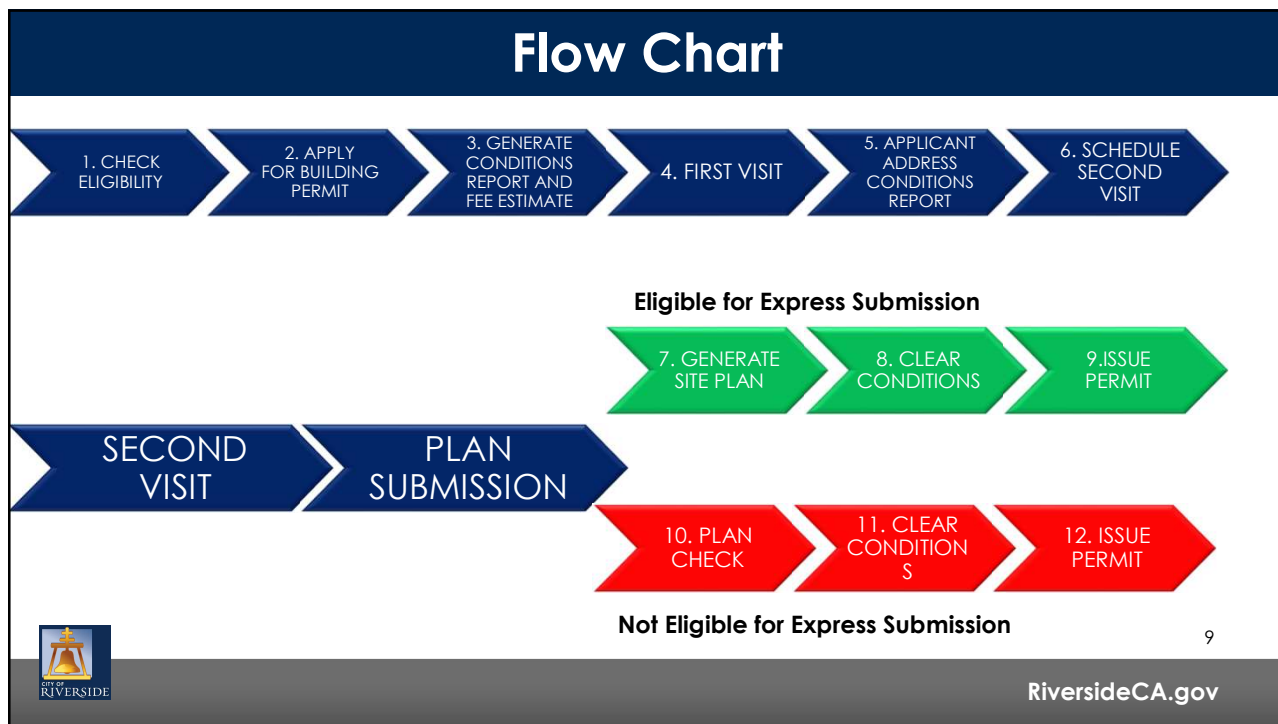
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SITE PLANS/FLOOR PLANS

<p>1,020 Sq. Ft</p>  <p>2 Bedroom - Craftsman view #1</p>	<p>1,020 Sq. Ft</p>  <p>2 Bedroom - Ranch view #1</p>	<p>1,020 Sq. Ft</p>  <p>2 Bedroom - Spanish view #1</p>
<p>1,200 Sq. Ft</p>  <p>3 Bedroom - Craftsman view #1</p>	<p>1,200 Sq. Ft</p>  <p>3 Bedroom - Ranch view #1</p>	<p>1,200 Sq. Ft</p>  <p>3 Bedroom - Spanish view #1</p>

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NEXT STEPS

Future Dwell Riverside Enhancements:

- “How to ADU” guidebook
- Standard drawings for Garage Conversions
- Resource Guide
- Set up a series of Workshops

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RECOMMENDATIONS

- Receive and file an update on the City's efforts to promote and facilitate Accessory Dwelling Units (ADUs) including presentation of the Dwell Riverside Permit-Ready ADU Plans and next steps.



