



Hello there!

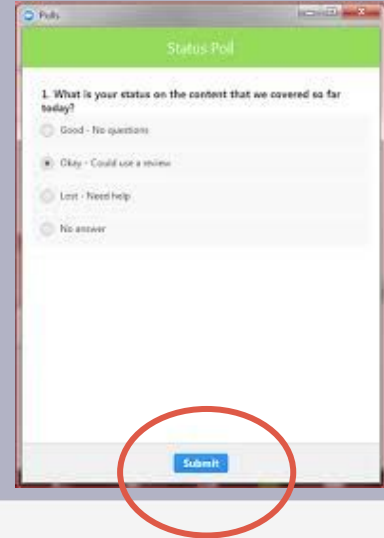
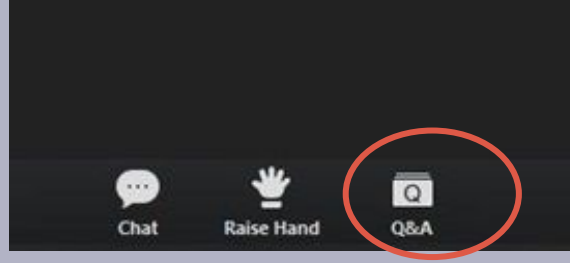
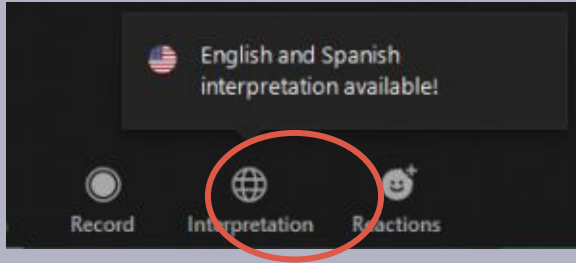
Welcome to the Webinar

