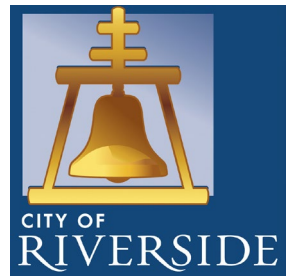


ADUs AND YOU: Accessory Dwelling Units in Riverside

A workshop for the public
Main Library
5:30 p.m. – 7:00 p.m.

OFFICE OF MAYOR PATRICIA LOCK-DAWSON
and
COUNCILMEMBER ERIN EDWARDS
with
Community & Economic Development Department
and
Sagecrest Planning & Environmental

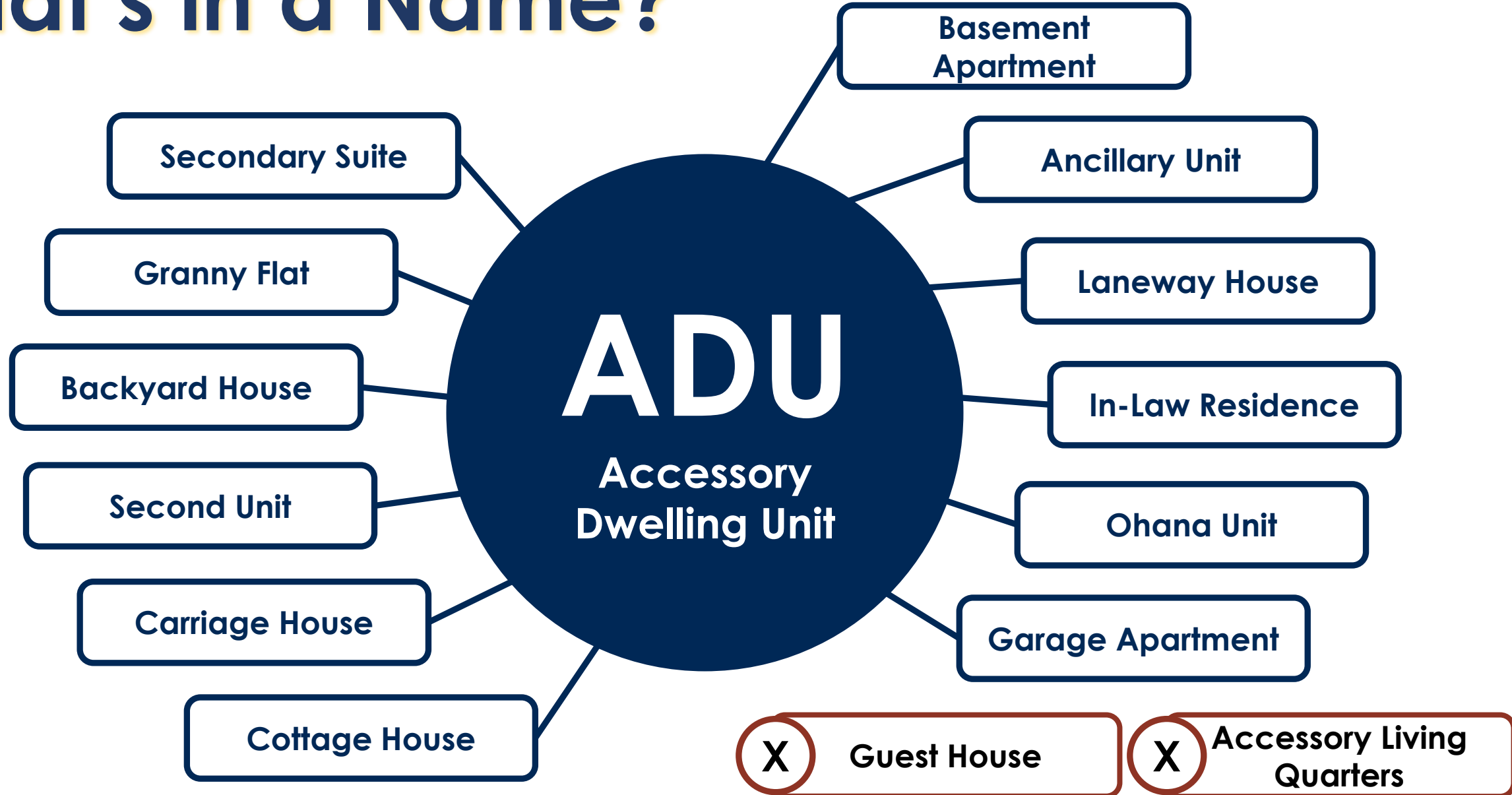


Tonight's Agenda

- Welcome/Opening Remarks
- What is an ADU?
- How did we get here?
- What are the State requirements?
- What is allowed?
- How are ADUs regulated in Riverside?
- Listening and Discussion



What's in a Name?