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 2-Community Well-Being

Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation

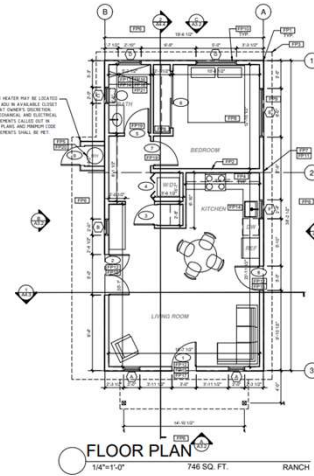
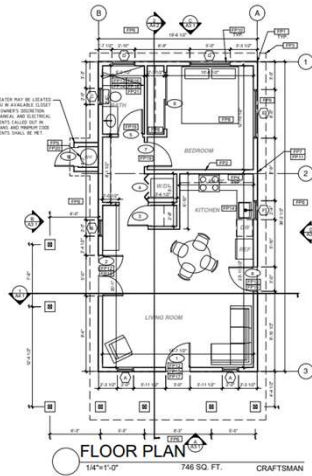
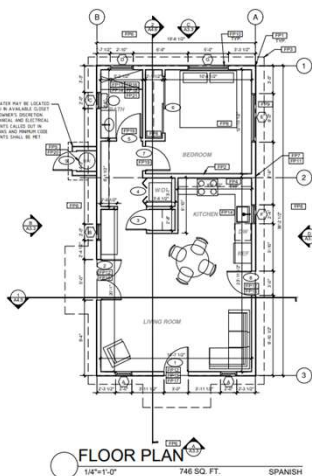


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746 SQ FT FLOOR PLANS (Included all plans for options)

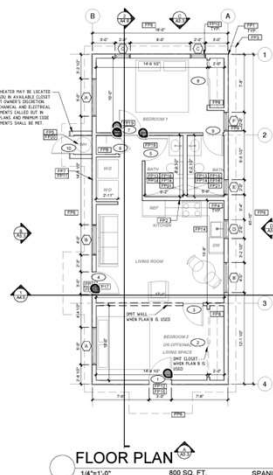
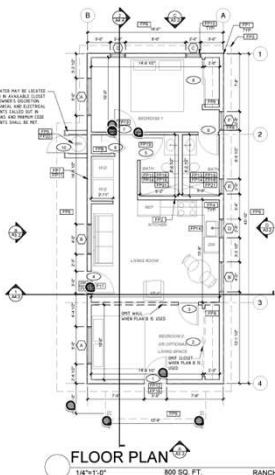
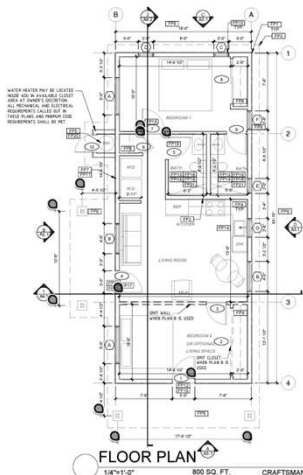


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800 SQ FT FLOOR PLANS

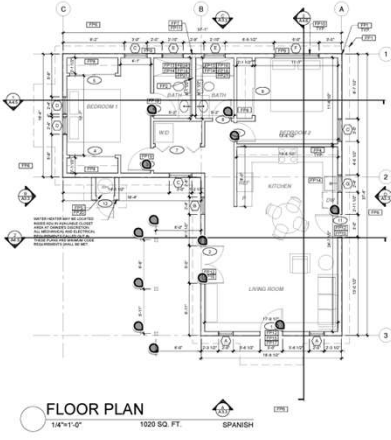
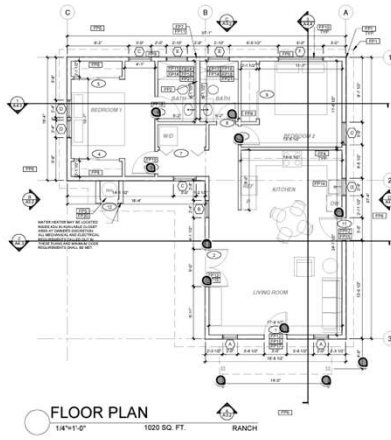
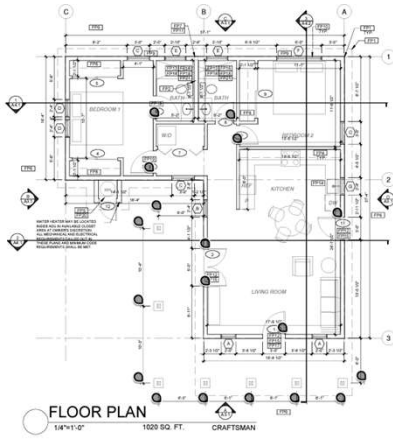


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1020 SQ FT FLOOR PLANS



1200 SQ FT FLOOR PLANS

