

# Trending Accessory Dwelling Units within the SCAG Region

SCAG Toolbox Tuesday, May 18, 2021

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# Housekeeping



1. Meeting length is 2 hour
2. This meeting is being recorded
3. All participant lines will be muted
4. At the end, there will be a Q&A session
5. If you have a question during the presentation, please type it into the chat box or press the "raise hand" function.
6. We will log all questions and then voice a selection at the end of the presentation
7. A recording of this webinar and the PowerPoint slides will be available on the SCAG website. We will send a link to everyone who has registered after the event

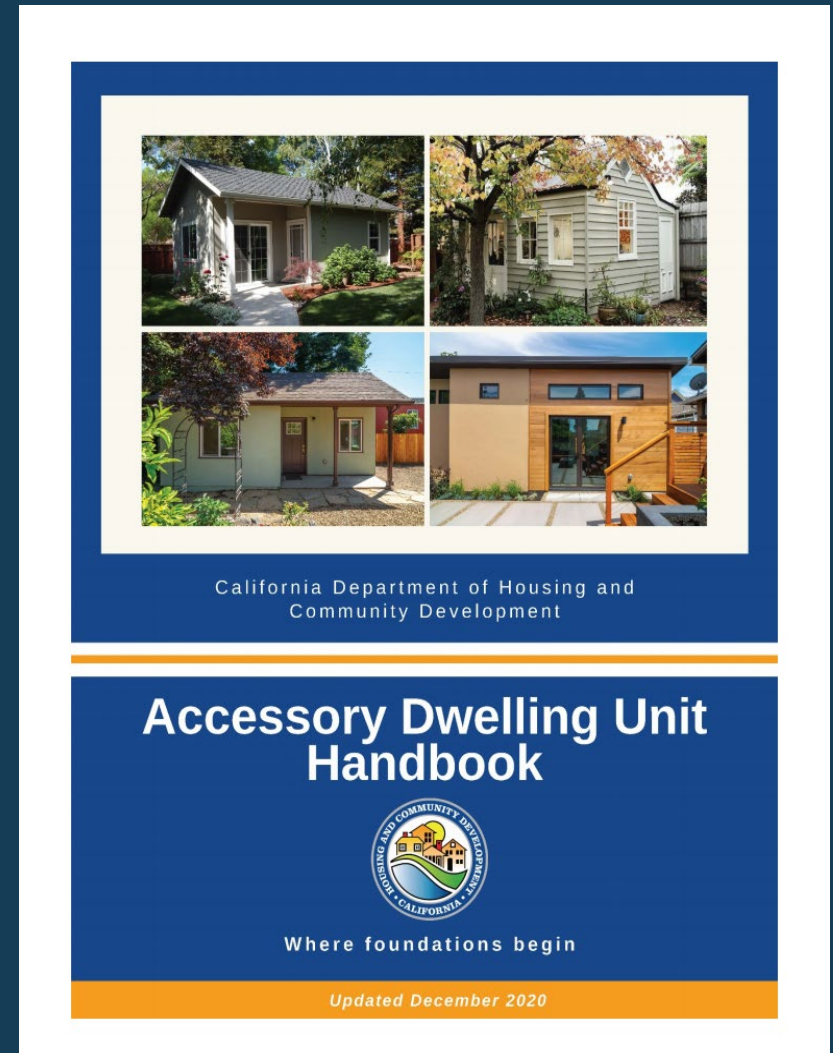
# Overall Agenda



1. Welcome Remarks
2. Program Agenda
3. Planning for ADU
4. Local ADU Development Trend and Policies
5. Potential Detached ADU-eligible Sites
6. Housing Element Update GIS Support
7. SCAG's Additional ADU Support Programs
8. Open Discussion

# Growing Housing Role for ADUs

- State law has been frequently amended to emphasize potential to address housing supply and affordability
- Progressively Removing barriers to implementation 2017 - 2020
- Focused on Local Planning and Permitting
- Subject to State oversight by the Department of Housing & Community Development (HCD)



# ADUs Implement Connect SoCal

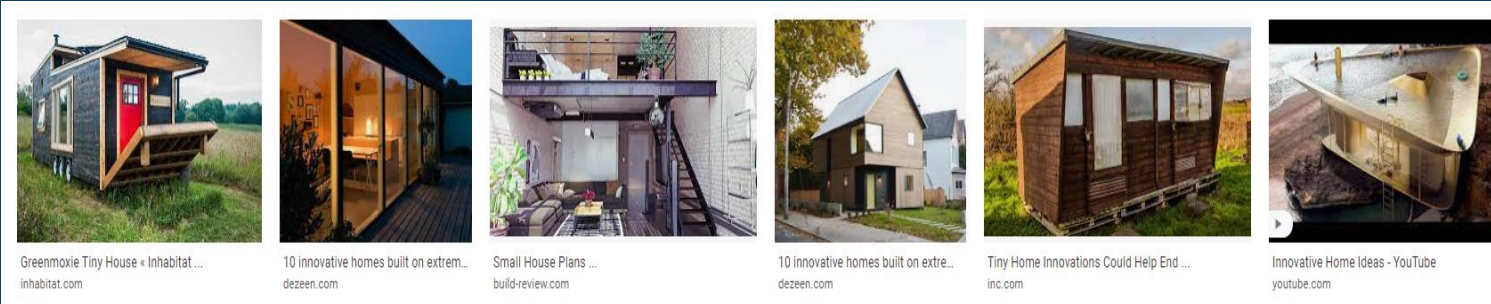
## PROMOTE DIVERSE HOUSING CHOICES

- Preserve and rehabilitate current affordable housing and prevent displacement
- Identify funding opportunities for new workforce and affordable housing development
- **Create incentives and reduce regulatory barriers for building context sensitive ADUs to increase housing supply**
- Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of per-capita greenhouse gas emissions



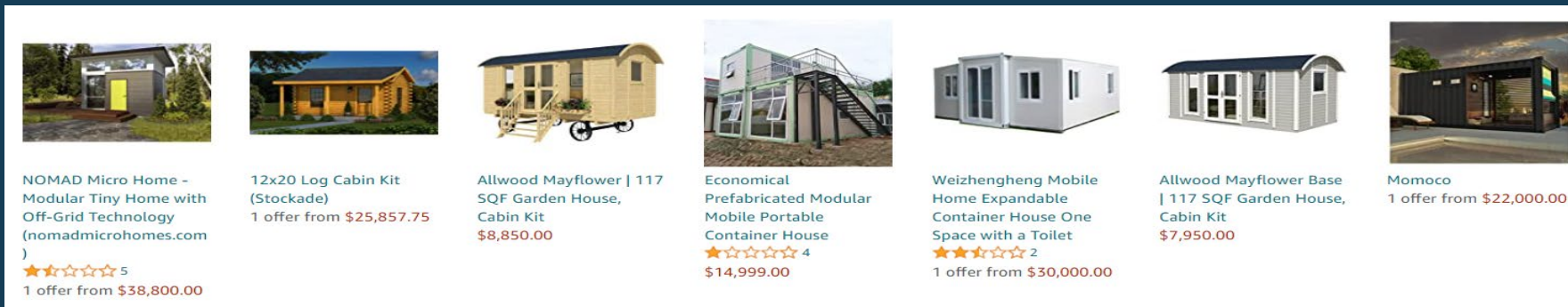
[connectsocial.org](http://connectsocial.org)

# Growing Interest in Small Homes



Foldable Home, Courtesy of M.A.Di Home

## DIY Kits available on line ....



Retrieved from Amazon.com

# “Granny Flats” and More ....

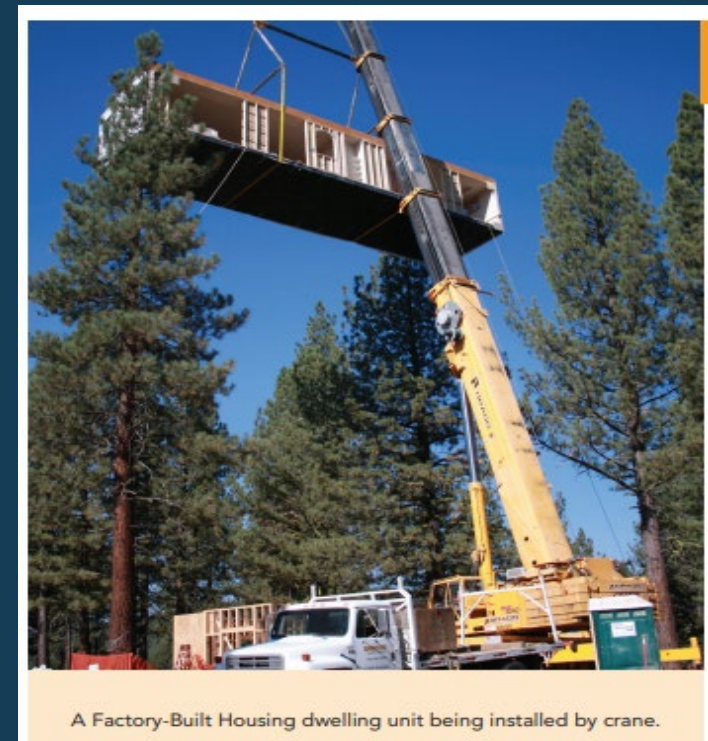


In addition to programs for older adults like Los Angeles’ ADU Accelerator Program

## ADUs/JADUs . . .

- Can address overcrowding and provide homeowners a source of income
- Affirmatively further fair housing in neighborhoods w/access to jobs & other resources
- Promote design & materials Innovation using software, robotics, advanced materials
- Economic development from business & employment growth of manufacturers and suppliers
- Planned at scale can be integrated with transportation planning

# Increasing Modular ADU Options



**Factory-Built Housing (FBH) –** factory-constructed residential building is manufactured off-site and transported to permanent location

See HCD FACTORY-BUILT HOUSING HANDBOOK FOR LOCAL ENFORCEMENT AGENCIES, BUILDERS, AND THE GENERAL PUBLIC  
<https://www.hcd.ca.gov/building-standards/manufactured-modular-factory-built/factory-built-housing/docs/hcdfbh314.pdf>



## Prevalent ADU Issues

- Confusing /complicated permitting processes, multiple departments
- Some local governments' development criteria not compliant with State law
- Development standards difficult to meet
- Design constraints, utility easements/connections
- Selecting contractor & construction management
- Neighborhood resistance, e. g. Parking, traffic, setbacks, other concerns
- Reliable total cost estimates
- Lack of financing, especially for lower income households
- Landlord/property management

