

City of Fresno
Accessory Dwelling Unit (ADU) Program
&
Potential Standards for
Historic Properties and/or Districts

Historic Preservation Commission

June 26, 2023

6:00pm

Planning and Development Department

Agenda

- ADU Basics
- Permitting Process
- City of Fresno's 5 Free Pre-Approved Plans
- State Regulations
 - Preempted allowances
 - Objective vs. Subjective standards
 - Example: City of Pasadena
- What standards fit for Fresno?



City of
FRESNO

 **ADU**

**AND
SMALL
HOMES**



**GUIDE-
BOOK**

What is an ADU?

- Accessory Dwelling Unit.
- Commonly referred names: guesthouse, in-law suite, granny flat, secondary dwelling unit.
- Although they vary in types, ADUs are defined by having their own room, kitchen, and bathroom that are on the same property yet independent from the main residence.
- Have historically existed in different forms and are becoming more popular.



TYPES OF ADUs

There are different types of ADUs: Attached (Internal), Attached (External), and Detached.

ATTACHED (INTERNAL) ADUs

Are located within the structure of the main house, for example, a converted basement, or attic. Also called Junior ADUs (or JADUs), these can share sanitation facilities with the primary home and are generally the least expensive to build.

ATTACHED (EXTERNAL) ADUs

Share one or more walls with the primary house. These ADUs are commonly constructed as additions or garage conversions.

DETACHED ADUs

Are the most visible, but typically the most expensive to build. These include freestanding backyard structures, detached garage conversions, same-level additions to a detached garage, or above-garage units.



Why ADU?

Expanding Housing

Earned and Saved Income

Aging in Place and Downsizing

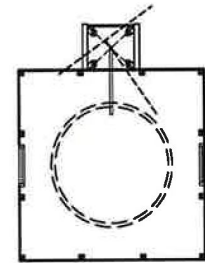
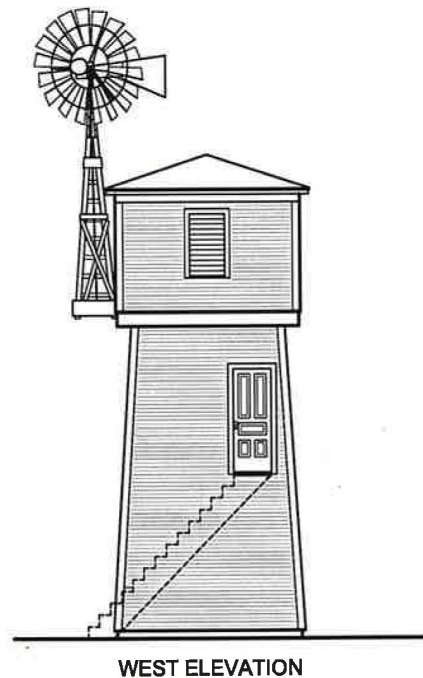
Reducing Environmental
Impacts

Housing Family, Friends, and
Caregivers

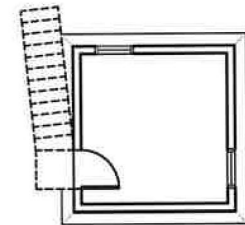
Early Examples in Historic Fresno

"Tankhouses served as an extension of the home or farmhouse, often providing a living space on the second floor for ranch hands or young men of the family, with storage space on the first floor."

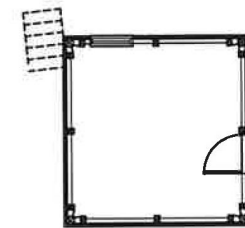
-Architecture, Ethnicity, and Historic Landmarks of California's San Joaquin Valley



