



Technical Assistance
for Local Planning

HOUSING

AB 1332 Pre-Approved ADU Plans

Josh Abrams, Community Planning
Collaborative

Sam Dolgoff, Community Planning
Collaborative

Erin Lapeyrolerie, Goldfarb & Lipman LLP

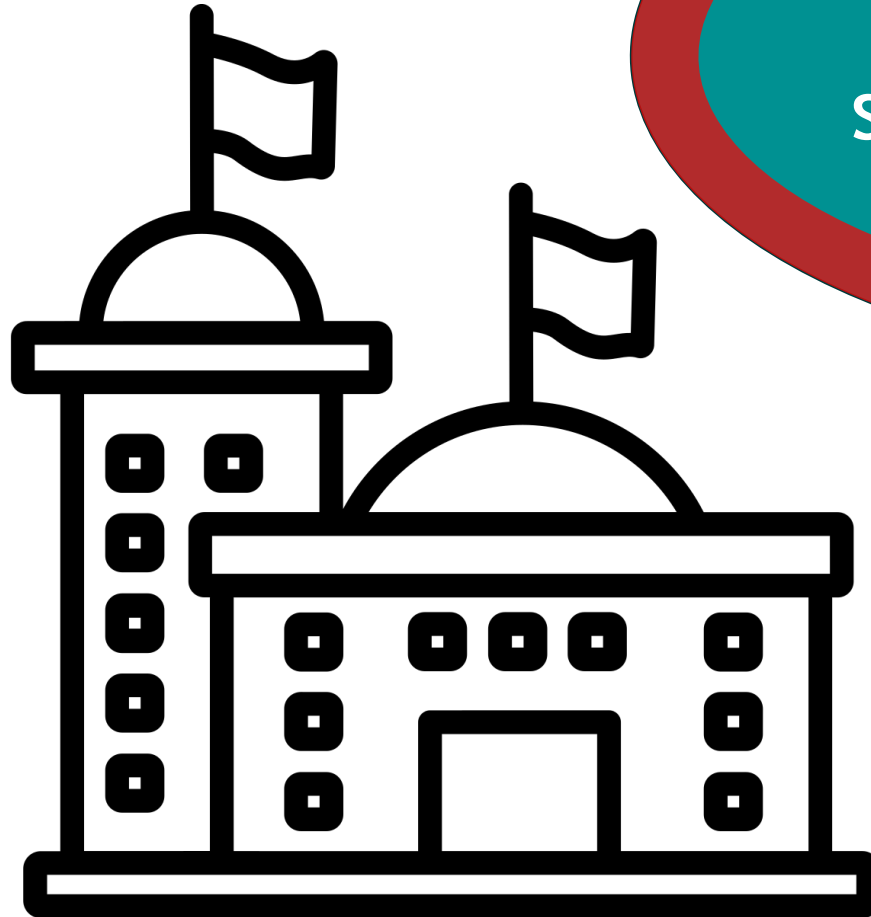
June 3, 2024



Agenda

- AB 1332 Overview and Requirements
- Tools, Resources and Technical Assistance

No, Not This!



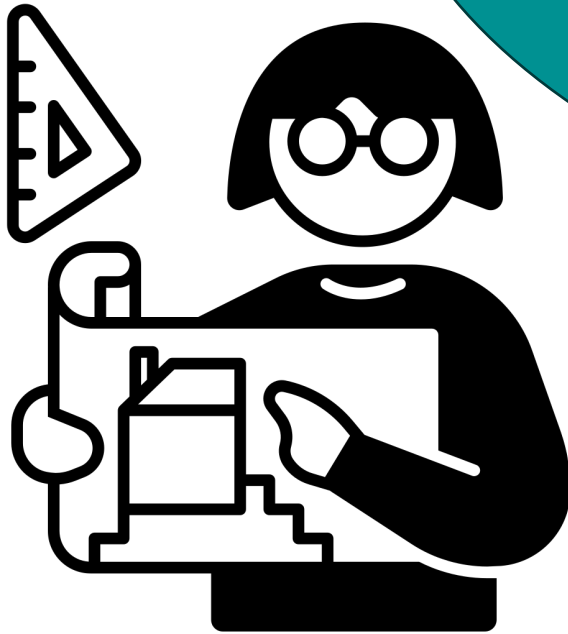
Jurisdiction: “Let’s hire an architect to make some plans that we can give out for free.”