# State law: Streamlined Processing, Pre-emptive Criteria



- Ministerial approval is required of an application to create one ADU and one JADU per lot within a residential or mixed-use zone
- Limits on where ADUs are permitted may only be based on adequacy of water and sewer service, impacts on traffic flow, and public safety
- ADU ordinances are optional, but discretionary development standards are limited: a **statewide exemption ADU** is an ADU of up to 800 sq. ft., 16 ft. in height, and with 4 feet side and rear yard setbacks. No lot coverage, floor area ratio (FAR), open space, or minimum lot size can preclude these criteria
- An application for the creation of an ADU or JADU shall be deemed approved (not just subject to ministerial approval) if the local agency has not acted on the completed application within 60 days

# ADUs and the Housing Element

## ADUs are required to be addressed in housing element

1. **Zoning & development standards** for ADUs – has a local ordinance has been adopted?  
Description of how such ordinance conforms with State ADU and JADU requirements
2. **Potential constraints** on ADU development
3. **Policies/program(s)** addressing identified constraints
4. **Program(s) to:**
  - a. incentivize & promote ADUs affordable to low-moderate income households
  - b. monitor ADU & JADU permitting and affordability,
    - committing to mid-cycle review of ADU/JADU projections and follow actions if warranted, e.g., amendment of the housing element, rezoning

# ADUs/JADUs & Regional Housing Needs Allocation (RHNA)



- Must qualify with Census definition of a housing unit, and be reported to Department of Finance (DOF) in DOF Annual Housing Unit Change Survey
- Demonstrating level of affordability
- ADU/JADU Activity to be reported in Annual Progress Report (APR) due to HCD by April 1<sup>st</sup>

# Projecting ADUs/JADUs in housing element planning period

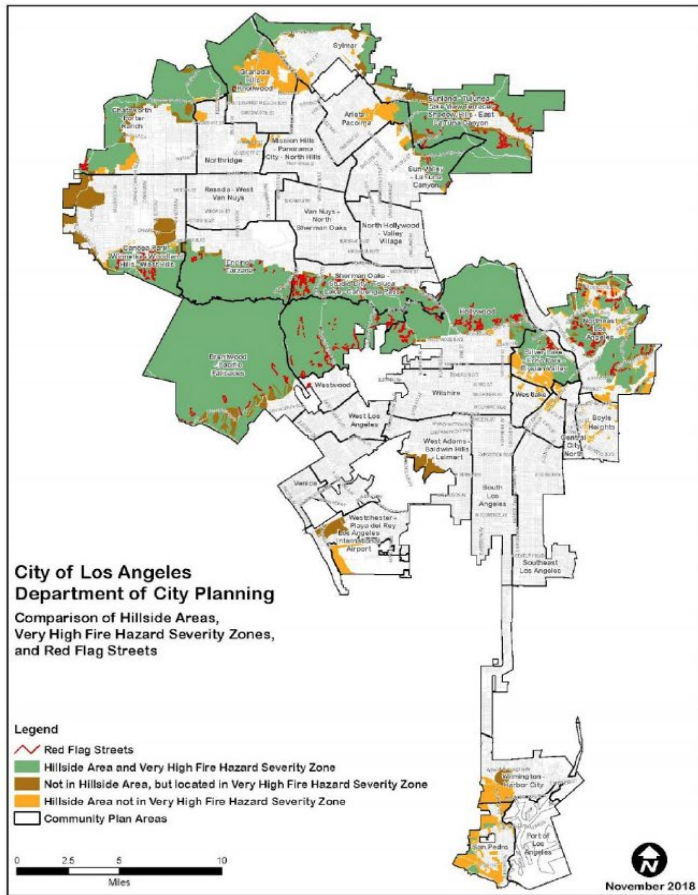
## (1) **Development trends** – consider:

- a. number and rate of increase in ADU permits following enactment of new State ADU laws for 2018 – 2020 within the local government and subregion.
- a. indicators of community need/demand for small housing types/ADUs, and for residential occupancy vs. offices or guest houses

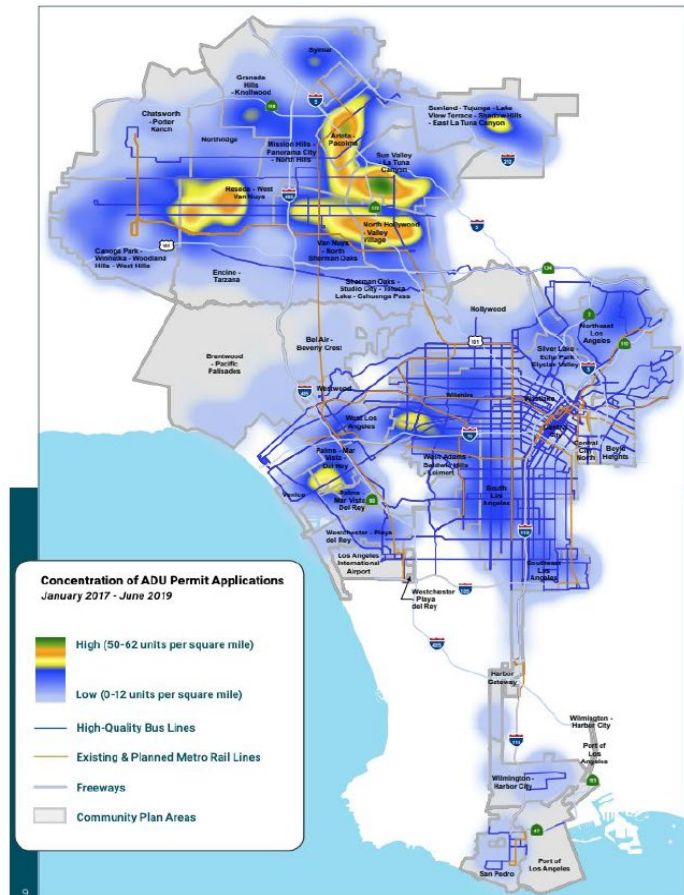
## (2) **Resources and incentives** – proactive policies and programs encouraging ADUs, e.g., prototype plans, fee waivers, expedited procedures, affordability programs

## (3) **Anticipated affordability** - e.g., SCAG supplemented with local data

# ADU Planning & Permit Monitoring



City Planning; [Revised Draft Accessory Dwelling Unit Ordinance and Discussion of Additional Hillside Options](#) (August 14, 2019)



City Planning, Q2 2019 [Housing Progress Report](#)

Spatial mapping supports analysis for ADU capacity projections, prospective policies and ordinance, and for required monitoring and APR reporting

# ADU Monitoring and Reporting

## Accessory Dwelling Unit (ADU) Permit Applications\*

January 2017 - December 2020



### Addition

403

### Conversion

457

### New Build

272

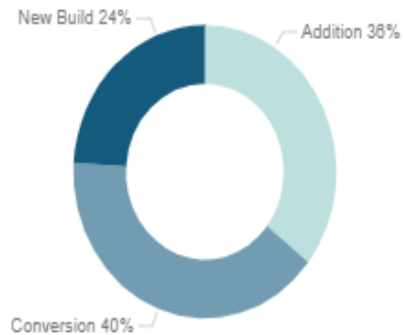
### Total Submitted ADU Applications

1,132

### Distribution of ADUs by Plan Area

Plan Area	Total Submitted
Northeast Los Angeles	1,132
<b>Total</b>	<b>1,132</b>

### ADUs by Permit Type



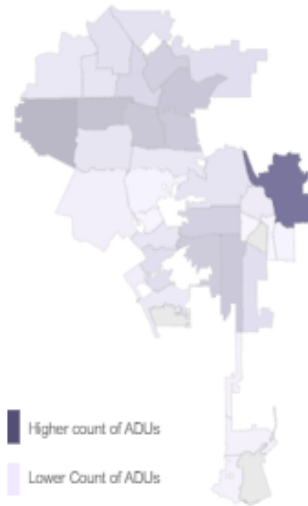
#### Permit Type

ADUs can be created through additions or alterations to existing structures, such as garages, or through brand-new construction.

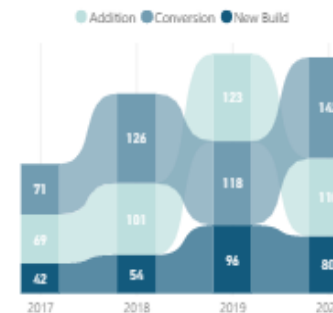
#### Project Stage

Building an ADU requires three steps:

1. Submission of a permit application
2. Issuance of a permit allowing construction to proceed
3. Issuance of a Certificate of Occupancy for habitation



### ADUs by Permit Type & Year



Since State law changed in January 2017, a total of **19,731** ADU applications have been submitted, **14,280** have been issued, and **7,699** have been granted Certificates of Occupancy.

\*Data provided by Los Angeles Department of Building and Safety

PREPARED BY LOS ANGELES CITY PLANNING | PERFORMANCE MANAGEMENT UNIT

Tracking and publicizing ADU permitting can be useful for improving related land use area and issue-related planning along with policies and programs

# Supportive Housing Policies & Practices

- Clear ordinance provisions consistent with State law
- Regulatory incentives
- Objective design standards
- Outreach and education
- Public-oriented website materials
- Standardized applications & plans
- Streamlined permitting
- Pre-approved building plan options
- Affordable housing subsidies



“Casita L.A.,” a new ADU in East L.A. designed by Alexis Navarro in carport area. “He challenged himself to build an ADU for under \$100,000. What’s his secret?”, by Lisa Boone; Photo by Allen J. Schaben / Los Angeles Times, March 18, 2021.