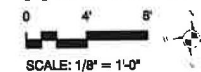
[3] TANK PLAN



[2] BEDROOM PLAN



[1] GROUND FLOOR PLAN



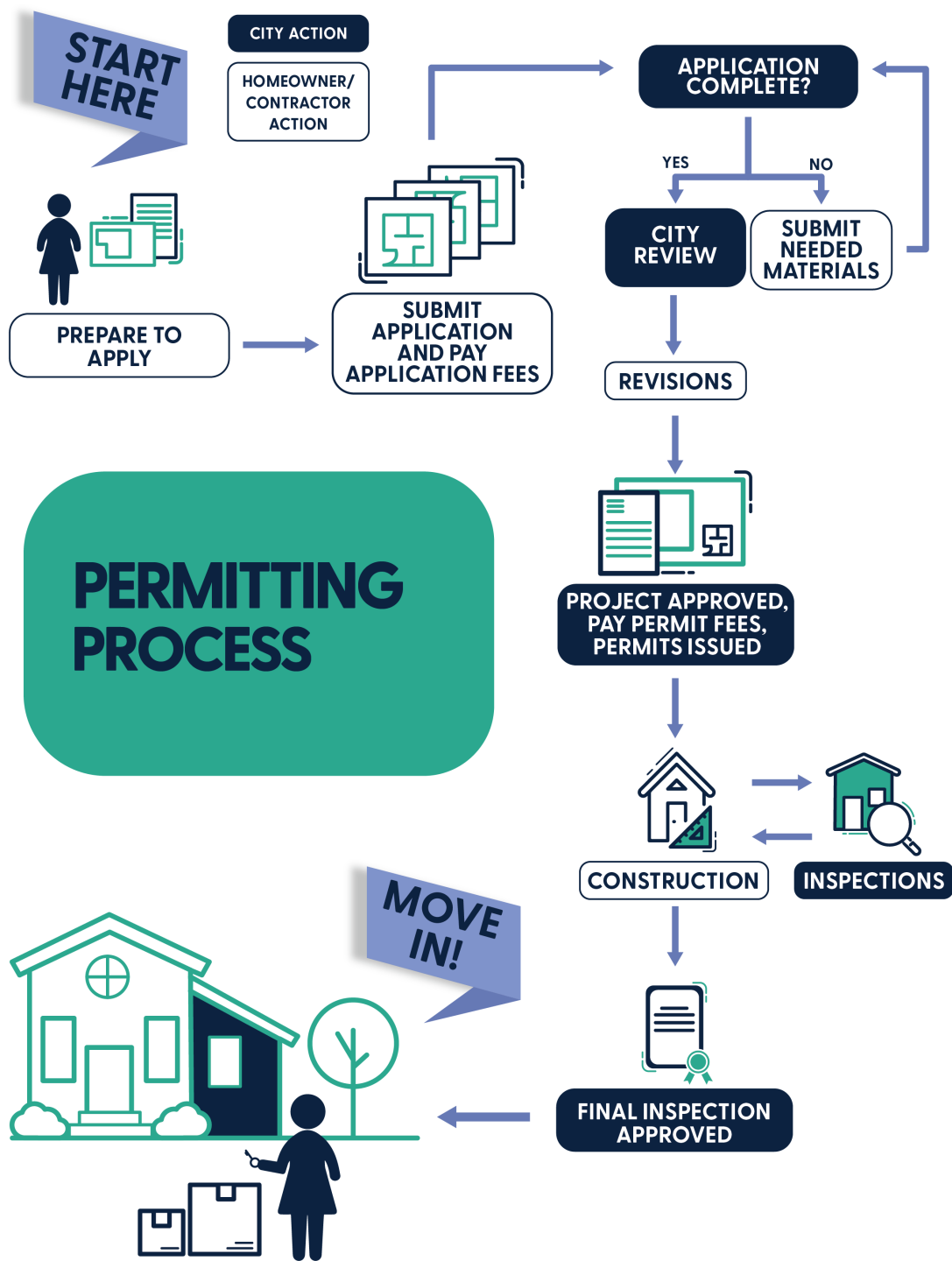
SCALE: 1/8" = 1'-0"

Koligian Tankhouse, 5700 W. Kearney Boulevard, circa 1910

Measured by: Tom Carter and Kiel Fanellos-Schmidt Autocad drawing: Kiel Fanellos-Schmidt

Permitting Process

- The process varies in length depending on the unique circumstances of the property.
- Property Owners should do some research to understand the process.
- A more streamlined process removes barriers to ADU development.
- The City's 5 Preapproved Plans reduce permit processing times.



