

REPORT TO CITY COUNCIL

DATE: JANUARY 25, 2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: DENICE THOMAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR
LUKAS QUACH, BUILDING OFFICIAL

SUBJECT: PRELIMINARY DESIGN FOR THE DEVELOPMENT OF PRE-APPROVED BUILDING PLANS FOR ACCESSORY DWELLING UNITS (ADUs)

The purpose of this report is to provide a brief on the status of the pre-approved affordable dwelling unit building plans project. In 2017, Governor Brown signed a housing package aimed at addressing California's housing shortage and high housing costs, including the Building Homes and Jobs Act (SB 2). The funds established by this bill would be allocated to local governments via planning grants intended to help jurisdictions accelerate housing production, streamline the approval of affordable housing development, and facilitate housing affordability. Accessory dwelling units (ADUs) are affordable to construct and provide flexible housing options for homeowners to share the independent living area with family members, allow seniors to age in place, or rent the units, and can be counted toward meeting the City's Regional Housing Needs Assessment ("RHNA") allocation. The City applied for and was awarded funds designated for facilitating ADU production through any required updates to the Zoning Ordinance, and the development of useful guides and possible prototypes that facilitate homeowners undertaking the construction of an ADU and expedite the permitting process.

To fulfill the City's obligation to the California Department of Housing and Urban Development for the grant, City staff committed to developing pre-approved ADU standard plans that are available to the public. This would help expedite the permitting, as well as, reduce the soft cost associated with development for the homeowners and hence, should accelerate affordable housing production. Staff first needed to retain the services of a qualified architecture design firm with experience and technical qualifications to prepare complete building plans ADUs. Through a Request for Proposal process, in early 2022, Staff selected RRM Design Group, a multidisciplinary design firm with over 45 years of experience; that has planned and designed hundreds of affordable, ADU, multifamily, and mixed-use housing units in California.

As part of the program, the City obtains the rights to the building plans from RRM Design Group and will make them available to the public free of charge as an incentive to promote the construction of ADU housing. This project is funded by the Senate Bill 2 "Building

Homes and Jobs Act” awarded by the California Department of Housing and Community Development to implement plans and process improvements that streamline housing approvals and accelerate affordable housing production in California.

The Kick-Off meeting for the Project was held in October 2022. With input from City staff, and after the data gathering and document research stage, RRM is at the preliminary plan development phase of the project. RRM is currently in the preliminary design stage and has developed preliminary floor plans and elevations (architectural styles) for 3 ADU prototypes.

Design-Mix Matrix

	California Ranch Style	Spanish Style	Cottage Style
Studio (550 SF)	1	1	1
1-Bedroom (750 SF)	1	1	1
2-Bedroom (1000 SF)	1	1	1

Staff prepared a brief presentation for your consideration. The presentation offers information regarding the existing housing stock in the City and provides floor plans and illustrative drawings of each style proposed.

RECOMMENDATION:

Staff respectfully recommends the City Council receive and file.