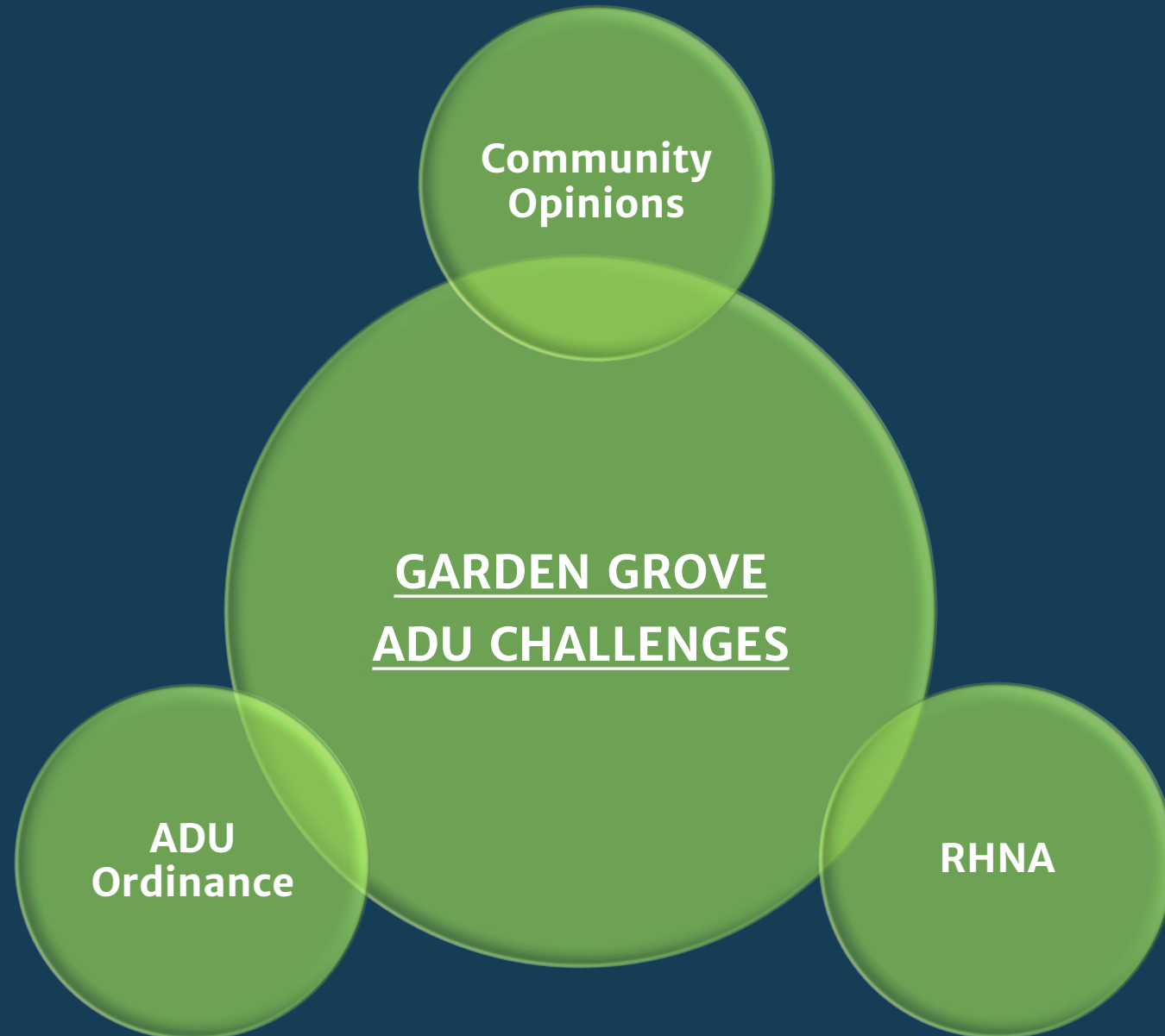


## City of Garden Grove ADU Statistics

(as of 04.01.2021)

	2017	2018	2019	2020	2021
<b>Total Applications by Year</b>	78	265	278	139	110
<b>Total Applications to Date</b>	<b>870</b>				
<b>Permitted by Year</b>	25	217	294	145	109
<b>Total Permitted to Date</b>	<b>790</b>				
<b>Total Finaled to Date</b>	<b>545</b>				

# Local ADU Development Trend and Policies



# ADU "60-Day" Process & Beyond

**VIRTUAL DEVELOPMENT SERVICES**



**BUILDING INTER-DEPARTMENTAL REVIEW PROCESS**

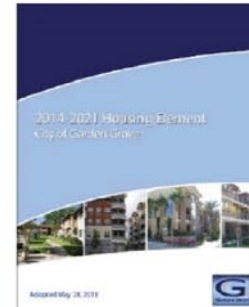
- \*PLAN CHECK
- \*UTILITIES
- \*SEPARATE METER

Section I - Permit Processing

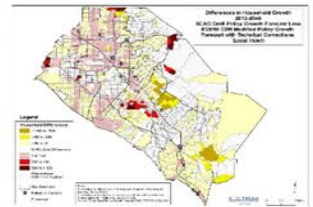
Section II - Plan Review Processing

Section III - Inspection Processing

**BUILDING INSPECTIONS**  
 \*NEW CONSTRUCTION (6 mos - 1yr)  
 \*CONVERSION (3 - 6 mos)

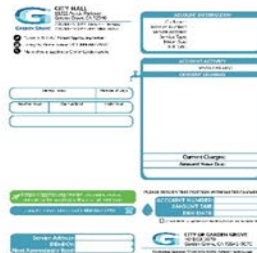


**DOF DEPARTMENT OF FINANCE HOUSING UNIT CHANGE FORM**  
 \*DUE JANUARY  
 \*TRACKS HOUSING UNITS COMPLETED



**PLANNING ADU APPLICATION SUBMITTAL**

- \*TOLLING LETTER
- \*RENTAL INCOME
- \*FLOOD ZONE



**BUILDING PERMIT ISSUANCE**

- \*CONTRACTOR DECLARATION
- \*CWMP DEPOSITS
- \*AVERAGE BUILDING FEES (9K - 13K)



**HCD ANNUAL HOUSING REPORT**

- \*DUE APRIL 1
- \*TRACKS IMPLEMENTATION OF HOUSING ELEMENT AND RHNA

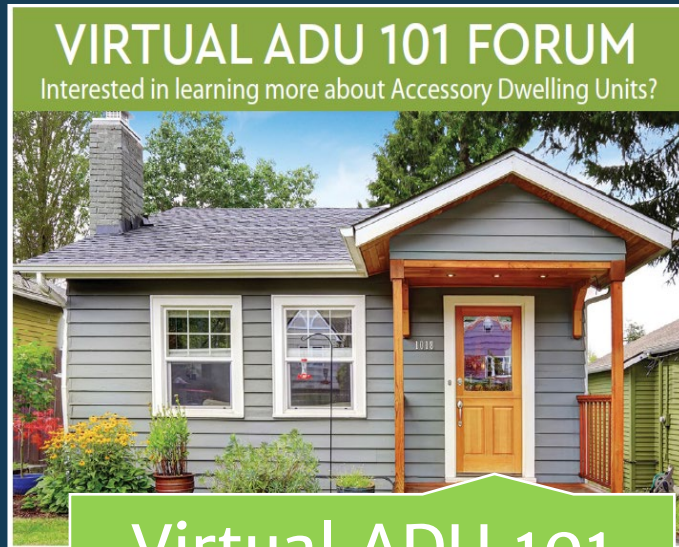


**CDR (HIS) CENTER FOR DEMOGRAPHIC RESEARCH HOUSING INVENTORY SURVEY**

- \* DUE JAN/JULY
- \*TRACKS CHANGES TO HOUSING STOCK

# Local ADU Development Trend and Policies

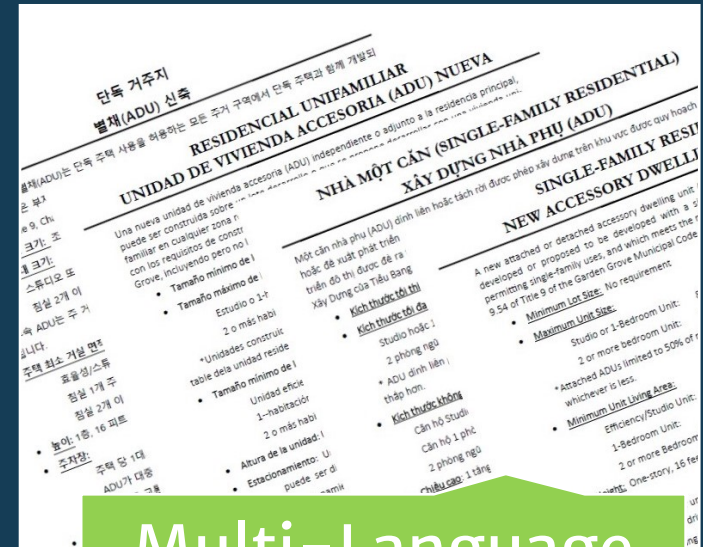
## Garden Grove Community Outreach



Virtual ADU 101 Webinar



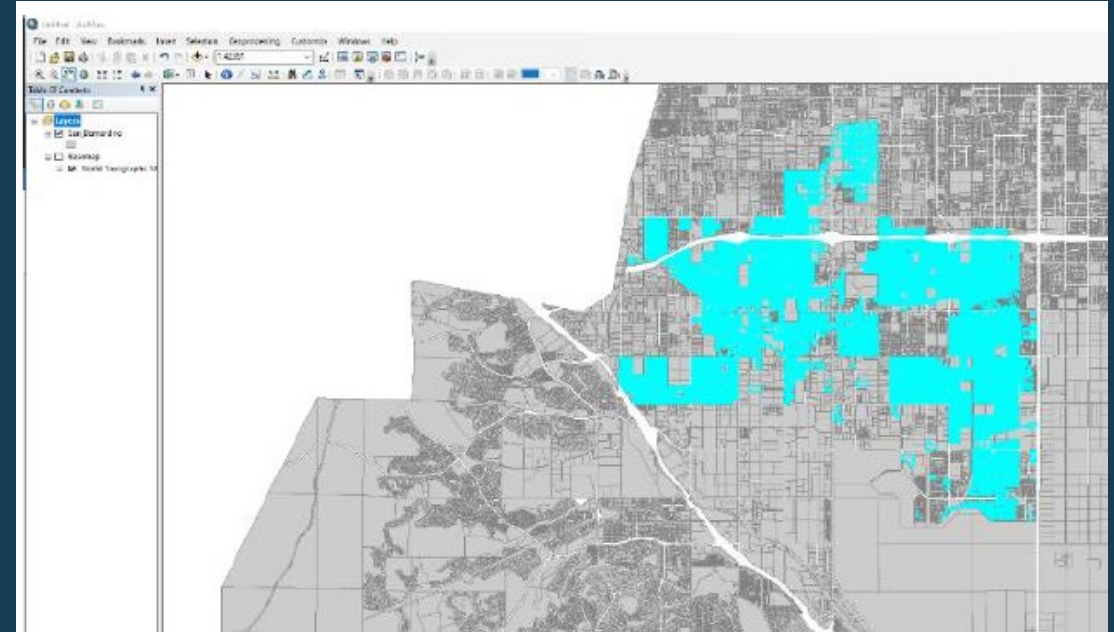
Local TV Talk Show



Multi-Language ADU Handouts

ADU webpage: <https://ggcity.org/planning/adu>

- ADUs are allowed in single-family, multifamily, or mixed-use zones (Government Code Section 65852.150, effective on January 1, 2021)
- Goals of this study
  - To review local ADU ordinances to understand local governments' responses to the state ADU law
  - To estimate the potential of ADU capacity using GIS