Yes, This!

Designer: “I’ve got some really cool plans that I want you to take a look at now, so I can reuse them with other clients.

I get that you will have to look at site specific things, like Title 24, when I reuse them.”



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A photograph of a green two-story house with a red door and windows. The house is surrounded by trees and a driveway. The word "Framework" is overlaid in large blue text.

Framework

- Part 1 - Pre-Approval
(site agnostic)
- Part 2 - Reusing the Plans
(site specific)

A photograph of a green two-story house with a red door and windows. The house is surrounded by trees and landscaping. The title "Realistic Framework" is overlaid in large blue text.

Realistic Framework

- Part 0 - Preparing
- Part 1 - Pre-Approval
(site agnostic)
- Part 2 - Reusing the Plans
(site specific)

Part 1 - The pre-approval (site agnostic) phase



1. Designer submits plans to city



2. City reviews plans and asks for corrections (60 days)



3. 4. 5. 6. 7. Designer resubmits plans until approved



8. City posts plan information on website

Part 2 - Reusing the plans (site specific) phase



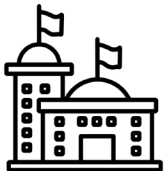
1. Designer submits plans for a specific address adding site specific information



2. City reviews site specific aspects of plans and asks for corrections (30 days)



3. Designer resubmits plans until they are approved



4. City issues permit

Part 0 - Pre-Work

Essential Steps

- Develop process and instructions for internal review of plans for pre-approval and for site-specific ADU applications. Identify fees.
- Ensure you can accept applications without an address/location.
- Create an application form for designers (site agnostic phase).
- Create an application form for reusing plans (site specific phase).

Recommended Steps

- Create instructions for homeowners and designers.
- Present informational item to Planning Commission and City Council/Board of Supervisors.

A photograph of a residential street with green houses and trees, overlaid with a semi-transparent white banner containing the word "Questions?" in blue text. The scene shows a paved driveway leading to a small green house with a red door and a larger green house behind it. The area is surrounded by lush greenery and trees with some autumn-colored leaves.

Questions?

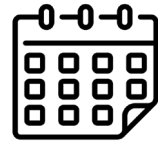
Part 1 - Pre-approval (site agnostic) phase

Cost



- Charge applicant the same permitting fees as for a same-sized ADU
- May include processing fee to administer the pre-approved plans program if typical

Time Frame



- Approve or deny plan within 60 days

Standards



- Complete building code and objective standards review. Must meet state ADU law
- No site-specific review (T24, zoning, historic resources, coastal zone, utilities, etc.)
- Pre-approval expires at the end of the building code cycle

Website



- Post plan information/ designer contact details online
- Postings not endorsements
- Remove plans within 30 days if requested by designer

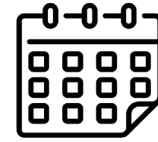
Part 2 - Reusing plans (site specific) phase

