Hello there!
Welcome to the Webinar
How to Build an ADU in Sebastopol
February 11, 2021
Zoom Logistics

- Spanish Interpretation (Interpretación al español)
- Audience Q&A
- Interactive polls
Renée J. Schomp
Director
Napa Sonoma ADU Center

Email:
info@napasonomaadu.org

Phone:
707.804.8575
Agenda

- Napa Sonoma ADU Center
- Planning Dept overview
- Building Dept overview
- Audience Q&A
What are your ADU goals?

- Rental income
- Housing for a family member
- Helping out the community (e.g., housing a teacher)
- Housing for someone with special needs
- Planning for retirement
- Increased resale value for downsizing/moving into the ADU
- Housing domestic help (e.g., an au pair)
- Help with chores or to watch over things when you are away
- Housing an in-home caregiver
Benefits of ADUs

- Flexibility
- Family
- Financial Security

See page 7 of our ADU workbook for more!
About the Napa Sonoma ADU Center

We’re a nonprofit here to help Napa & Sonoma County homeowners build ADUs.
We’re here to help on any ADU project!
What part of your ADU project are you most looking forward to?

- Designing the floor plan
- Selecting finishing materials like flooring, lighting, siding, and fixtures
- Planning green/eco-friendly building elements
- Interior decorating once the build is complete
- Landscaping around the ADU
- Move-in of family member, friend, myself, or a tenant
Types of Accessory Dwelling Units

**DETACHED**
free-standing structure, such as a backyard cottage

**ATTACHED**
shares at least one wall with the primary home

**INTERIOR CONVERSION**
built from existing converted space (e.g., an attic or a basement)

**GARAGE APARTMENT**
converted former garage space

**ABOVE GARAGE**
unit built above garage

**JUNIOR ADU**
interior conversion no larger than 500 sf
Napa Sonoma
ADU Resources

● ADU calculator
● Local ADU rules
● Address Lookup Tool
● ADU Workbook
● Stories & floor plans
● Webinars
● Vendor registry
● Newsletter & social media
A complete guide to planning an accessory dwelling unit for Napa & Sonoma Counties.
Where will your second unit be built?

Type of Construction

- **Conversion of Part of House**
  Taking existing living space, e.g. a basement or part of the house, and turning it into a second unit.

- **Garage Conversion**
  Taking an existing garage or pool house, and turning it into a second unit.

- **New Construction**
  New construction includes both attached and detached structures.

- **Modular**
  Modular homes are built partially or completely in a factory and then transported to the site.
Find out what you're eligible to build

Enter an address in Napa or Sonoma County to see if you are allowed to build an ADU that adds square footage to your property.

Enter your address below:

Begin typing here

Go!
Problem-solving support for homeowners

- **Contact Us:**
  https://napasonomaadu.org/stay-in-touch

- **Phone:** 707.804.8575
ADU Feasibility Consults

#1 Questionnaire

#2 Prescreening

#3 Hour-long site visit

#4 ADU Feasibility Report

Sign up on our website:
napasonomaadu.org/consultations
ADU Process Map

- Pre-Development
- Design Development
- Permitting
- Construction
- Move-in!
What are your ADU concerns?

- Cost
- Difficulty of permit approval
- Difficulty of construction management
- Privacy
- Site constraints
- Challenges of renting and managing the ADU
- Conflict with neighbors
- Scrutiny from planning and permitting department
PART 1

Sebastopol ADU Rules
Planning Dept Staff

Kari Svanstrom
Planning Director

Alan Montes
Associate Planner

Rebecca Mansour
Senior Administrative Assistant
Contact Us

Planning Dept

● Email: amontes@cityofsebastopol.org

● Phone: 707.823.6167
ADUs: Increasing in Popularity
City of Sebastopol

*Source: California Dept. of Housing & Community Development*
New State Laws

Highlights

- Setback reductions
- Reduced parking standards
- Limitations on impact & utility fees
Development Standards

- Revised in early 2020
- Focusing on single story to illustrate rules
Sebastopol ADU Rules

Setbacks

- Side & rear setbacks = 4 feet
- Front setback = based on zoning (usually 20-30 feet)
- Corner lot setbacks = at least 10-20 feet
Privacy