# Scope of the Project (Caveat)



- **Detached ADUs only**
  - Excludes attached ADUs (garage conversion), Junior ADUs (JADUs), and existing non-conforming ADUs
- **Best practices**
  - Primarily focus on local cases but some exemplary practices outside of the SCAG region
- **Local ordinance analysis**
  - 68 local ordinances collected and analyzed
- **ADU eligible parcel analysis**
  - Developing a GIS database considering land use, location, and some **physical conditions of the parcels** that can be queried and calculated in GIS
  - Not the number of ADU units, but **ADU eligible parcels**

- ADU's potential impact on traffic and public safety
- Challenges with parking requirements: mostly addressed by the 2019-2020 bills
- Non-conforming ADUs: now the owners would have five years to correct the violation
- Beyond this state mandate, local governments may consider further easing requirements for ADU development

# Research of Best Practices in ADU Delivery: Challenges and Opportunities



- Financial Support

Loan structures are needed in ADU amounts and timeframes, \$50,000 – 250,000 and with shorter timelines than traditional home mortgages. The added value of ADUs to a property need to be understood and legitimized, accounting for rental income for home value estimates and mortgages

- City Planning Aid and Education

City planning agencies can promote ADUs through information and outreach sessions, websites, and with dedicated planners for ADUs

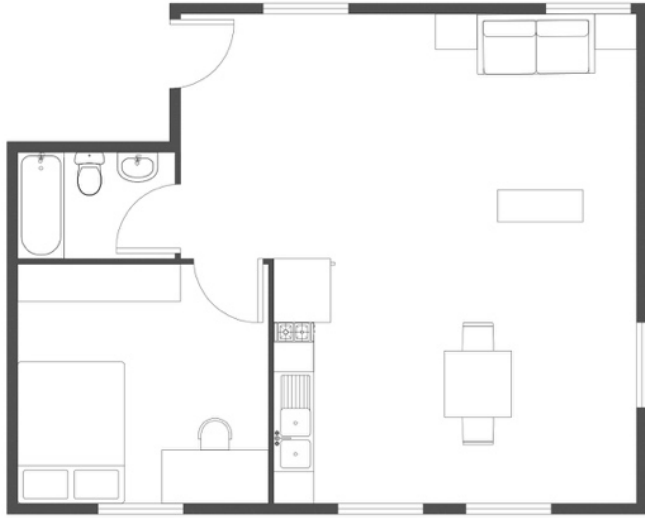
- Urban Design and Site Considerations

ADUs can take a variety of forms and still provide privacy, open space and full interior living space. ADUs support affordability with compact size and lower-cost construction methods. They can increase density supporting public transit, without changing the character of an area, yet still provide green space, light and air

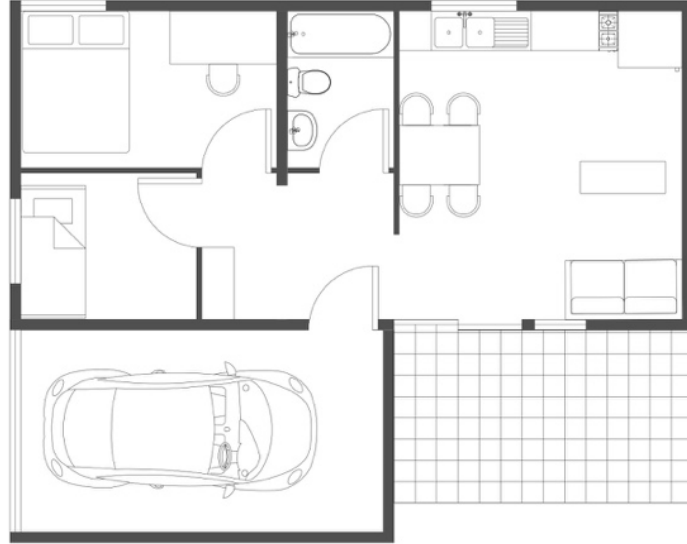


- Several cities provide preapproved floor plans for ADUs. Providing existing floor plans save fees on architecture and engineering design services with the confidence that ADUs will be approved for a building permit, and speeds up the total process of ADUs construction
- Even if cities do not have pre-approved plans for permitting, floor plan designs can still be used to shop for construction estimates and save time on design. Floor plans provided can also be put into a site plan of the homeowner's property to judge where an ADU might fit and how feasible it would be to build an ADU on their property
- With those benefits in mind, the research team created 19 sample floor plans for ADUs after a review of built cases from life

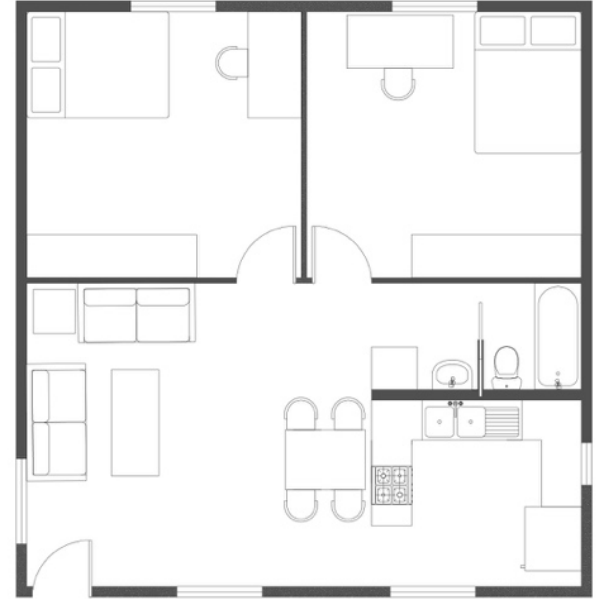
# Sample Floor Plans



1/8" = 1'0" 0 2 4 6 8 10



1/8" = 1'0" 0 2 4 6 8 10



1/8" = 1'0" 0 2 4 6 8 10

# Analysis of Existing SCAG Jurisdiction of ADU Ordinances



ADU Ordinances Analyzed Based on These Factors:

Jurisdiction Name	County	Adopted/Revised Date	Externalities	Zoning	Lot size	Setbacks	Number of units allowed	Unit size	Accessory Structures	Parking	Impact Fees	Approval Process
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## Jurisdictions of ADU Ordinances Analyzed

Imperial County	Los Angeles County	Orange County	Riverside County	San Bernardino County	Ventura County
Calxico	Agoura Hills	Costa Mesa	Banning	Apple Valley	Camarillo
Westmorland	Azusa	Buena Park	Coachella	Big Bear Lake	Ojai
	Bell Gardens	Dana Point	Eastvale	Grand Terrace	San Buenaventura
	Arcadia	Fullerton	Jurupa Valley	Hesperia	Simi Valley
	Burbank	Irvine	Riverside	Ontario	Thousand Oaks
	Calabasas	La Palma	Corona	Rialto	
	Lancaster	Laguna Woods	Hemet	Twentynine Palms	
	Long Beach	Santa Ana	Indio	Upland	
	Claremont	Seal Beach	Perris	Victorville	
	Culver City	Villa Park	Temecula	Yucaipa	
	Hawaiian Gardens	Westminster	Wildomar	Yucca Valley	
	Hawthorne	Yorba Linda			
	Hermosa Beach				
	Los Angeles				
	Pasadena				
	San Marino				
	Santa Fe Springs				
	Sierra Madre				
	Signal Hill				
	South Gate				
	South Pasadena				
	Temple City				
	Torrance				
	Walnut				
	West Covina				
	West Hollywood				
	Whittier				
	Los Angeles County				

From a survey of all SCAG members, 68 current ADU ordinances were analyzed for their composition and to see if there were any policy opportunities for further ADU expansion.

- Most adhered closely to the state requirements and little leniency beyond the state's guidance was found. Increasing allowed number of ADUs, or the square footages of units, could also expand ADU provision
- Setbacks were waived in certain conditions, such as when remodeling an existing structure or if there was no other place for an 800 sq. ft. ADU
- Parking is also not required for a variety of exemptions, and it may make sense to remove parking requirements for ADUs entirely. Some cities waived the parking requirement because their whole city was located in close proximity to public transit
- It is also important to look at expanding ADUs to more zones as appropriate. Other dwelling units are often allowed in commercial zones
- City of Los Angeles, denser than most, allows ADUs in hillside and fire zones depending on proximity to a 20 ft. wide street, for fire truck access. Large areas of the region are composed of hillsides and fire risk conditions. Other technological solutions may be considered to open up hillside and fire zones for ADUs

# Interpretation of the State Law



Category	State ADU Law Description	CPP Team's Treatment Description
Externalities	Not within fire hazard areas	Using CalFIRE's Fire Hazard Severity Zone, exclude the areas within-very high fire hazard zones
	Within the areas with the adequacy of water and sewer services	Using Caltrans' adjusted urban area boundary, exclude the areas outside of the boundary
	Within the areas with less impacts on traffic flow	Using Census ACS automobile ownership data, exclude the areas within high automobile ownership (e.g. areas with ownership above one standard deviation from the average)
Zoning	Within Single family residential, multifamily residential, or mixed -use zone	Using SCAG's parcel-based land use data, screen out the parcels with residential or mixed-use land use code
Lot size	No minimum lot size	Not applicable
Setbacks	4 feet side and rear yard setbacks	Compute setback area (the perimeter of parcel X 3/4) X4
	Extra setbacks can be imposed to properties in coastal zone	Not applicable
Number of units allowed	Single-family residential: one unit	Assign 1 ADU per each eligible single family residential parcel
	Multi-family residential	Using SCAG's parcel data, compute the area equivalent to 25% of existing multifamily structures. If the area is larger than the area of two ADU units, then divide the area by the minimum ADU size.
	Up to 25 percent of existing multifamily structures or Two units (detached with the setback requirements)	Otherwise, assign 2 units.
Unit size	No Minimum / maximum size regulation	A minimum ADU size = 800 sqft
	Requires an approval of a permit to build an ADU of up to 800 sqft	Not applicable
	A height limitation of 16 feet	Assuming all the ADUs will be one story (SF) and two stories (MF)
Accessory structures	Accessory structures are convertible to ADU without other limitations	In the case that multiple buildings in a single-family residential parcel, remove setback requirement
Parking	One stall per unit, unless property is: located 0.5 mile of a transit stop,	Add the square foot of one parking stall to the minimum ADU size Using SCAG's 2016 transit stop data, identify properties within 0.5 miles from a transit stop
	located within historic district,	Using National Park Service's the National Register of Historic Districts data, identify the areas within 0.25 miles from a historic place
	located within one block from a car share vehicle, or	Not applicable
	located in a permit parking area where on-street parking permits are required, but not offered to the occupant(s) of the ADU	Not applicable
	When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, those off-street parking spaces for the primary unit do not require to be replaced.	Not applicable
Impact fees	No fees for ADU less than 750 square feet	Not applicable
	Otherwise, proportional fees in relation to the square footage of the ADU to the square footage of the primary dwelling unit (for single family residential)	Not applicable
	No school district impact fees for ADU less than 500 square feet	Not applicable