What is an ADU?

- Independent housing unit
 - ✓ Living
 - ✓ Sleeping
 - ✓ Cooking
 - ✓ Bathroom
- Can rent separately
- Are *accessory* to and are typically smaller than the primary house
- Maximum size of 1,200 square feet (unless converted from existing structure)
- Attached (with independent access) or detached from main house



Source: accessorydwelling.org

What is a JADU?

- Independent housing unit
 - ✓ Living
 - ✓ Cooking
 - ✓ Sleeping
- May share bathroom with the primary house
- Entirely within the single-family house with independent access
- Usually converted from bedroom or other living space
- Maximum size of 500 square feet
- Requires property-owner to live on site



Context: Housing Crisis

- Under-production of housing, especially affordable
- High construction costs
- Opposition to new housing
- Gentrification and displacement
- Rising cost of real estate and rent
- Persistent homelessness



Credit: Riverside Press-Enterprise, February 9, 2022

ADUs and the California Housing Crisis



ADUs are one piece to the puzzle of housing crisis:

- Increase housing supply for all at a neighborhood scale
- Create small scale affordable housing in communities
- Enable homeowners to create new income and offset costs
- Contribute to local housing stock consistent with General Plan and Zoning

New State Laws

- Started in 2017, with new bills continuing from the state
- ✓ Any property where residential is permitted
- ✓ No minimum lot sizes
- ✓ Limit on parking requirements
- ✓ No public hearing or discretion
- ✓ No environmental review
- ✓ Limit on Fees
- ✓ Single-Family – One ADU and One JADU
- ✓ Multi-Family – ADU only (up to 25% of the units)



Source: California State Capitol

ADU Types



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Source: AARP



Examples



What are the Benefits of ADUs?



Source: Alvaro Reyes/Unsplash

- Housing for all ages and abilities
- Family stays close, retains privacy
- Affordable housing at small scale
- Increase your property value
- Additional housing option to be part of the community
- Cost-effective new development
- Maintains single family scale and character

ADU Advocates



City Requirements for ADUs and JADUs

- Allowed on any property where residential is permitted
- Size limitations for ADU and JADU
- No minimum lot sizes and reduced setbacks
- No replacement parking requirements
- Administrative Process – through Building & Safety
- No environmental review
- Limit on Development Impact Fees – Units over 750 SF
- Allowed in:
 - Single-Family:
 - Primary residence and one ADU (owner-occupied or for rent)
 - Primary, one ADU and one JADU (owner-occupied only)
 - Multi-Family – ADU only (up to 25% of existing units)
- In historic districts, require a Certificate of Appropriateness