Attachment: RRM Accessory Dwelling Unit Information Packet

CITY OF



AGOURA HILLS

ACCESSORY DWELLING UNIT



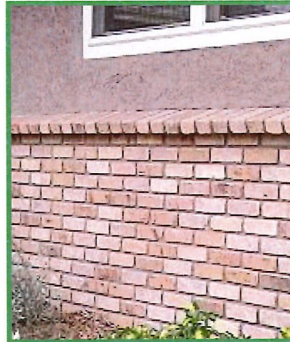
5511 Fairview Place



SIMPLE ROOF FORMS WITH HORIZONTAL LINES



30620 Janlor Drive



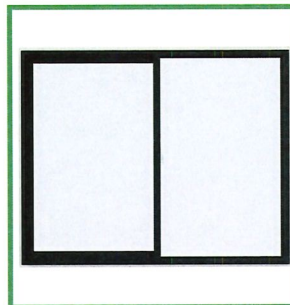
WAINSCOT



MINIMAL DETAILING



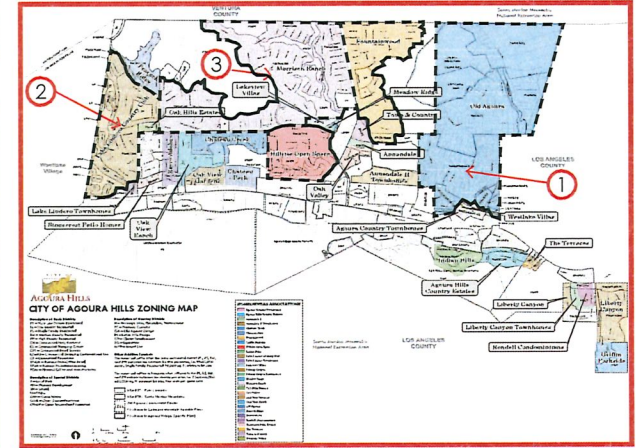
29105 Laro



LARGE WINDOWS



COVERED ENTRY



CALIFORNIA RANCH STYLE

- LONG HORIZONTAL LINES
- COVERED ENTRY
- GABLE OR DUTCH GABLE ROOF
- LOW PITCHED SHINGLE ROOFING
- EXTERIOR WAINSCOT
- SIMPLE DETAILING
- LARGE WINDOWS



AGOURA HILLS ADU PROTOTYPES LOCAL ARCHITECTURAL PRECEDENT

ISSUE DATE: 12/21/2022



1

28405 TULARE LANE.



GABLE/HIPPED ROOF

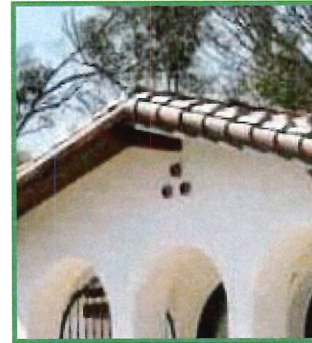


2

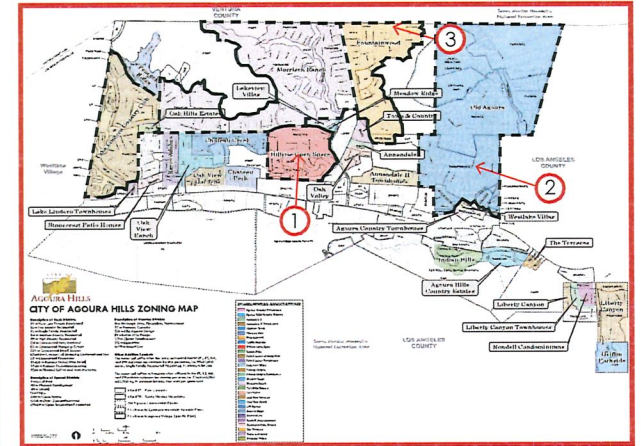
5544 FAIRVIEW PLACE



SPANISH ROOF TILES



SPANISH DETAILING



3

28717 Timberlane Street



STUCCO



ARCHED ENTRYWAY

SPANISH ECLECTIC STYLE

- GABLE AND HIPPED ROOFS
- SPANISH TILE ROOFING
- STUCCO SIDING
- GRIDDED WINDOWS
- COLUMN AND CORNICE DETAILING
- COVERED ARCH ENTRYWAY