City of Fresno's 5 Free Preapproved Plans



ADU 01

TYPE: Detached **SIZE:** 340 SF **BEDROOMS:** 1 **BATHROOMS:** 1



ADU 02

TYPE: Detached **SIZE:** 510 SF **BEDROOMS:** 1 **BATHROOMS:** 1



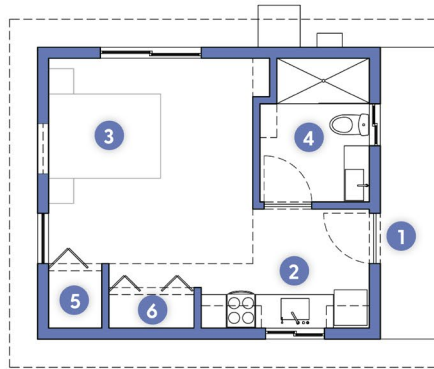
CONTEMPORARY



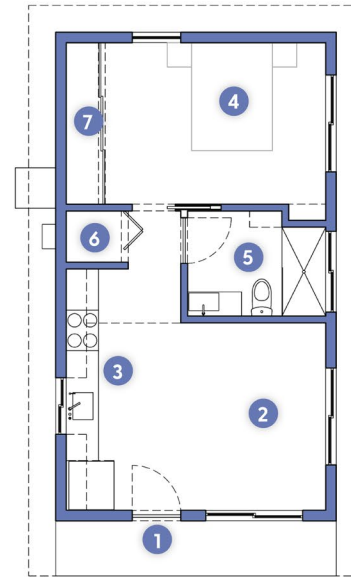
CRAFTSMAN



GABLE



- 1 Entry
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 Laundry
- 6 Closet/Storage



- 1 Entry
- 2 Living Room
- 3 Kitchen
- 4 Bedroom
- 5 Bathroom
- 6 Laundry
- 7 Closet/Storage



CONTEMPORARY



CRAFTSMAN



GABLE



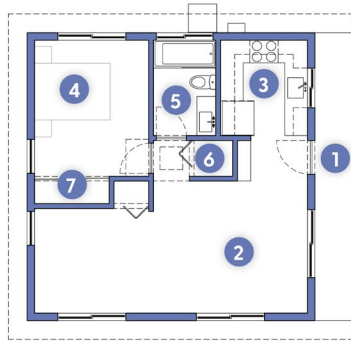
ADU 03

TYPE:
Detached

BEDROOMS:
1-2

BATHROOMS:
1

SIZE:
625 SF



- 1 Entry
- 2 Living Room
- 3 Kitchen
- 4 Bedroom
- 5 Bathroom
- 6 Laundry
- 7 Closet/Storage



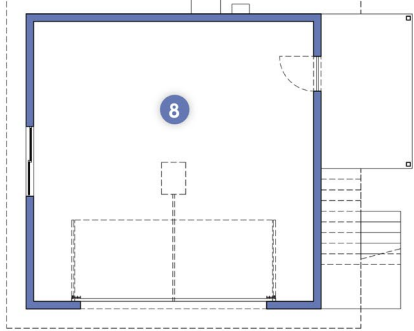
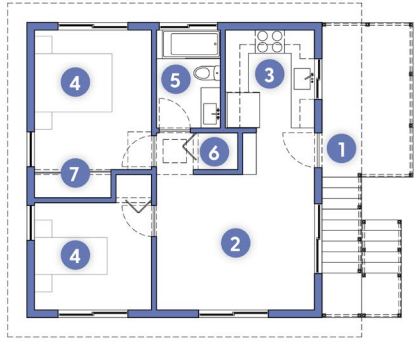
ADU 04

TYPE:
Detached over Garage

BEDROOMS:
1-2

BATHROOMS:
1

SIZE:
625 SF



- 1 Entry
- 2 Living Room
- 3 Kitchen
- 4 Bedroom
- 5 Bathroom
- 6 Laundry
- 7 Closet/Storage
- 8 Garage