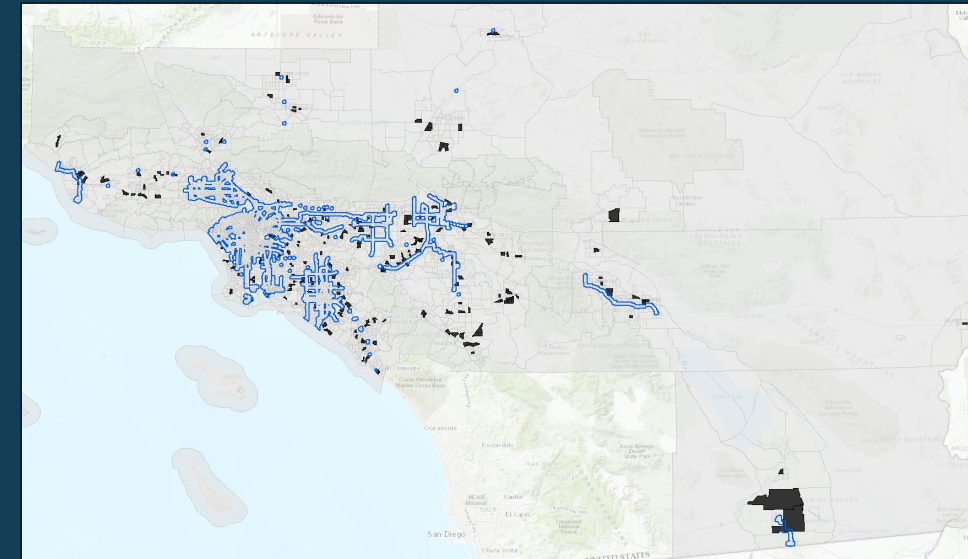
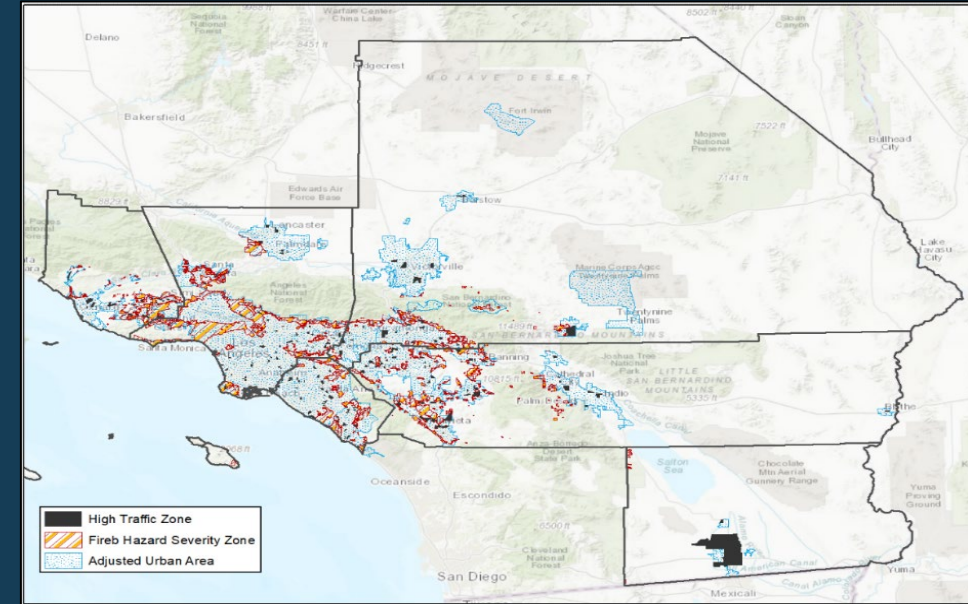
# Two-Step Approach



- Step 1: Location analysis
  - If a parcel is within eligible areas and with land uses by the state regulations
- Step 2: Parcel area analysis
  - If a parcel has enough space to accommodate one ADU

# Location analysis

- Not within Fire hazard areas
  - CalFIRE's fire hazard severity zone
- Within the areas with the adequacy of water and sewer services
  - Caltrans' adjusted urban area boundary
- Within the areas with less impacts on traffic flow
  - 233 census tracts
  - The number of vehicles per acre is higher than 1 standard deviation from the mean of the city that the census tracts belong
  - Not within the HQTA



- Residential and mixed-use parcels were selected
- Issues
  - SCAG's general land use codes vs. Counties' detailed use codes
  - Potential near-future residential development (no building yet)
- Three approaches
  - Approach 1: Using SCAG's land use codes
  - Approach 2: Counties' detailed use codes
  - Approach 3: Using SCAG's land use codes and general plan codes



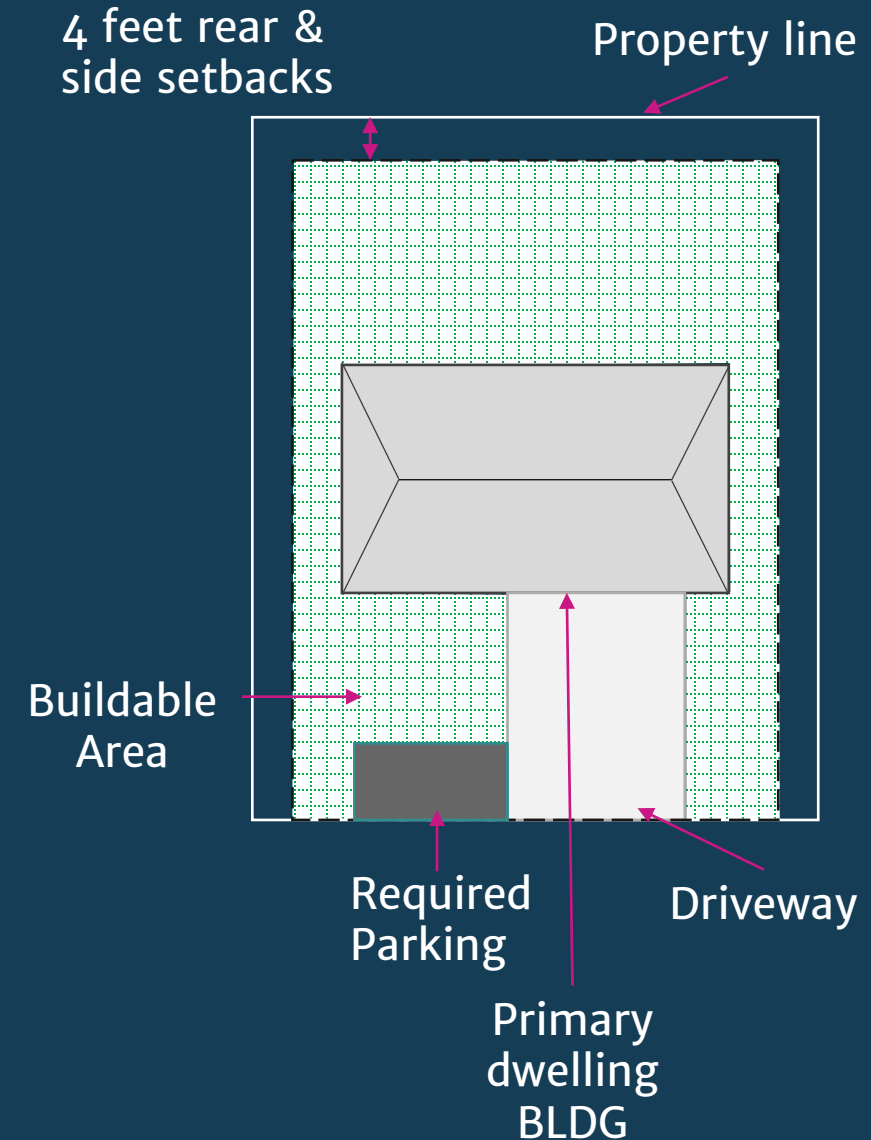


# Parcel Area Analysis

- If the buildable area of a parcel is larger than or equal to the area that needs for one ADU (800 sqft), the parcel is an ADU eligible parcel

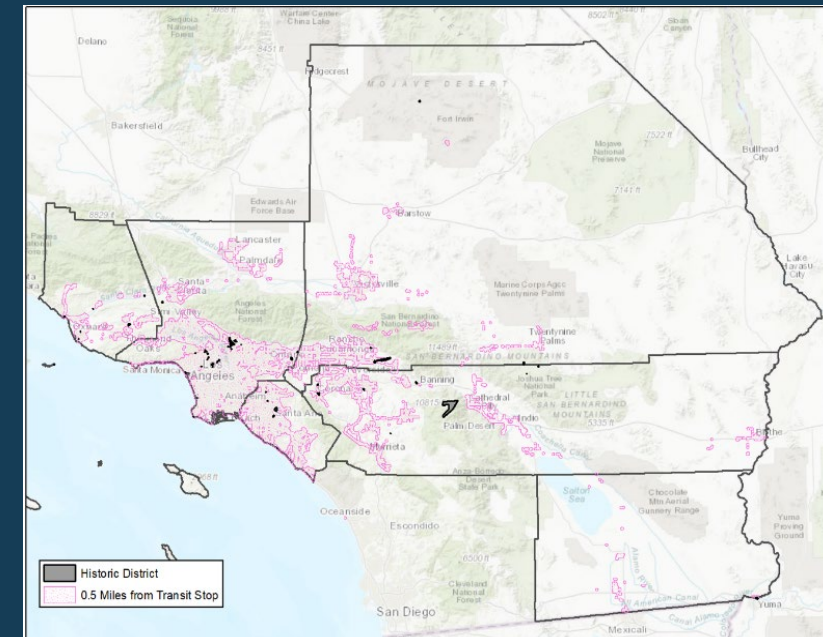
Buildable area =

$$\frac{\text{The area of parcel}}{\left[ \begin{array}{l} \text{the footprint area of} \\ \text{primary dwelling building} \\ + \\ \text{setbacks} \\ + \\ \text{driveway (600 sqft)} \\ + \\ \text{required parking (200 sqft)} \end{array} \right]}$$