**AGOURA HILLS ADU PROTOTYPES
LOCAL ARCHITECTURAL PRECEDENT**

ISSUE DATE: 12/21/2022



6372 Fenworth Court



HIP OR GABLE ROOF



29515 Weeping Willow



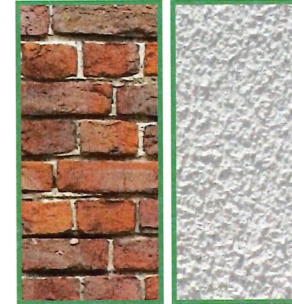
CONCRETE TILE ROOFING



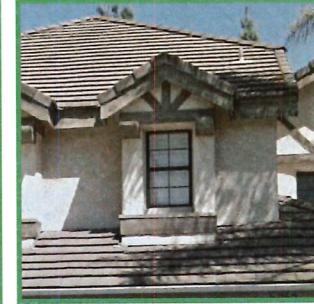
GROUPING OF WINDOWS



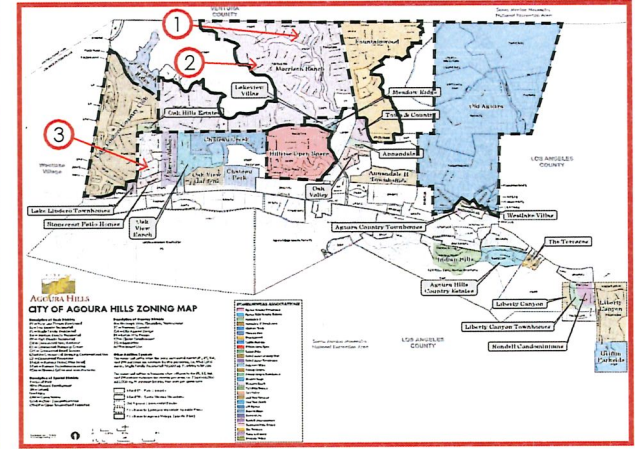
30341 Eaglebrook Drive



