Hello there!

Welcome to the Webinar

Part I: How to Build an ADU in Healdsburg with City Planning & Building Staff

March 4, 2021
Zoom Logistics

Spanish Interpretation
(Interpretación al español)

Audience Q&A

Interactive polls
Renée J. Schomp
Director
Napa Sonoma ADU Center

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

Phone:
707.804.8575
Agenda

- Napa Sonoma ADU Center
- Planning Dept overview
- Building Dept overview
- Audience Q&A
Part II ADU Webinar with Healdsburg 2040
Thursday, March 18 @ 6 pm
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.
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
● ADU calculator
● Local ADU rules
● Address Lookup Tool
● ADU Workbook
● Stories & floor plans
● Webinars
● Vendor registry
● Newsletter & social media
ADU Workbook

A complete guide to planning an accessory dwelling unit for Napa & Sonoma Counties

www.NapaSonomaADU.org
Where will your second unit be built?

Select City

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

Modular
Modular/panelized are built partially or
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!
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
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

Healdsburg ADU Rules
Planning Dept Staff

- **Luke Sims**, Interim Community Development Director
- **Scott Duiven**, Senior Planner
- **Jeff Fisher**, Assistant Planner
- **Shawn Sumpter**, Administrative Technician
- **Griselda Villarreal**, Administrative Technician
Contact Us

Planning Dept

● **Email:** planning@ci.healdsburg.ca.us

● **Phone:** 707.431.3346
ADUs: Increasing in Popularity
City of Healdsburg

2016: 4 ADU permits issued
2017: 13 ADU permits issued
2018: 11 ADU permits issued
2019: 18 ADU permits issued
2020: 16 ADU permits issued

*Source: City of Healdsburg
New State Laws

Highlights

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

- Revised in early 2020
- We’ll review ADU regulations together
Setbacks for new ADU construction

- Side & rear setbacks = 4 feet
- Front setback = based on zoning (usually 20-30 feet)
Privacy

- If within 10 feet of side/rear setback:
  - Windows clerestory or frosted/obscure
  - Balconies/doors inward-facing
Size limits: Detached or attached ADUs

- 1,200 square feet
Height

- Cannot exceed 2 stories or 25 feet
- Measured from av. elevation to av. height between eaves & ridges of roof
Parking requirements

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

- ADUs up to 850 sf exempt from lot coverage requirements
- ADUs over 850 sf subject to lot coverage requirements
Owner Occupancy

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

Cannot rent out an ADU for less than 30 days at a time in Healdsburg.
PART 2

Healdsburg Planning Process
ADU Permit Requirements

- Site Plan
- Floor Plan
- Elevations
- Sq. ft. of ADU
Healdsburg One-Stop

- Free informal meeting with:
  - Planning
  - Building
  - Fire
  - Public Works
- Thursday afternoons
Sample ADU Permit Fees

- 850 SF or less: ~$0
- 851 SF or greater: Proportional (and never > 50% of the primary unit rate)
- School fees are separate:
  - > 500 sf = $2.97/sf
  - < 500 sf = exempt
<table>
<thead>
<tr>
<th>Type</th>
<th>Current 2020 Single Family Fee Rate</th>
<th>Fees for 851 sf ADU with 2,000 sf primary unit</th>
<th>Fees for 1,000 sf ADU with 2,000 sf primary unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets &amp; Traffic</td>
<td>$2,991</td>
<td>$0.43</td>
<td>$0.5</td>
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<tr>
<td>Parks</td>
<td>$2,057</td>
<td>$0.43</td>
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<tr>
<td>Drainage/Storm Drain</td>
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<td>Electric Development Fee</td>
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<tr>
<td>Wastewater System Capacity</td>
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</tr>
<tr>
<td>Water System Capacity</td>
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<td>$0.43</td>
<td>$0.5</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$26,714</strong></td>
<td><strong>$11,487</strong></td>
<td><strong>$13,357</strong></td>
</tr>
</tbody>
</table>
Moving Forward

- Collaboration with Napa Sonoma ADU Center
PART 3

Healdsburg Building Dept
Building Dept Staff

- Katrina Ballard, Permit Technician
- Griselda Villarreal, Permit Technician
- David Willoughby, Senior Inspector
- Kris Kuntz, Building Inspector
- Steve Buffenbarger, Building Official
Building Dept

● Email: building@ci.healdsburg.ca.us

● Phone: 707.431.3348
Starting the Process

- Attend One-Stop meeting
- Have plans drawn by professional
- Involve contractor early & check references
Plan submittal requirements

- Site plan
- Building plans:
  - Floor plan
  - Foundation plan
  - Roof framing plan
  - Floor framing plan
  - Plumbing, electrical & mechanical plan
  - Cross sections
  - Exterior elevations
- CalGreen Mandatory Residential Checklist
  - Energy calculations
- Structural engineered plans & calculations
Basic key inspections

- Underground Utilities (sewer, water, gas, electric)
- Foundation size, reinforcement, hold downs & anchors
- Under Floor (plumbing, electrical, mechanical & insulation)
- Structural roof and interior/exterior shear & sheathing
- Frame/Close-in (incl. electrical/plumbing/mechanical (fire sprinklers))
- Insulation Wall/Ceiling
- Wallboard fasteners & shower pans
- Building Final
Fire sprinklers

- Handled by Fire Dept
- Fire sprinklers are mostly not required in an attached ADU or JADU.
Energy, Solar & CalGreen requirements

- CalGreen
- Energy Code compliance required
- New detached ADU may require solar
Common misconceptions

- “Conversions always cheaper”
- “Plan review takes forever”
- “Building permits cost a fortune”
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
ADU Webinars

Register for upcoming webinars & view past webinars on-demand:
napasonomaadu.org/aduevents

View Past Webinars on Demand

Mar 18
Part II: How to Build an ADU in Healdsburg (with Healdsburg 2040)

...and more to come!
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Thanks to our supporters & partners
...and thank YOU!