CONTEMPORARY



CRAFTSMAN



GABLE



CONTEMPORARY



CRAFTSMAN



GABLE



ADU 05

TYPE: Detached **SIZE:** 1015 SF **BEDROOMS:** 3 **BATHROOMS:** 2



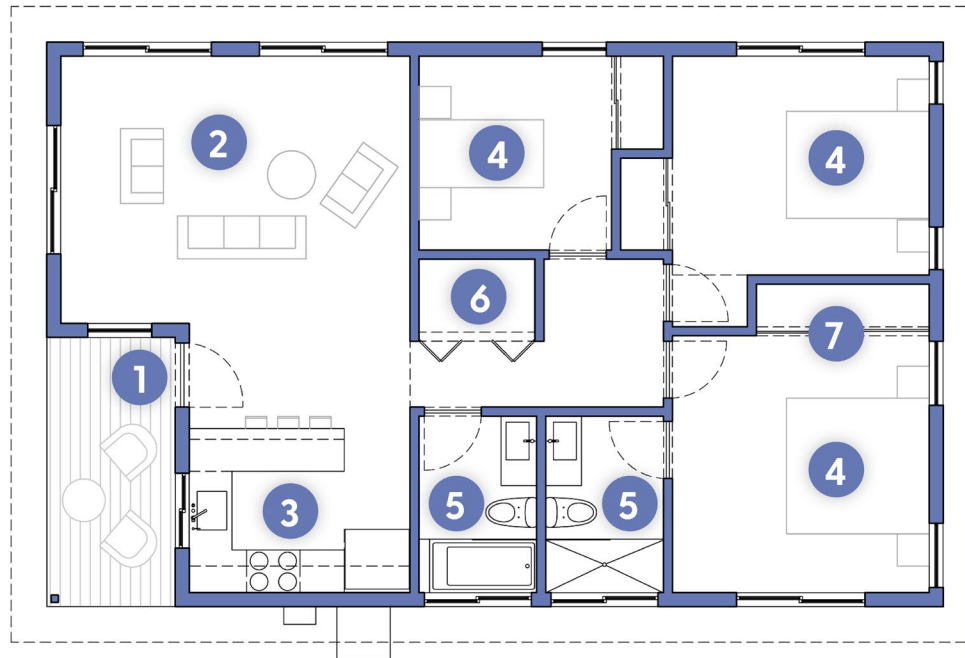
CONTEMPORARY



CRAFTSMAN



GABLE



- 1** Entry
- 2** Living Room
- 3** Kitchen
- 4** Bedroom
- 5** Bathroom
- 6** Laundry
- 7** Closet/Storage

State Regulations

"Pursuant to Government Code section 65852.150, the California Legislature found and declared that, among other things, California is facing a severe housing crisis and ADUs are a valuable form of housing that meets the needs of family members, students, the elderly, in-home health care providers, people with disabilities, and others. Therefore, ADUs are an essential component of California's housing supply."

Preempted Allowances

- Supersedes local codes and ordinances
- Setbacks
- Height
- Square Footage
- Not requiring Owner-Occupancy
- Objective Design Standards

What are Objective and Subjective Design Standards?

- Creating measurable, verified, and knowable standards intended to make project requirements more predictable and easier to interpret.
- "Shall" vs "Should"
- Concise design standards helps create a streamlined permitting process.

City of Pasadena – ADU Standards in Historic Districts

In historic districts (e.g., National Register, Landmark, etc.), only converted accessory dwelling units (including junior accessory dwelling units) or newly constructed accessory dwelling unit that is not visible from the public right-of-way are permitted. An ADU constructed prior to January 1, 2018 shall be treated as a Converted ADU.

Development Standards

1. CONVERTED ACCESSORY DWELLING UNITS.

a. **Unit Size.**

i. Minimum unit size: None

ii. Maximum unit size: None

b. **Setback Requirements.** No setbacks shall be required for an existing living area or accessory structure converted to an accessory dwelling unit, or a new structure reconstructed in the same location and to the same dimension as an existing structure unless it is required to provide sufficient fire safety.

c. **Building Separation.** No minimum building separation requirement.

d. **Separate Access.** An accessory dwelling unit shall provide separate exterior access from the existing primary residence. Entry doors cannot be on the same façade as the entry door of the primary residence, unless this requirement prevents creation of the accessory dwelling unit.

e. **Windows and Doors for Historic Properties.** Windows and doors (including opening and garage doors) for historic properties that are original to the structure are required to be retained, unless this requirement prevents creation of the accessory dwelling unit.

Hopkins House

"Both the manufactured home as well as the extant shed will quote the historic fabric of the historic Hopkins Home and will include double-hung sash windows, 8-inch lapped siding, and a 4/12 pitch side-gabled roof. As a reminder, the second mother-in-law unit will only be visible from the parking lot that backs up to the rear of the Hopkins property."



Photo credit: historicfresno.org

What standards fit for Fresno?

- How can we reduce ADU barriers for Fresnans?
- How do we maintain the design story of a historic resource and/or district?
- What must be considered in future nominations and designated sites that may have, or are, ADUs?
- All standards must be Objective.