How to Build an ADU in Sebastopol

February 11, 2021


Napa Sonoma **ADU**

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

Napa Sonoma  ADU

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



GARAGE APARTMENT

converted former garage space



ATTACHED

shares at least one wall with the primary home



ABOVE GARAGE

unit built above garage



INTERIOR CONVERSION

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



JUNIOR ADU

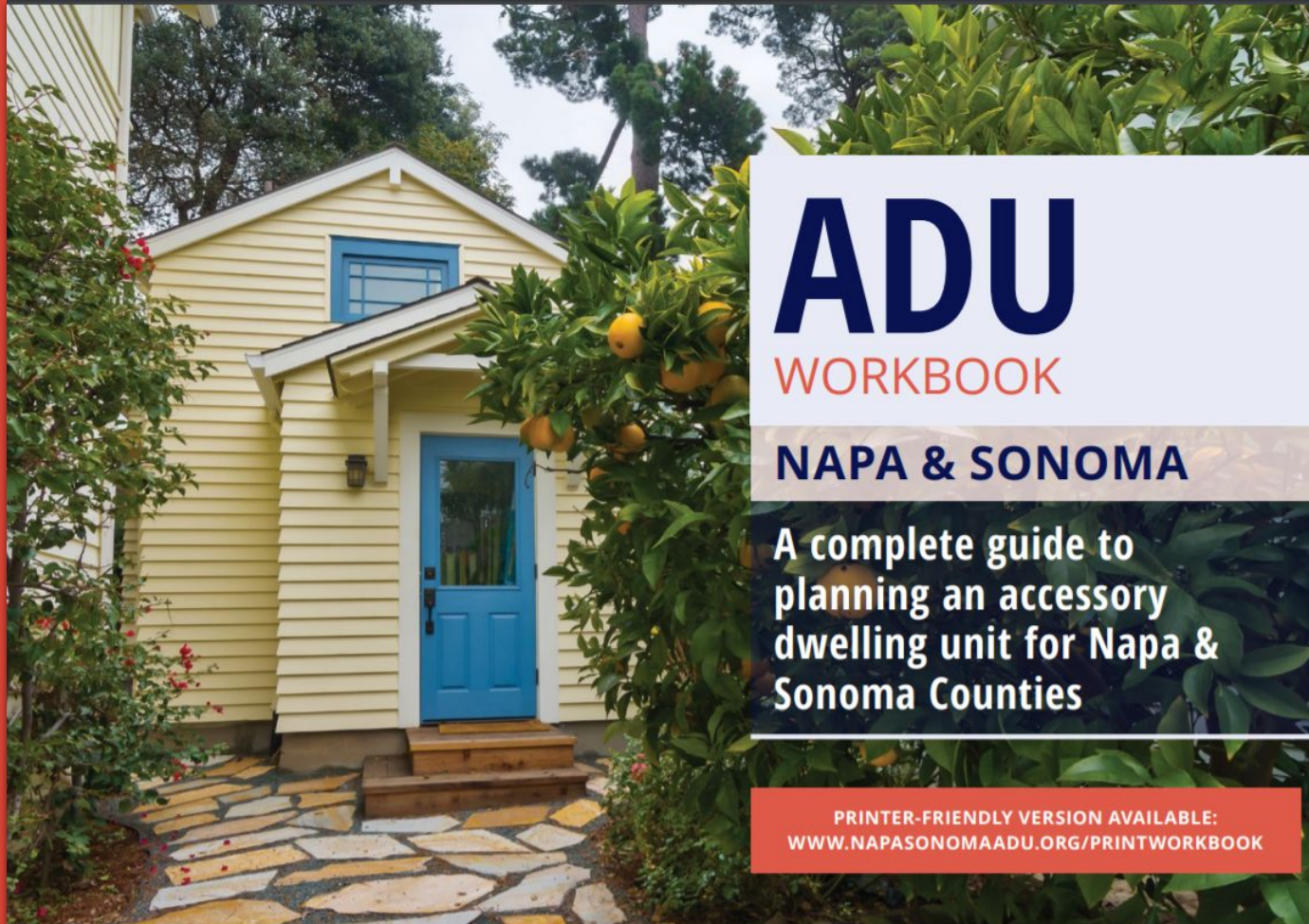
interior conversion no larger than 500 sf



Napa Sonoma ADU Resources

- ADU calculator
- Local ADU rules
- Address Lookup Tool
- ADU Workbook
- Stories & floor plans
- Webinars
- Vendor registry
- Newsletter & social media

ADU Workbook



ADU

WORKBOOK

NAPA & SONOMA

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

PRINTER-FRIENDLY VERSION AVAILABLE:
WWW.NAPASONOMAADU.ORG/PRINTWORKBOOK

ADU Calculator

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 and detached ADUs.



Modular

Modular/panelized are built partially or

Monthly Rent

\$---

Monthly Expenses

\$---



● \$--- Loan Payment

● \$--- Taxes

● \$--- Insurance

● \$--- Repairs

Construction Costs

Address Lookup Tool

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:

Problem-solving support for homeowners

- **Contact Us:**
<https://napasonomaadu.org/stay-in-touch>
- **Phone:** 707.804.8575





ADU Feasibility Consults

#1
Questionnaire

2
Prescreening

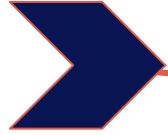
#3
**Hour-long
site visit**

#4
**ADU Feasibility
Report**

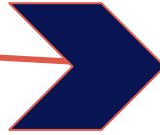
Sign up on our website:
napasonomaadu.org/consultations