- If within primary residence setback:
  - Windows clerestory or glazed
  - Design review exceptions available
Sebastopol ADU Rules

Size limits: Detached ADU

- Lot > 10,000 sq ft OR more than one bedroom:
  - Up to 1,000 sq ft

- Lot < 10,000 sq ft OR more than one bedroom:
  - Up to 840 sq ft
Size limits: Attached ADU

- Not to exceed 800 sq. ft. or 50% of the existing living area, whichever is greater.
Height

- Single story ADU: 17 feet
- Two story ADU: 25 feet
Parking requirements

- No parking requirements for ADUs
- And when garage or carport demolished:
  - No additional or replacement parking spots required
Lot coverage

- ADUs are exempt from lot coverage requirements
Sebastopol ADU Rules

Owner Occupancy

- ADU: No owner occupancy required
- Junior ADU: Owner occupancy required
ADU Permit Requirements

- Site Plan
- Floor Plan
- Elevations
- Sq. ft. of ADU
ADU Permit Fees

- Impact fees:
  - Waived if > 750 sq. ft.
  - Charged "proportionately" if < 750 sq. ft.
- School fees: Determined by school district
- Bldg & Plan Check Fees
Sample ADU Permit Fees

- 750 SF or less ~$5,000
- 751 SF or greater ~$11,000
- School fees not included
Moving Forward

- Collaboration with Napa Sonoma ADU Center
Building Dept Staff

Daryl Phillips
Building Official

Steve Brown
Senior Building Inspector

Pattie Murphy
Senior Administrative Assistant & Permit Technician
Contact Us

Building Dept

● Email: pmurphy@cityofsebastopol.org

● Phone: 707.823.8597
Starting the Process

- Meet with Planning Dept
- Have plans drawn by professional
- Involve (local) contractor early
Plan submittal requirements

- Site plan
- Building plans:
  - Foundation
  - Floor
  - Frame
  - Elevations
  - Plumbing
  - Mechanical
  - Electrical
- Show drainage, setbacks, site challenges
- Title 24 Energy Calculation/CalGreen
- Structural calculations
Basic key inspections

- Underground Utilities
- Foundation
- Under Floor (including insulation)
- Structural roof and interior/exterior shear
- Frame/Close-in to include Electrical/Plumbing/HVAC
- Insulation Wall/Ceiling
- Wallboard fasteners
- Building Final
Fire sprinklers

- Fire sprinklers are mostly not required in an ADU or JADU.
- In rare cases Fire Authority may require sprinklers based on water supply, distance, or access.
Energy/Solar requirements

- CalGreen calculations
- Title 24 energy calculations
- New detached ADU requires solar
Common misconceptions

- Conversions easier and cheaper
- Permit process difficult and time consuming
- ADU permit costs are very high
Unpermitted ADUs

- What to do if I have one
- Is it difficult to legalize?
- Why legalize?
More ADU resources

- ADUs 101 Webinar
- Building ADUs Webinar
- How to Finance Your ADU Webinar
- Blogs & FAQ’s
ADU stories

Learn from your neighbors:
https://napasonomaadu.org/stories
Types of Accessory Dwelling Units

**DETACHED**
Free-standing structure, such as a backyard cottage.

**ATTACHED**
Shares at least one wall with the primary home.

**INTERIOR CONVERSION**
Built from existing converted space (e.g., an attic or a basement).

**GARAGE APARTMENT**
Converted former garage space.

**ABOVE GARAGE**
Unit built above garage.

**JUNIOR ADU**
Interior conversion no larger than 500 sf.
Audience Q&A
ADU Winter Webinar Series

- Register for upcoming webinars: napasonomaadu.org/aduevents
- View past recorded webinars on-demand: napasonomaadu.org/blog?category=Webinar

Feb 11
How to Build an ADU in Sebastopol

Mar 4
Part I: How to Build an ADU in Healdsburg

Mar 18
Part II: How to Build an ADU in Healdsburg
We are here to help you

Reach out to us anytime!

www.napasonomaadu.org

https://napasonomaadu.org/stay-in-touch

707.804.8575
Thanks to our supporters & partners
...and thank YOU!