BRICK ACCENTS STUCCO

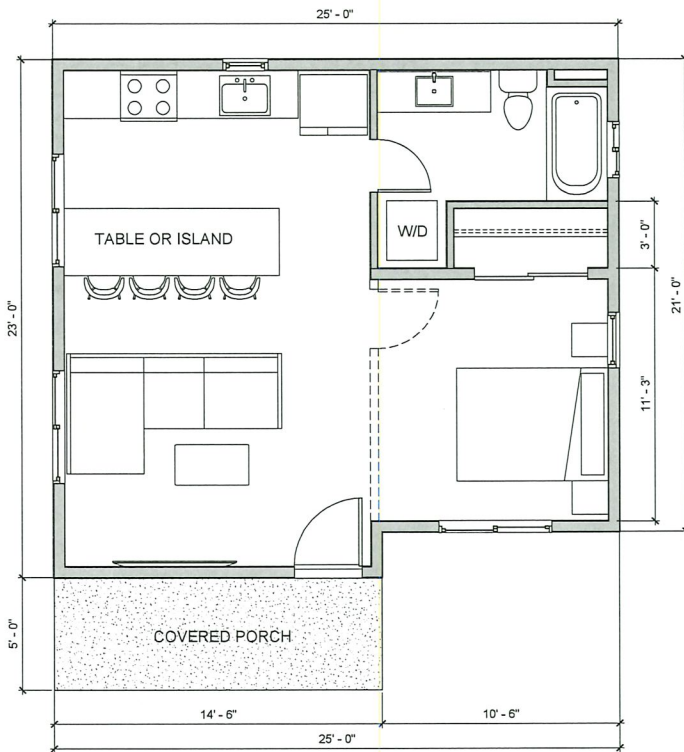


HALF-TIMBER DETAILING

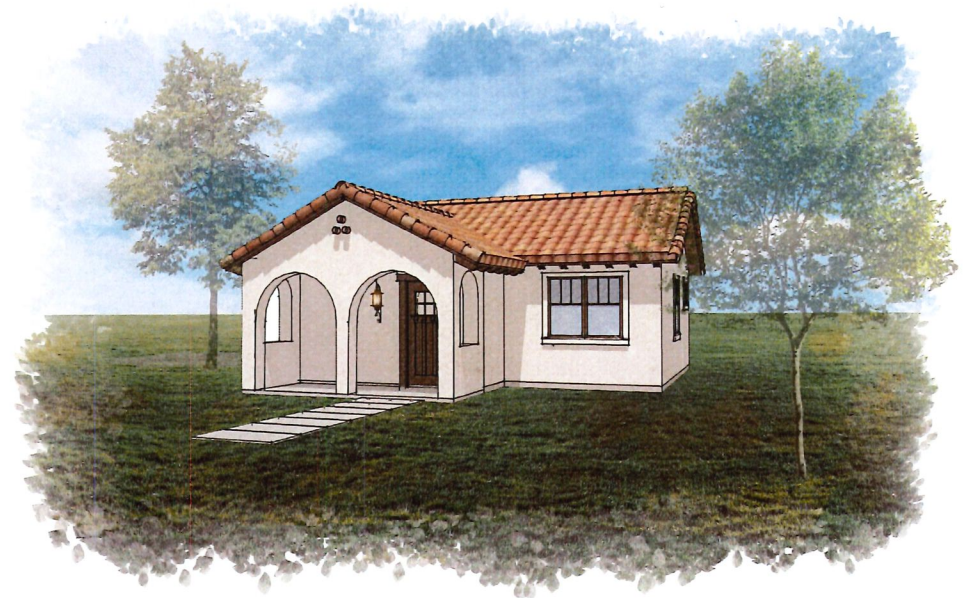


COTTAGE STYLE

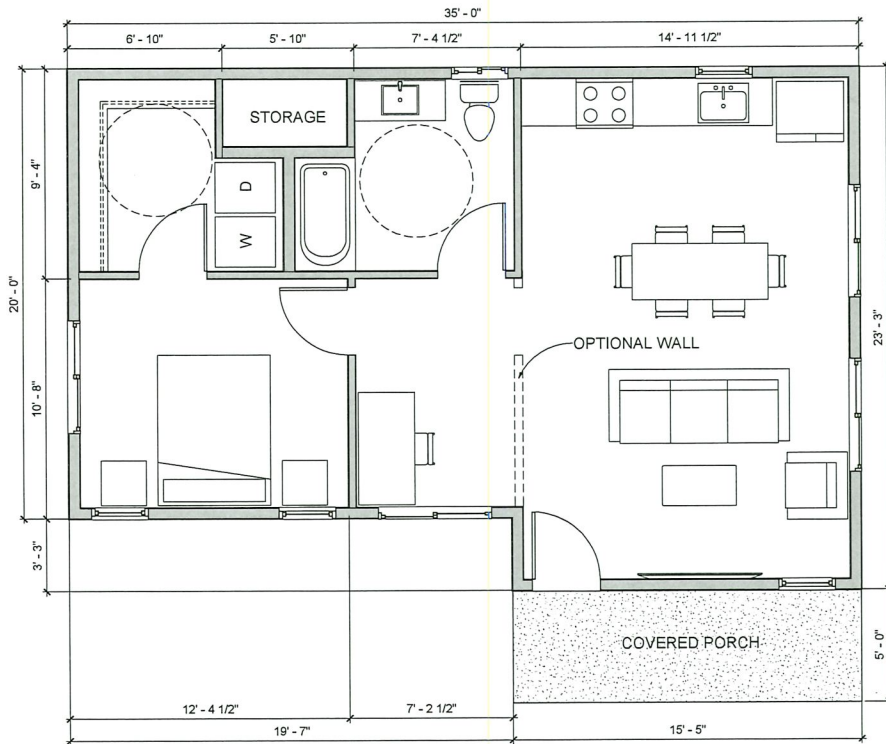
- HIP OR GABLE ROOF
- CONCRETE TILE OR ASPHALT SHINGLE ROOFING
- STUCCO SIDING
- BRICK ACCENTS
- HALF-TIMBER DETAILING
- GROUPING OF WINDOWS