ADU Process Map

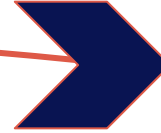
Pre-Development



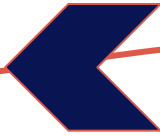
Design Development



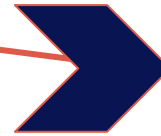
Permitting



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:**

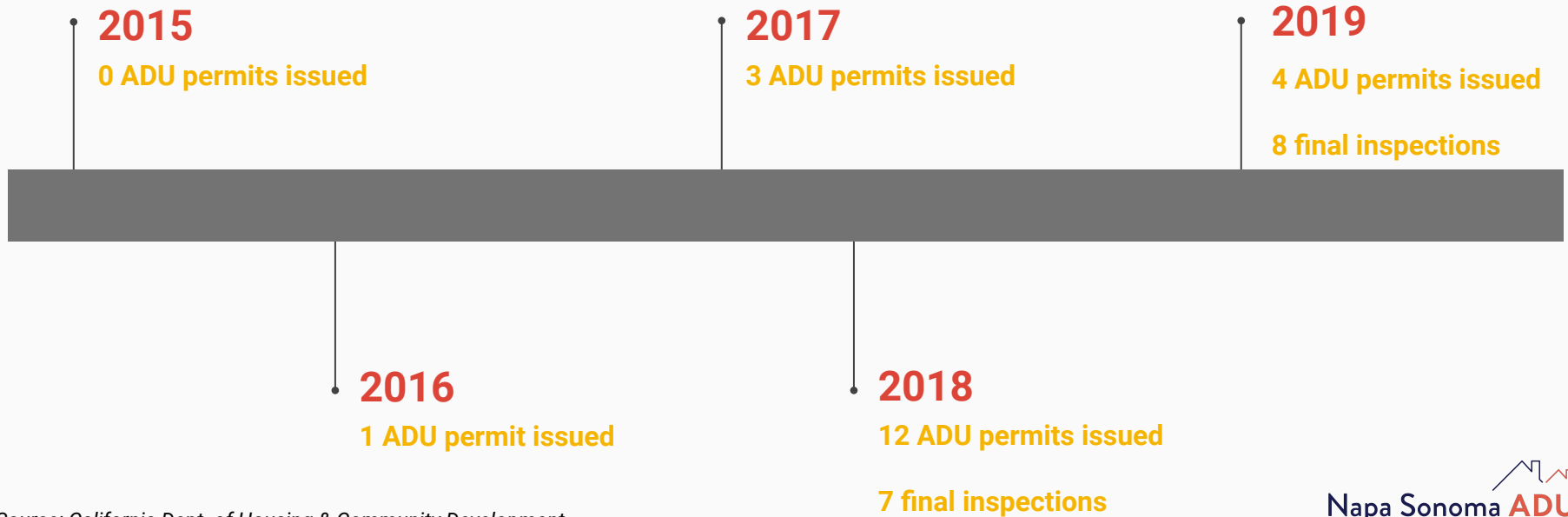
amontes@cityofsebastopol.org

- **Phone:** 707.823.6167



ADUs: Increasing in Popularity

City of Sebastopol



*Source: California Dept. of Housing & Community Development

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

Sebastopol ADU Rules

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

Sebastopol ADU Rules

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

PART 2

Sebastopol Planning Process





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



PART 3

Sebastopol Building Dept



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

Sebastopol ADU Process

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

Sebastopol ADU Process

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

Sebastopol ADU Process

Common misconceptions

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

Sebastopol ADU Process

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>



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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