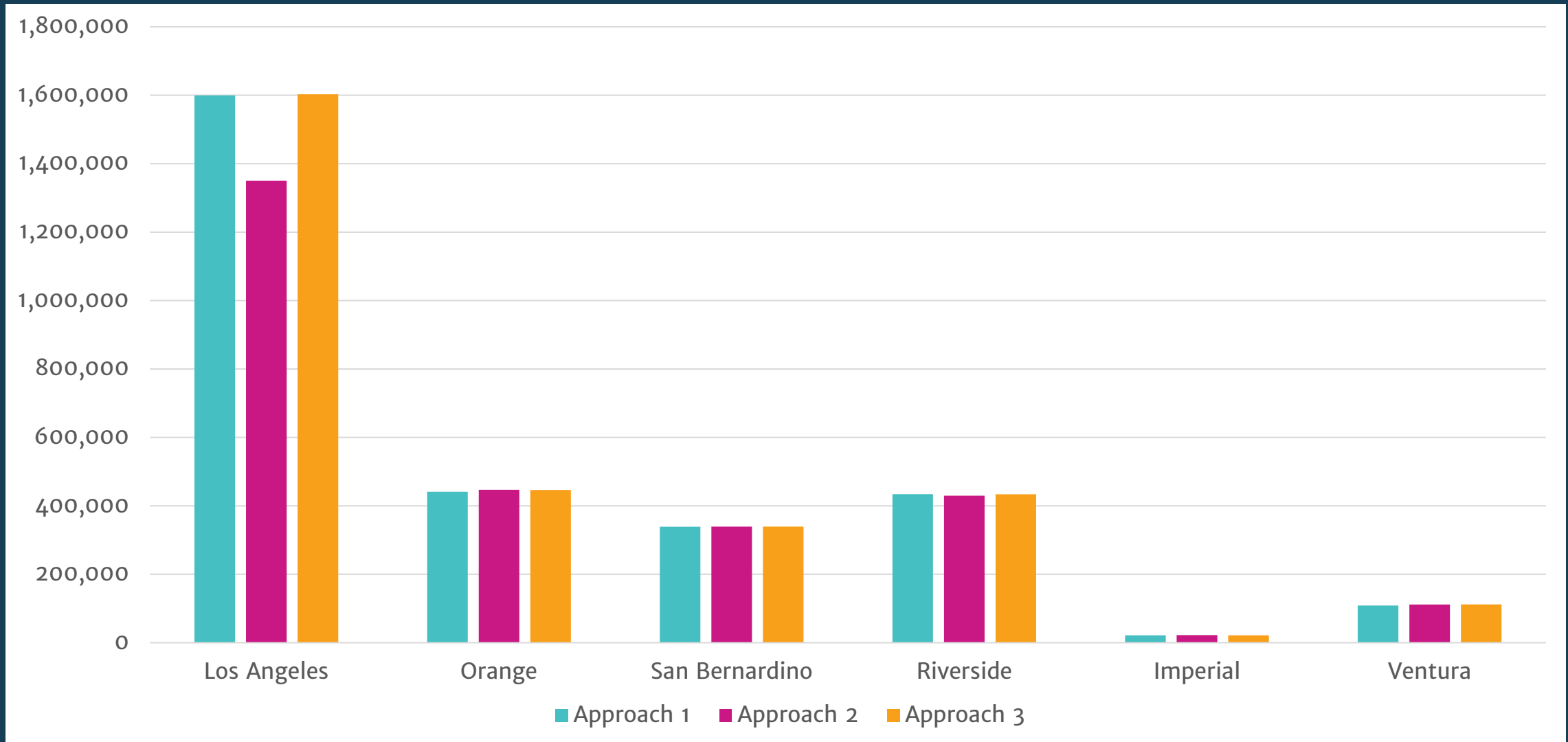


# Variations by Exemption policies

- The setback requirement is waived when converting a carport or a detached garage to an ADU
- The parking requirement is exempted when a parcel is within ½ mile from a transit stop or in a historic district
- The buildable area calculation varies by the suitability of a parcel to the exemptions
  - The area of parcel – (the footprint of primary dwelling bldg. + ~~setback~~ + driveway + required parking)
  - The area of parcel – (the footprint of primary dwelling bldg. + setback + driveway + ~~required parking~~)
  - The area of parcel – (the footprint of primary dwelling bldg. + ~~setback~~ + driveway + ~~required parking~~)



# ADU Eligible Parcels by County According to the State Law



Approach 1: 2,944,121

Approach 2: 2,699,810

Approach 3: 2,956,398

# Local ADU Policy Scenario Simulation

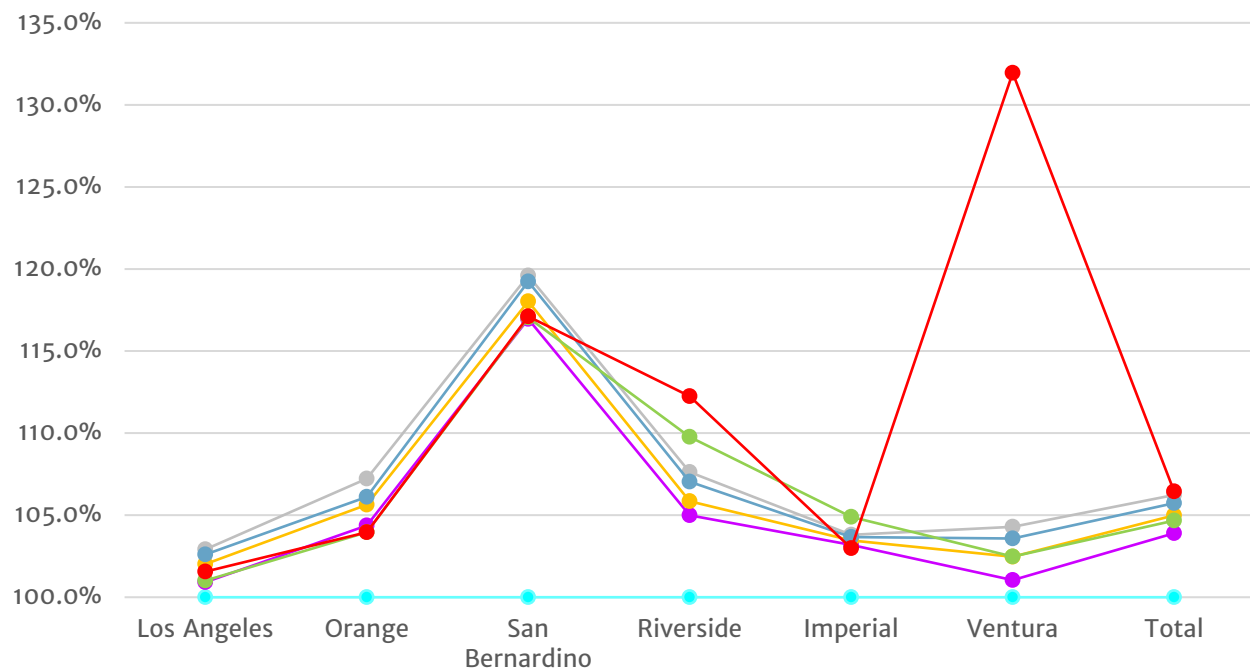


- Offering policy scenario simulation that allows exploring more lenient ADU policies than state ADU law
- Scenario options
  - ADU within fire hazard areas: The parcels within 100 feet from primary and secondary roads
  - ADU outside of the areas with the adequacy of water and sewer services: The parcels within 100 feet from primary and secondary roads
  - Reduction of the setback requirement: From 4 to 2 feet
  - Smaller ADU units: From 800 square feet to 600 square feet
  - Two-story ADUs: Easing the height limit from 16 to 20 feet
  - Removal of the parking requirement: Removing 200 square feet

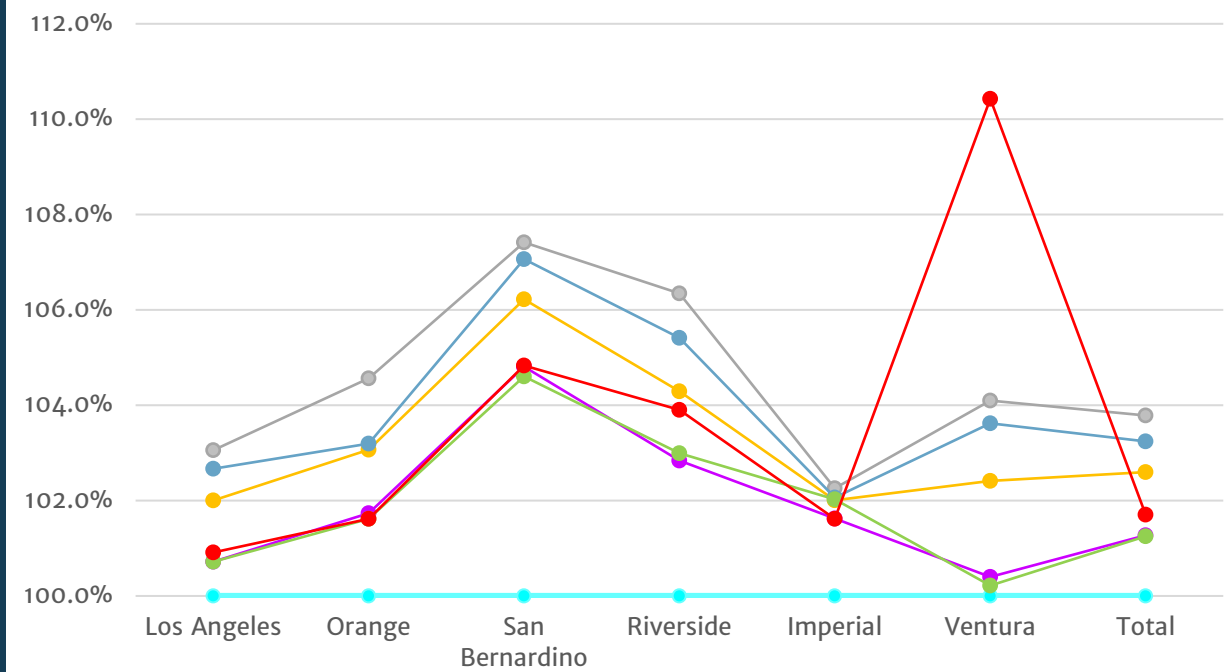
# Impacts of the Policy Scenarios



## ADU eligible parcels by scenario option



## ADU eligible parcels in the PGAs by scenario option



- No for all the scenario options
- Yes for the parking scenario option only
- Yes for the setback scenario option only
- Yes for the 2-story ADU scenario option only
- Yes for the unit size scenario option only
- Yes for the fire hazard areas scenario option only
- Yes for the urban areas scenario option only

# Scenario Simulation Tool



The screenshot displays the Scenario Simulation Tool interface. On the left, a dialog box titled "ADU Search by Scenario" is open, showing configuration options for a search in San Bernardino, CA. The dialog includes fields for County Data, City, and various scenario settings.