Cost



- Can charge fees

Time Frame



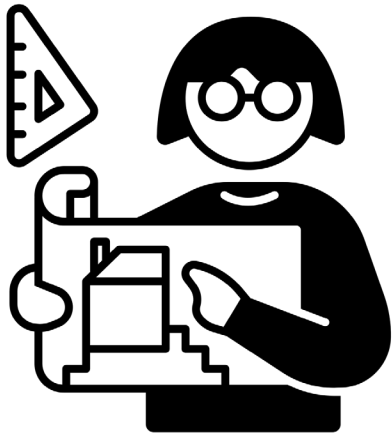
- Approve or deny within 30 days

Standards

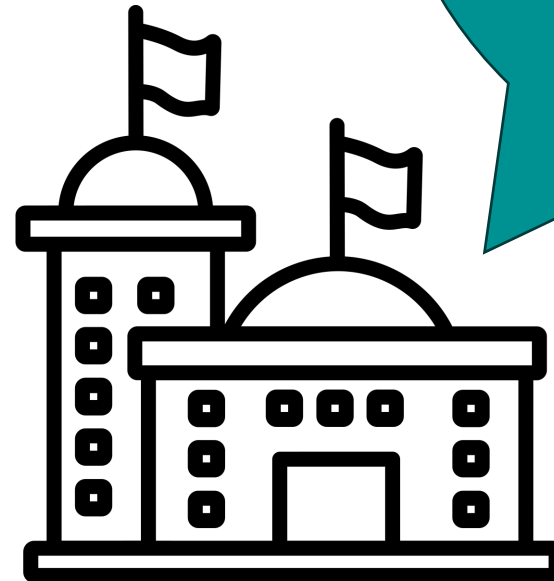


- Ensure plan is identical
- Apply site specific rules
- Outside agency review

Complexity

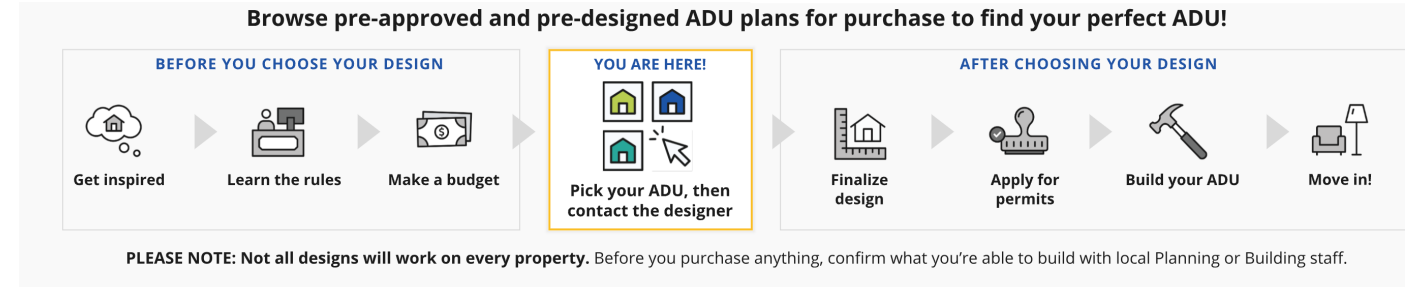


Designer: “You approved my plans for 123 Main Street. Can I use them for 456 Park Street?”



Jurisdiction: “Yes, once you edit site specific information. And we might or might not post them on our pre-approved plans website.”

Going above and beyond



- Plans that have been approved in other places or are in public domain
- Plans the jurisdiction have approved for a site-specific ADU
- Better website

How to build an ADU in California

What does pre-approved mean?

✓ PRE-APPROVED PLAN

Pre-approved plans have already been reviewed and approved for building code, but require site planning and other applications. [FAQs](#)

FILTERS

☐ See Pre-Approved Plans Only

Construction Type

- ☐ Site-Built (3)
- ☐ Prefabricated (9)

Size Category

- ☐ Small: Less than 500 SF (2)
- ☐ Medium: 500-749 SF (7)
- ☐ Large: 750-999 SF (2)
- ☐ X-Large: 1,000+ SF (1)

Square Footage

400 SF 1,000 SF

Bedrooms

- ☐ Studio (2)
- ☐ 1 (6)
- ☐ 2 (4)
- ☐ 3+ (0)

✓ PRE-APPROVED PLAN

Skyview
M. GALEMORE ARCHITECT

Large - 798 SF Site-built
2 Bedrooms 1 Bathroom

SEE PLAN

✓ PRE-APPROVED PLAN

Klassen 2BR
HOUSETECH

Medium - 610 SF Prefabricated
2 Bedrooms 1 Bathroom

SEE PLAN

✓ PRE-APPROVED PLAN

Sonoma
HATI HOMES

Medium - 569 SF Site-built
1 Bedroom 1 Bathroom

SEE PLAN

✓ PRE-APPROVED PLAN

Home for

✓ PRE-APPROVED PLAN

Sierras

✓ PRE-APPROVED PLAN

Oak 500

Part 0 - Pre-Work (recap)