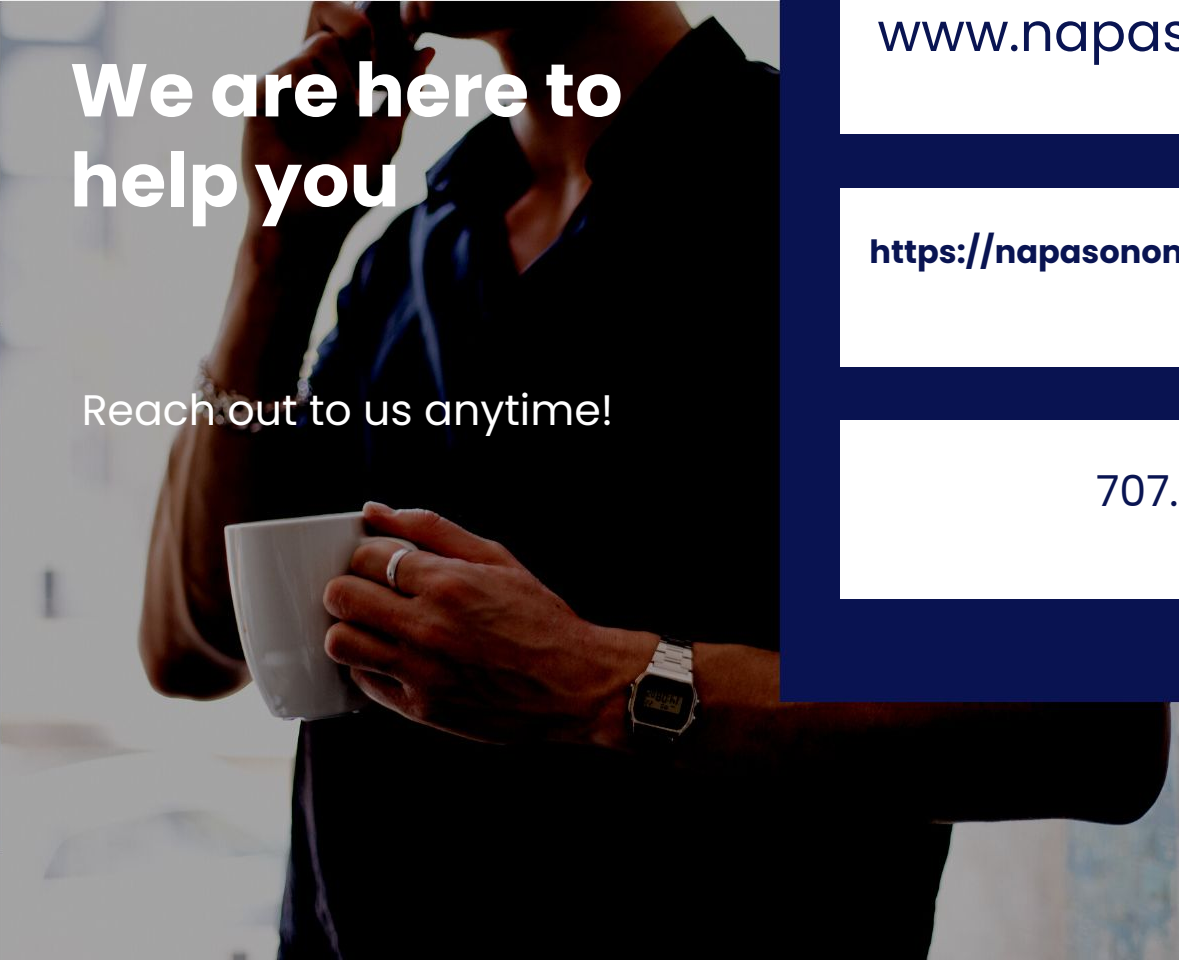
How to Build an ADU
in Sebastopol

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**

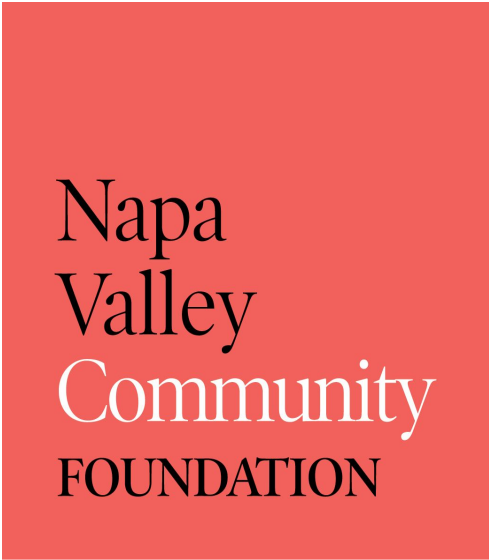
Reach out to us anytime!

www.napasonomaadu.org

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

707.804.8575

Thanks to our supporters & partners



COMMUNITY
FOUNDATION
SONOMA
COUNTY



**...and
thank
YOU!**