Future Considerations for ADUs in Riverside

ADU on a Chassis

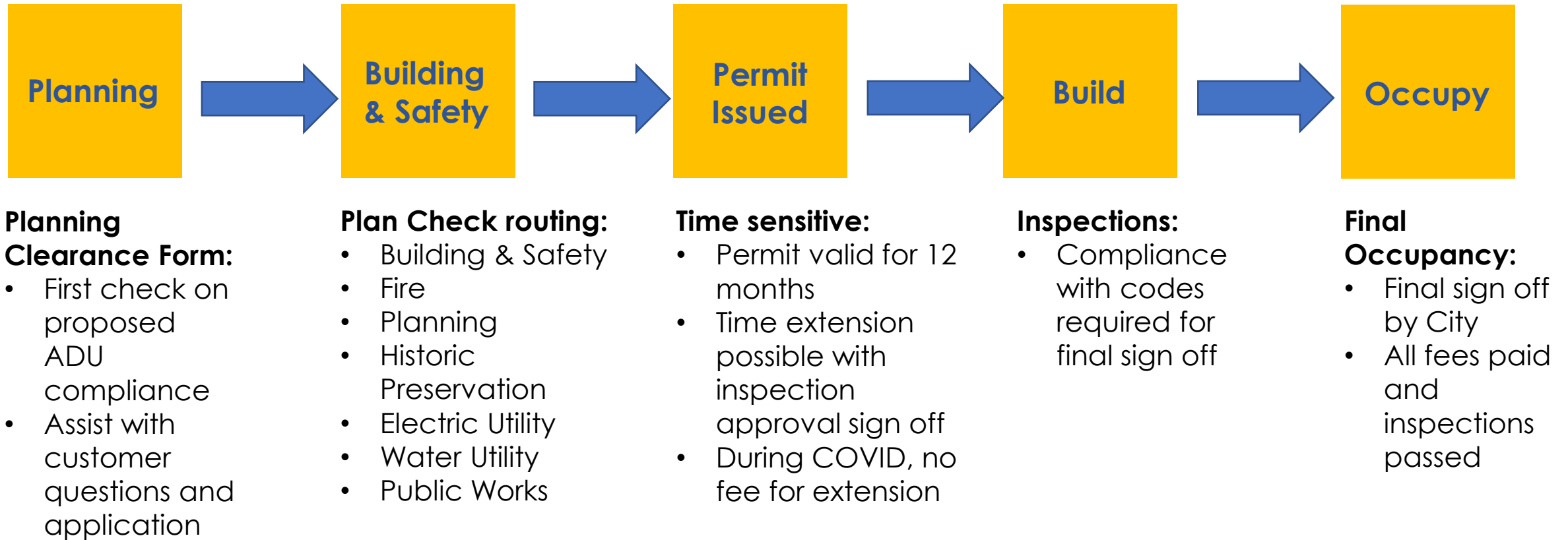
WHAT IS IT?

- Is licensed and registered with the California Department of Motor Vehicles
- Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards for construction
- 3rd party inspection agency and certification required
- Cannot move under its own power
- Is no larger than allowed by California State Law for movement on public highways
- Is no smaller than 150 and no larger than 430 square feet as measured within the exterior faces of the exterior walls
- Utility hook-ups required



Image Credit: Hausable

Permit Process: Checks & Balances



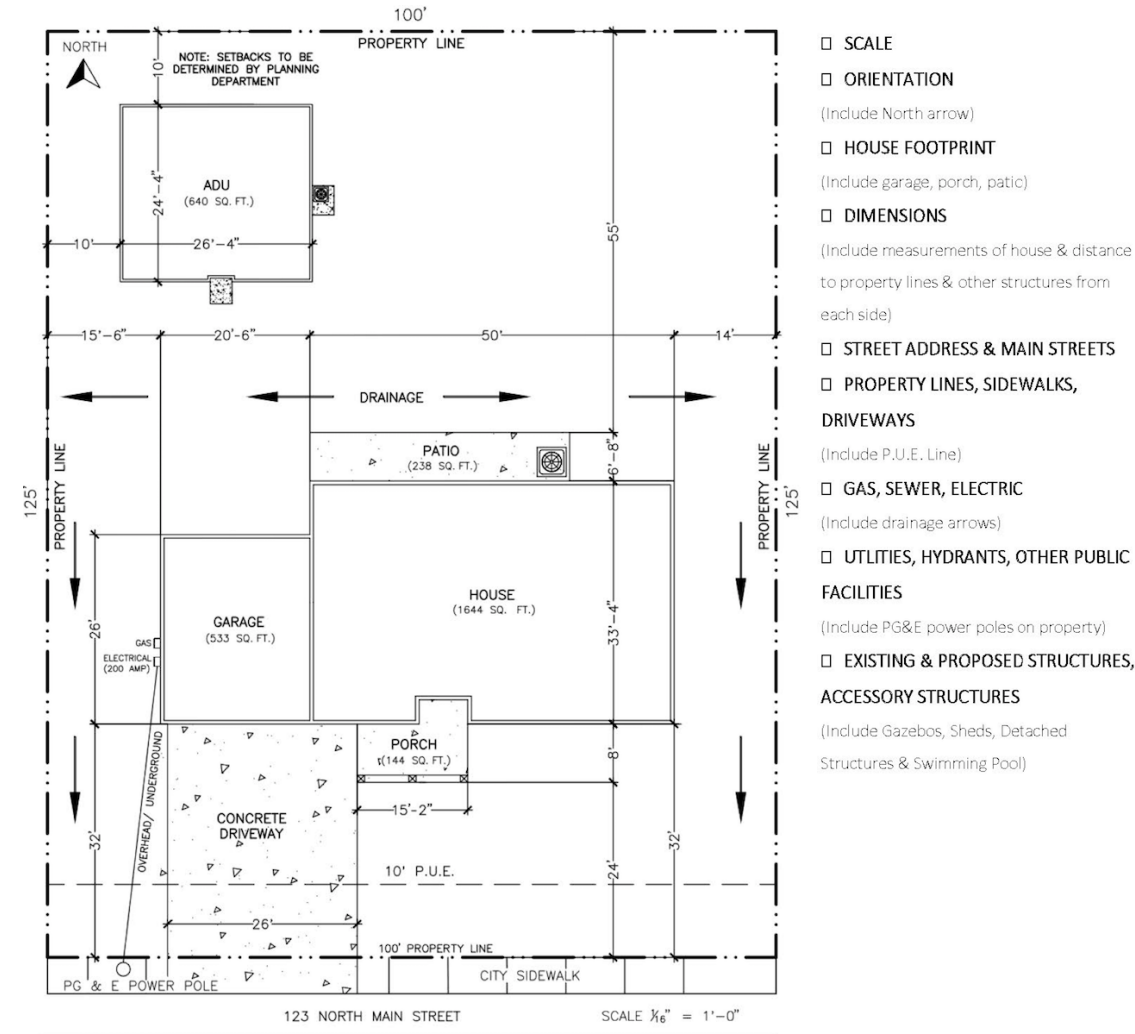
What Fees Apply?