The central map shows a street grid with several parcels highlighted in cyan, representing ADU eligible properties. The map is overlaid on a base map showing terrain and infrastructure.

On the right, a results window titled "ADU Search by Scenario" displays the execution log. The log shows the following details:

```
Completed
Close
<<Details
Close this dialog when completed successfully
Executing: Model C:\Research\ADU\Product\ADU_DB\ADU_DB_Parcel.gdb
\San_Bernardino_Chino_No_Yes_No_Yes_Yes
Start Time: Tue May 11 15:49:24 2021
Executing (ScenarioSearch): ScenarioSearch C:\Research\ADU\Product
\ADU_DB\ADU_DB_Parcel.gdb\San_Bernardino_Chino_No_Yes_No_Yes_Yes
Start Time: Tue May 11 15:49:24 2021
Running script ScenarioSearch...
According to the selected scenario, ADU eligible properties in the
City of Chino = 19937
Completed script ScenarioSearch...
Succeeded at Tue May 11 15:49:34 2021 (Elapsed Time: 10.60 seconds)
Succeeded at Tue May 11 15:49:34 2021 (Elapsed Time: 10.68 seconds)
```

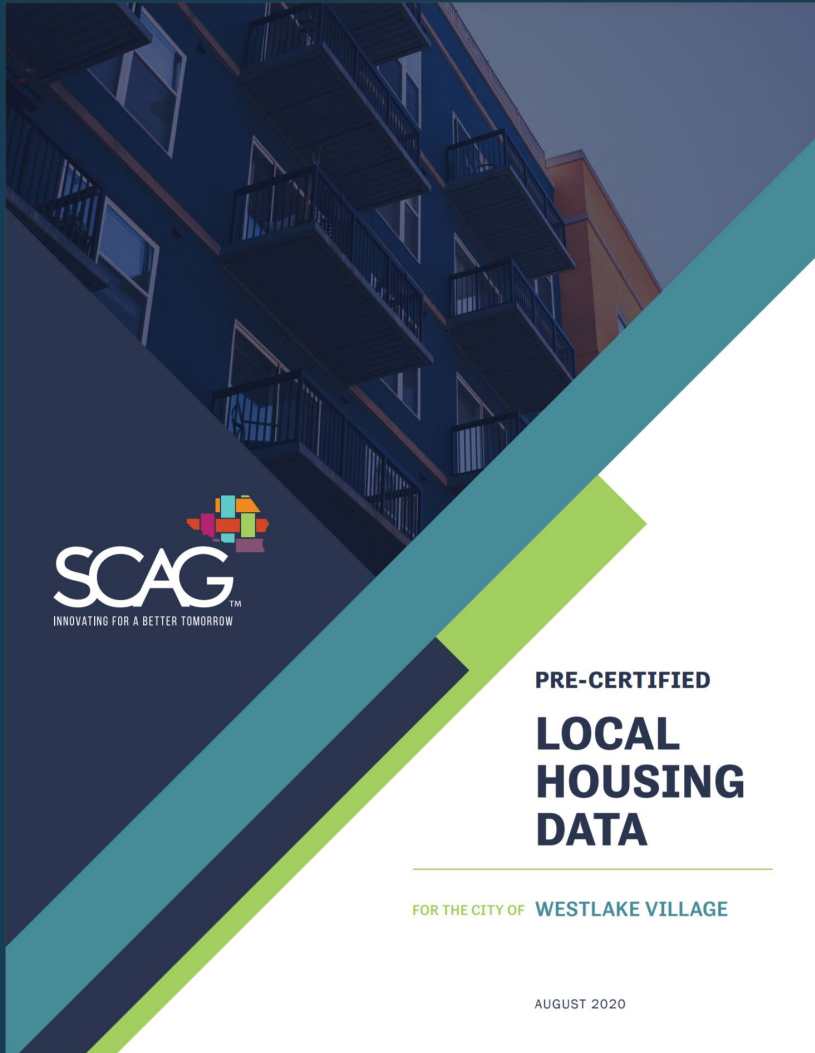
- Most local governments follow the state requirements very closely
  - Very few results from the ordinance analysis were more lenient or permissive for ADU construction than the state ADU law
- There are approximately 3 million parcels eligible to construct a detached ADU in the SCAG region
- The scenario simulation helps local governments to explore policy options that promote ADU development
- However, this research is limited to measure the physical eligibility of parcels
  - Better spatial datasets can improve the ADU eligible parcel analysis
  - Need to investigate other conditions that may influence actual ADU construction such as financial options and owners' socio-demographic characteristics

1. Pre-certified local housing data (August 2020)
2. Pre-certified Regional ADU Affordability Analysis (August 2020)
3. Housing Element PaRcel Tool (HELPR)
  - v1.0 (December 2020)
  - v2.0 (May 2021)

[www.scaq.ca.gov/housing-elements](http://www.scaq.ca.gov/housing-elements)

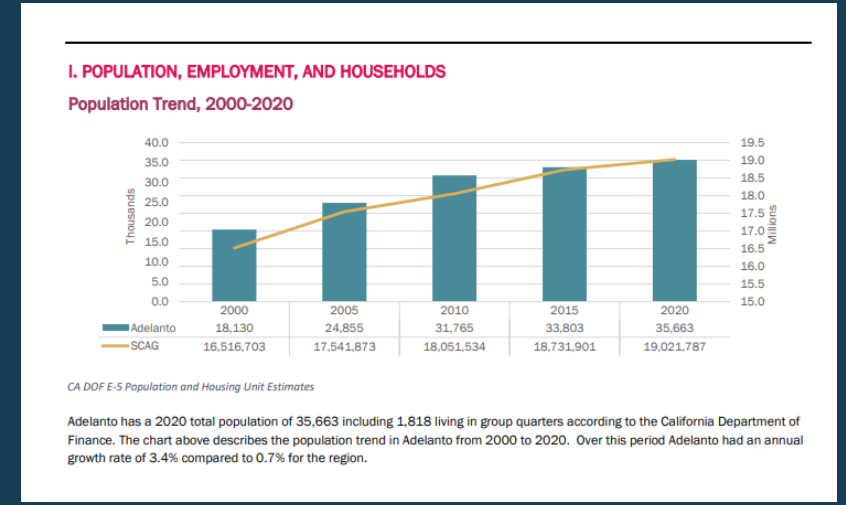


# Pre-Certified Local Housing Data



- Pre-certified local housing data (jurisdiction-level)
  - 35 tables/figures in 8 categories
  - Available as .pdf, formatted .xlsx, or raw data
  - Satisfies the housing element's requirement to assess jurisdiction's "Housing Needs"

- I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS
- II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED HOUSEHOLDS
- III. PEOPLE EXPERIENCING HOMELESSNESS
- IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES
- V. HOUSING STOCK CHARACTERISTICS
- VI. OVERPAYMENT AND OVERCROWDING
- VII. ASSISTED UNITS AT RISK OF CONVERSION
- VIII. REGIONAL HOUSING NEEDS ALLOCATION



# SCAG Regional ADU Affordability Analysis for Housing Elements

- ADUs in housing elements:
  - Step 1: How many ADUs
  - Step 2: Income level for those ADUs
- Step 1: Jurisdiction estimates capacity of ADUs pursuant to HCD guidelines
  - HCD's safe harbor options:
    - "construction since Jan. 2018, or
    - "five times the previous planning period construction trends prior to 2018"
  - *This is not the only way. Other estimates permitted if supported by analysis or policy. Understanding ADU physical capacity may help in assessing local policy or developing estimates.*
- Step 2: Estimate affordability of these units
  - Use SCAG's pre-certified study
  - *Develop local estimate and support with an analysis*



# SCAG Region ADU Affordability Assumptions

- Retrieved regional sample of over 150 ADU listings\*\*
- Range: \$650 (San Bernardino Co.) – \$4,800 (Los Angeles Co.)
- These assumptions meet statutory requirements for ADU affordability levels

	Los Angeles County I*	Los Angeles County II*	Ventura County	Orange County	San Bernardino/ Riverside Counties
<b>Extremely Low</b>	15%	15%	15%	15%	15%
<b>Very Low</b>	1%	4%	2%	9%	3%
<b>Low</b>	27%	34%	32%	49%	36%
<b>Moderate</b>	12%	9%	42.5%	22%	28%
<b>Above Moderate</b>	45%	38%	8.5%	5%	18%

\*LA County I includes the City of Los Angeles and the Las Virgenes–Malibu, South Bay Cities, and Westside Cities COG areas. LA County II includes all other areas of the county.

\*\*No ADU listings found in Imperial county; please contact [housing@scaq.ca.gov](mailto:housing@scaq.ca.gov).

Select a Jurisdiction

City or County (Unincorporated) is  
 Garden Grove

Garden Grove has a 2019 population of 175155 and a final 6th cycle RHNA allocation of 19123.  
[More Info](#)

