



Hello there!

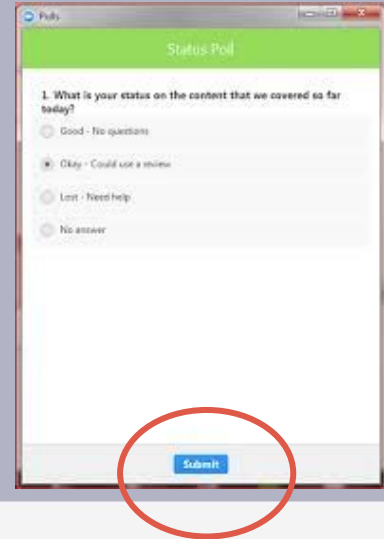
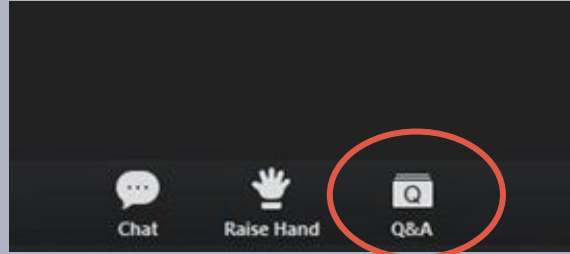
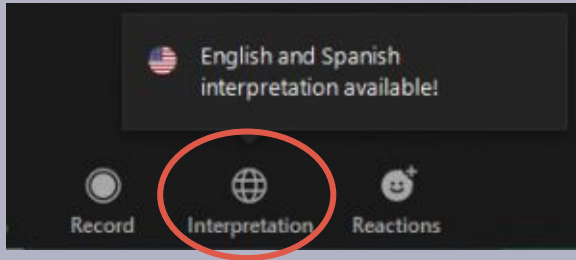
Welcome to the Webinar

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

March 4, 2021


Napa Sonoma **ADU**

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

Napa Sonoma  ADU

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



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

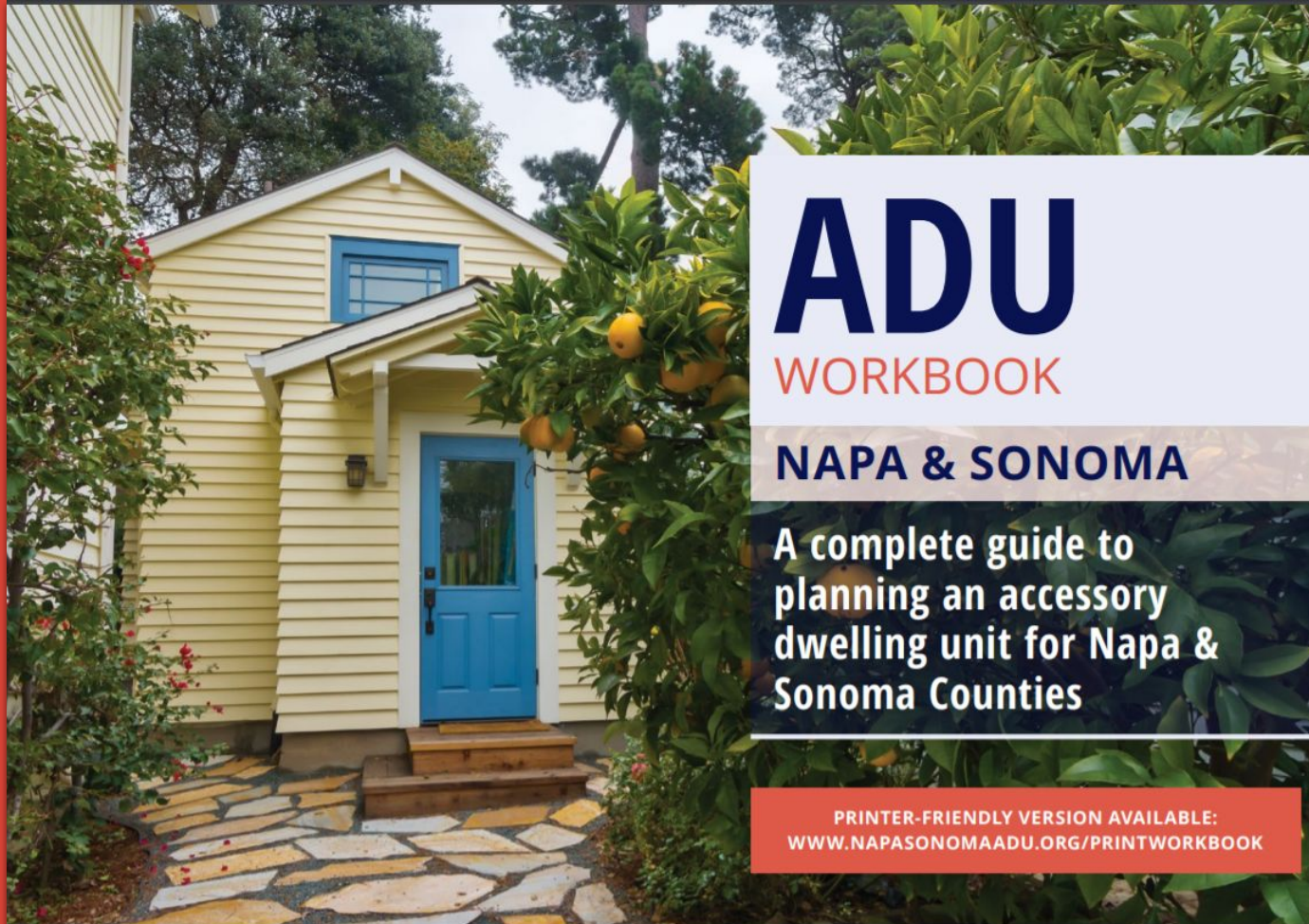
interior conversion no larger than 500 sf