1 STUDIO FLOOR PLAN (550SF)
3/16" SCALE



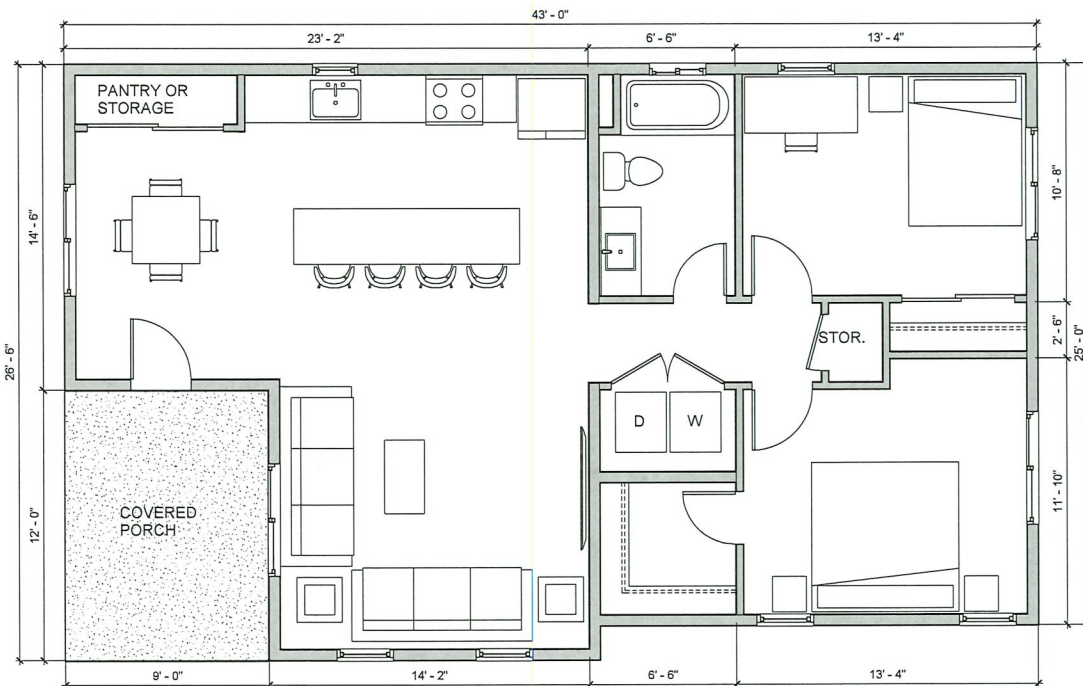
2 PERSPECTIVE - SPANISH STYLE STUDIO UNIT



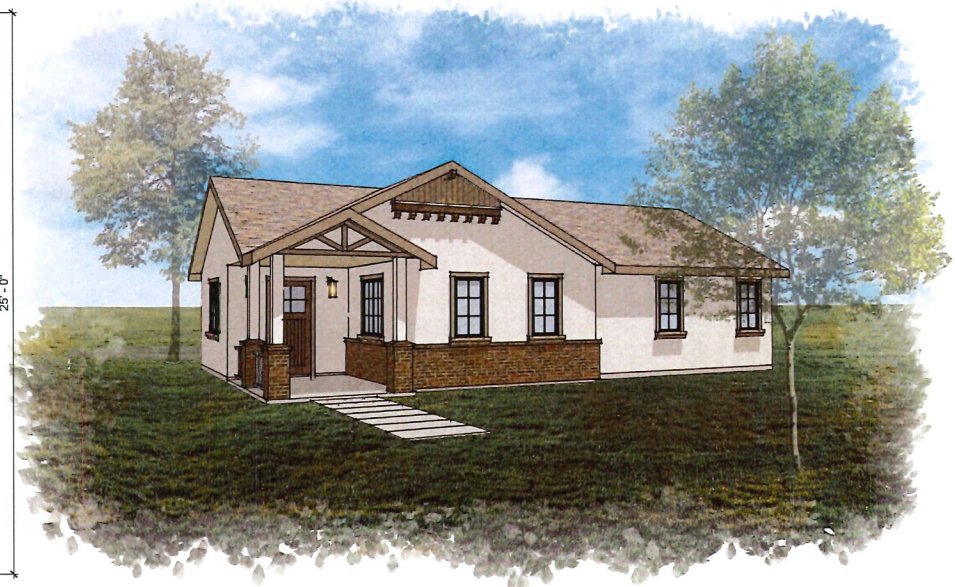
1 1 BED FLOOR PLAN (750SF) ADA
3/16" SCALE



2 PERSPECTIVE - CALIFORNIA RANCH STYLE 1 BED UNIT



1 2-BED FLOOR PLAN (1000SF)
3/16" SCALE



2 PERSPECTIVE - COTTAGE STYLE 2 BED UNIT