Essential Steps

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Recommended Steps

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Upcoming AB 1332 Info Sessions

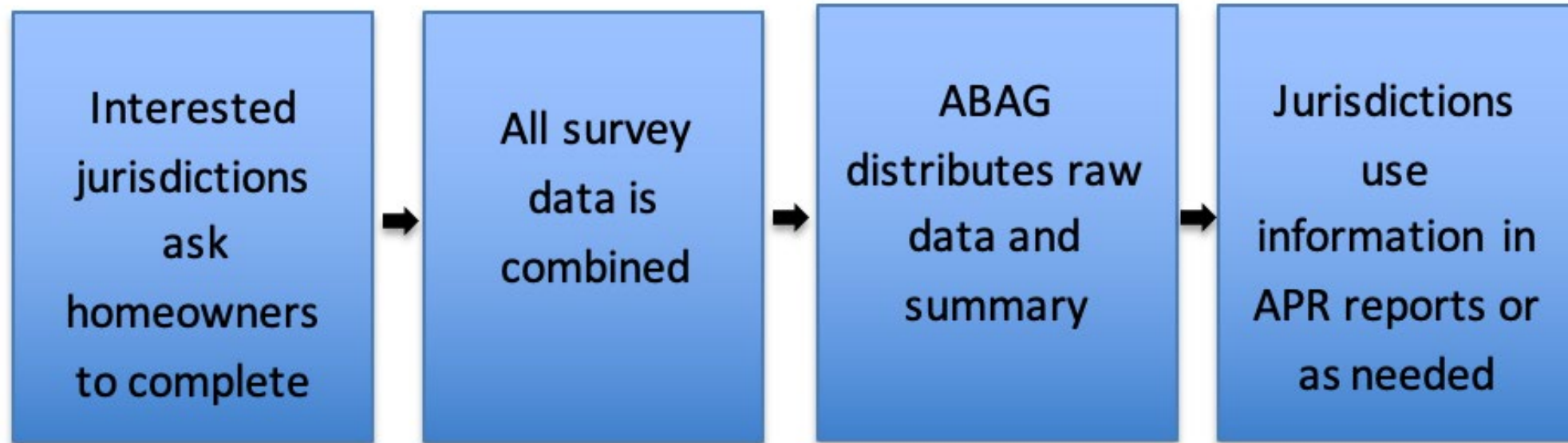
- Session 2: What could go wrong?
Panel Discussion with Building
Officials on Pre-approved Plans
- Session 3: Best Practices for Creating
a Pre-approved ADU Plan Program

Invite
others!!!

ADU Work Group: June 2024 - May 2025

- **Five workshops** (every other month)
- **Topics:** ADU Landscape/Context, State Laws, Best Practices to get ADUs Built
- **Audience:** planning, housing and community development staff
- **Technical Assistance and Resources:**
 - Process guidance, best practices memos, and legal summaries
 - Template public information handouts and ADU outreach materials
 - AB 1332 (Pre-approved ADU Plans)
- **Questions:** Email Dolgoff@planningcollaborative.com
- **Sign up:** <https://forms.gle/r949oVrY2ZxVZKwb7>

ADU Homeowner Survey - OPTIONAL



- [Information on this webpage - https://abag.ca.gov/technical-assistance/adu-affordability-survey-tool.](https://abag.ca.gov/technical-assistance/adu-affordability-survey-tool)
- [Info Session 1](#): June 24 from 2 PM – 3 PM
- [Info Session 2](#): June 25 from 3 PM – 4 PM



Thank You.

Questions, Comments, Suggestions

Josh Abrams | Abrams@planningcollaborative.com

Sam Dolgoff | Dolgoff@planningcollaborative.com