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:

Support for homeowners

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





ADU Feasibility Consults

#1
Questionnaire

2
Prescreening

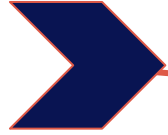
#3
**Hour-long
site visit**

#4
**ADU Feasibility
Report**

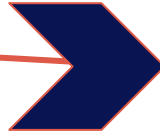
Sign up on our website:
napasonomaadu.org/consultations

ADU Process Map

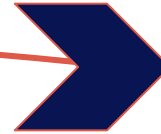
Pre-Development



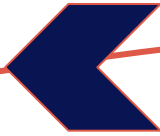
Design Development



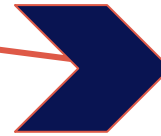
Permitting



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

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



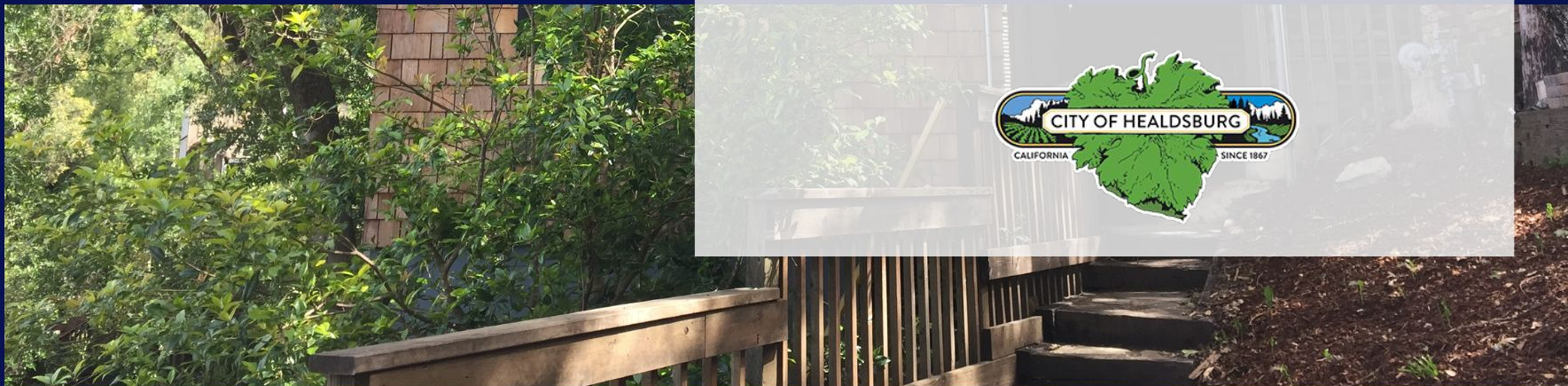
Contact Us

Planning Dept

- **Email:**

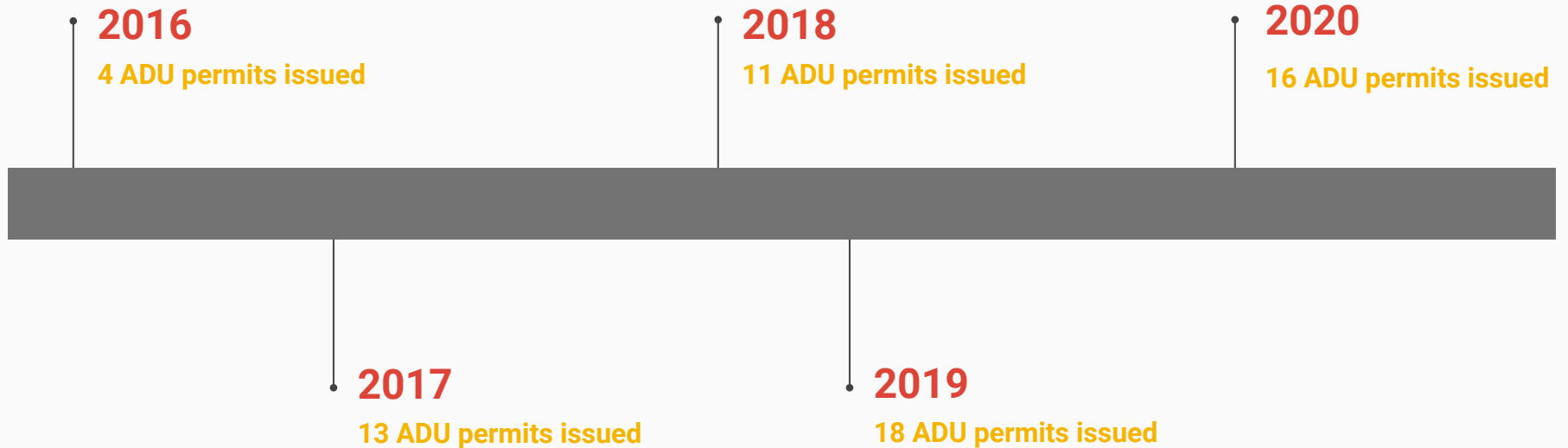
planning@ci.healdsburg.ca.us

- **Phone:** 707.431.3346



ADUs: Increasing in Popularity

City of Healdsburg



*Source: City of Healdsburg

Highlights

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

Development Standards

- Revised in early 2020
- We'll review ADU regulations together

Healdsburg ADU Rules

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

Healdsburg ADU Rules

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

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

Healdsburg ADU Rules

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 (& never > 50%
of the primary unit rate)
- School fees are separate:
 - > 500 sf = \$2.97/sf
 - < 500 sf = exempt

Type	Current 2020 Single Family Fee Rate	Fees for 851 sf ADU with 2,000 sf primary unit	Fees for 1,000 sf ADU with 2,000 sf primary unit
		0.43	0.5
Streets & Traffic	\$2,991	\$1,286	\$1,496
Parks	\$2,057	\$885	\$1,029
Drainage/Storm Drain	\$3,222	\$1,385	\$1,611
Electric Development Fee	\$975	\$419	\$488
Wastewater System Capacity	\$10,898	\$4,686	\$5,449
Water System Capacity	\$6,571	\$2,826	\$3,286
TOTAL	\$26,714	\$11,487	\$13,357

Moving Forward

- Collaboration with Napa Sonoma ADU Center



PART 3

Healdsburg Building Dept



Building Dept Staff

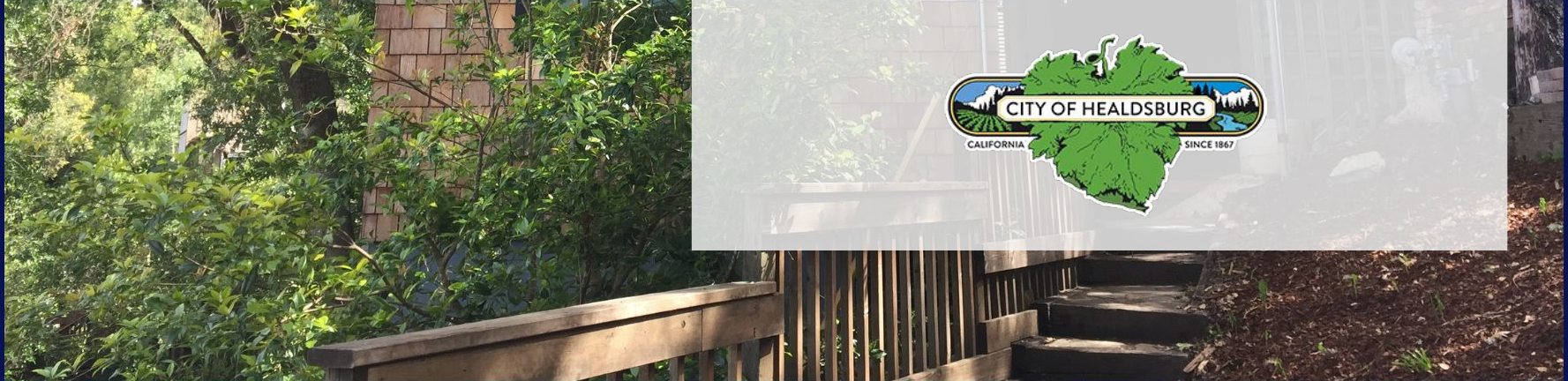
- **Katrina Ballard**, Permit Technician
- **Griselda Villarreal**, Permit Technician
- **David Willoughby**, Senior Inspector
- **Kris Kuntz**, Building Inspector
- **Steve Buffenbarger**, Building Official



Contact Us

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

Healdsburg ADU Process

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

Healdsburg ADU Process

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

Healdsburg ADU Process

Common misconceptions

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

Healdsburg 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>



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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Reach out to us anytime!

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Thanks to our supporters & partners



**...and
thank
YOU!**