- Permit and plan check fees based on Scope and Size of ADU
- Average Permit Fees = \$3,000 - \$9,000 (400 SF vs 1,200 SF Unit)
- **No Development Impact fees, if ADU less than 750 square feet**
- Additional fees for new utility connections if desired
- Contact Building & Safety at (951) 826-5800 to determine ADU fees



Moving Forward – ADUs in Riverside

- Workshops/Education
 - Relationship to Senate Bill 9 – Duplex and Lot Split Law
- Permit Ready Plans
 - Studio/400 sf
 - 1-Bed/745 sf
 - 2-Bed/1,000 sf
 - 3-Bed/1,200 sf
- Streamlining Processes
- Dedicated Permit-Ready Website



Unpermitted ADUs

What if I suspect an unpermitted ADU in my neighborhood?

- Option to report to City
- Contact 311 by app, web, call
- Report sent to Code Enforcement Division for investigation
- Tracked for status updates
- *Possible* to legalize unpermitted ADU



A graphic for the City of Riverside's 311 service. It features a dark blue background with a yellow and white central box. The top left has the '311 FOR CITY SERVICES' logo. The top right says 'For Non-Emergency City of Riverside Services'. The central box contains icons and text for '311 Call Center', 'Mobile App', 'Request City Services Including:' (with a list of services), 'Pay Your Utility Bill', and 'Ask Questions'. The bottom left has the City of Riverside logo, and the bottom right has the website 'RiversideCA.gov/311'.

311 FOR CITY SERVICES

For Non-Emergency City of Riverside Services

311 Call Center

Mobile App

Request City Services Including:

- Graffiti Removal
- Code Violation
- Park Maintenance
- Power Outages

Pay Your Utility Bill

Ask Questions

RiversideCA.gov/311

Listening & Facilitated Discussion

- What are your thoughts or concerns about unpermitted ADUs?
- Do you have thoughts on the types of ADUs allowed in the City?
- Are you interested in building an ADU or JADU?
- Should the City allow ADUs on Chassis? If so, what rules should apply to them?
- What questions do you have?

Thank You! Let's Stay in Contact



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(951) 826-5371

Office of Councilmember Erin Edwards, Ward 1

EEdwards@riversideca.gov

(951) 826-5242

Riverside Building & Safety Division

(951) 826-5800