Filter Parcels

Standard Filters | ADU Filters

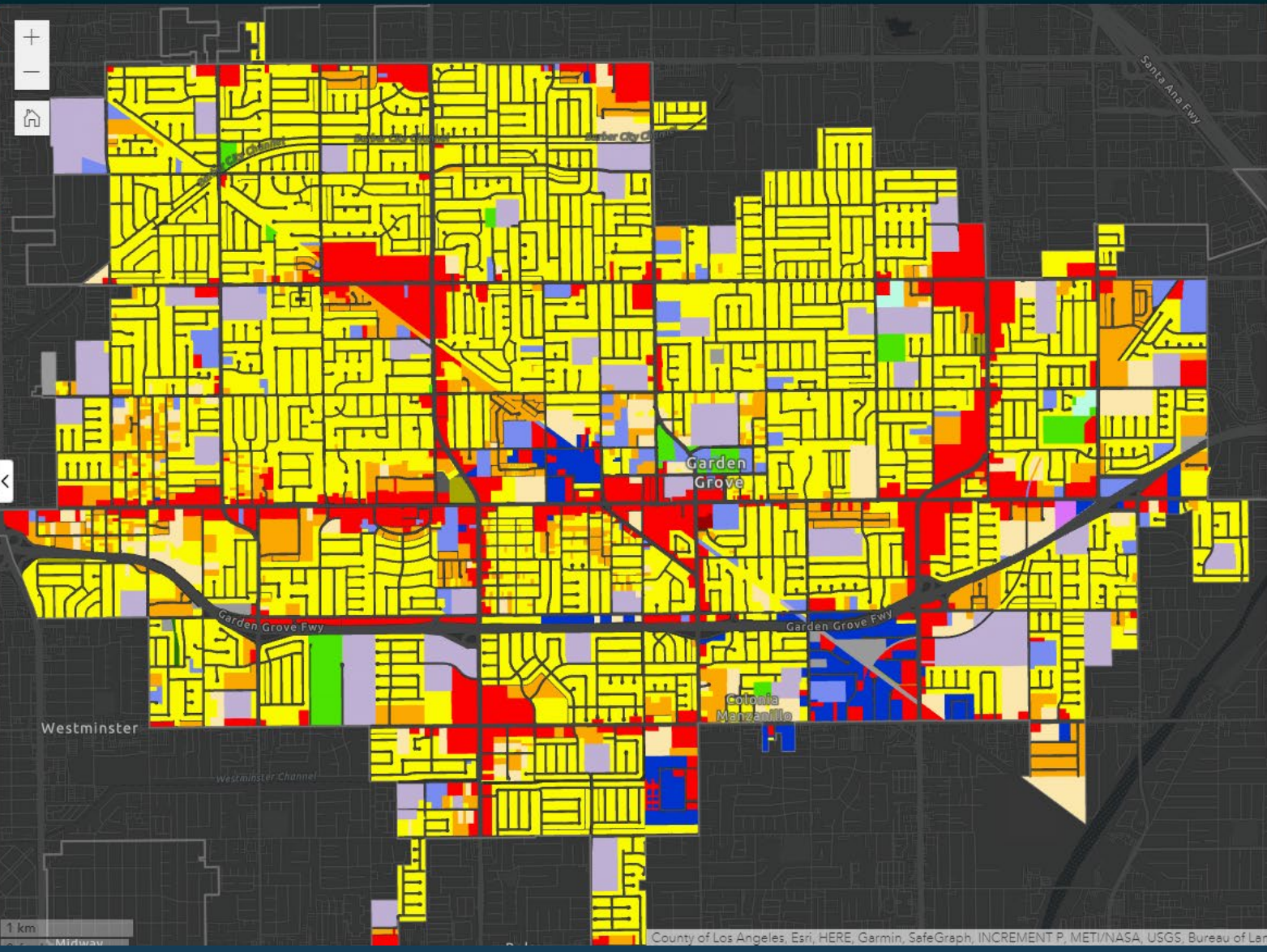
Filter parcels with physical space for detached ADU. Toggle one at a time to explore different assumptions.

- Baseline Assumptions
- Reduced setback (from 4 to 2 ft)
- Smaller ADU (from 800 to 600 sf)
- Removed parking space (200 sf)
- Reduced setback and smaller ADUs
- Reduced setback and removed parking space
- Smaller ADU and removed parking
- Reduced setback, smaller ADU, and removed parking

Number of Selected Parcels  
**32,711**

Download Parcels (CSV) | Download Parcels (SHP)

Download Land Use Layer File (LYRX)



Legend

- Agriculture
- Commercial and Services
- Education
- Facilities
- General Office
- Industrial
- Military Installations
- Mixed Commercial and Industrial
- Mixed Residential
- Mixed Residential and Commercial
- Mobile Homes and Trailer Parks
- Multi-Family Residential
- Open Space and Recreation
- Rural Residential
- Single Family Residential
- Specific Plan
- Transportation, Communications, and Utilities
- Under Construction
- Undevelopable
- Water
- Vacant
- Unknown

HELPR Tool URL - <https://maps.scag.ca.gov/helpr/v1.0>  
 release demo - [https://youtu.be/mYDL\\_xKtG-4?t=4195](https://youtu.be/mYDL_xKtG-4?t=4195)

# Selected Parcel Attributes in HELPR

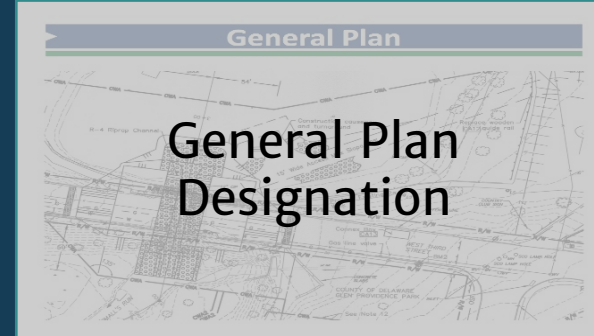
Existing Land Use



Zoning Designation



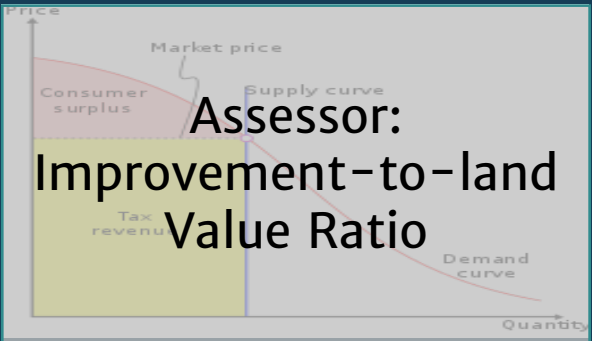
General Plan Designation



Specific Plan Designation

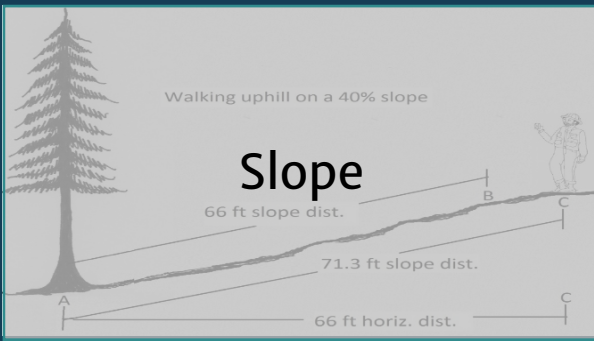


Assessor:  
Improvement-to-land  
Value Ratio



Walking uphill on a 40% slope

Slope



Building Footprint Area



Brownfield/Superfund Designation



Priority Growth +  
Constraint Area



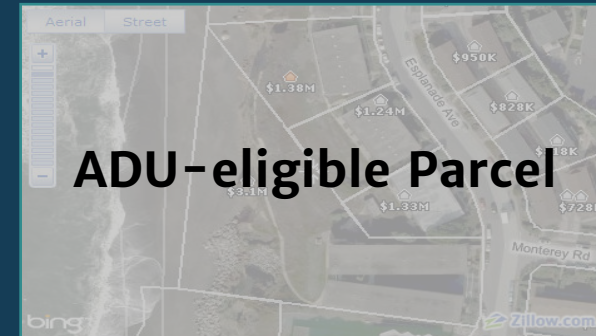
Environmental Justice +  
Opportunity Area



Proximity to  
Grocery/Healthcare/  
Open space



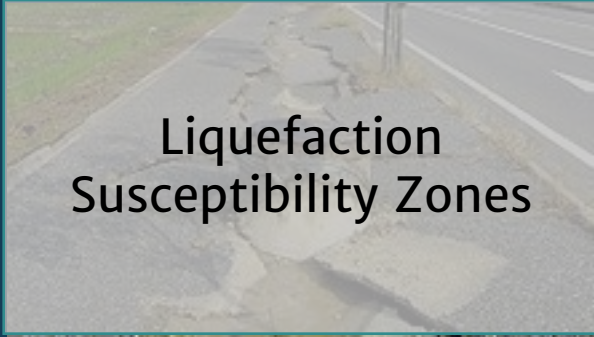
ADU-eligible Parcel



# Selected Environmentally Sensitive Areas



High and Very High  
Hazard Fire Risk Zones

A photograph of a residential street at dusk or night, with houses and streetlights visible under a dark sky.

Liquefaction  
Susceptibility Zones

A photograph of a paved road with significant cracking and unevenness, indicating ground instability.

Alquist-Priolo  
Earthquake Fault Zones

Aerial photograph of a dry, hilly landscape with distinct linear features, likely representing geological fault lines.

100 Year Floodplains

A photograph of a wide, shallow river or stream with muddy water, surrounded by trees and vegetation.


Active River Areas

A photograph of a wide, shallow river flowing through a flat, grassy landscape under a clear sky.


Wetland Areas

A photograph of a wetland area with shallow water, grasses, and a small boat in the distance.

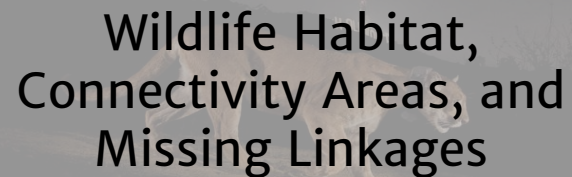
Sea Level Rise Areas

A photograph of a beach with waves crashing onto the shore, illustrating the impact of sea level rise.

Landslide Hazard Zones

A photograph of a steep, rocky hillside with a large, irregularly shaped area of exposed earth, indicating a landslide hazard.

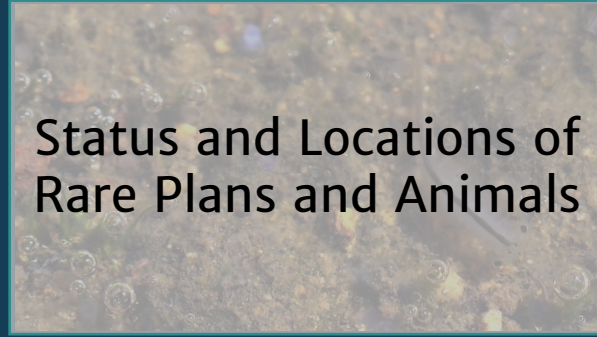
Protected Areas

A photograph of a large, open field with a line of trees in the background, representing a protected area.

Wildlife Habitat,  
Connectivity Areas, and  
Missing Linkages

A photograph of a road winding through a hilly, wooded landscape, representing wildlife habitat and connectivity.

Natural Community &  
Habitat Conservation  
Plans Reserve Designs

A photograph of a map showing various colored regions, representing natural community and habitat conservation plans.

Status and Locations of  
Rare Plants and Animals

A photograph of a close-up view of a rocky, textured surface, possibly representing the habitat of rare plants and animals.



# Local Information Services Team (LIST) & General Plan Technical Assistance Introduction

- Coordinate, plan, and develop a system to:
  - (1) link SCAG's value-added products (e.g., data, applications, etc.) to address local information and analytical needs of SCAG's local gov'ts,
  - (2) deliver technical assistance for use of data, tools, and modeling, and
  - (3) provide opportunity for local governments to submit feedback on how SCAG can improve products for better collaboration
- Currently, LIST is focusing on the General Plan (e.g. housing, safety, and EJ, etc.)
- Request technical assistance at [list@scag.ca.gov](mailto:list@scag.ca.gov)





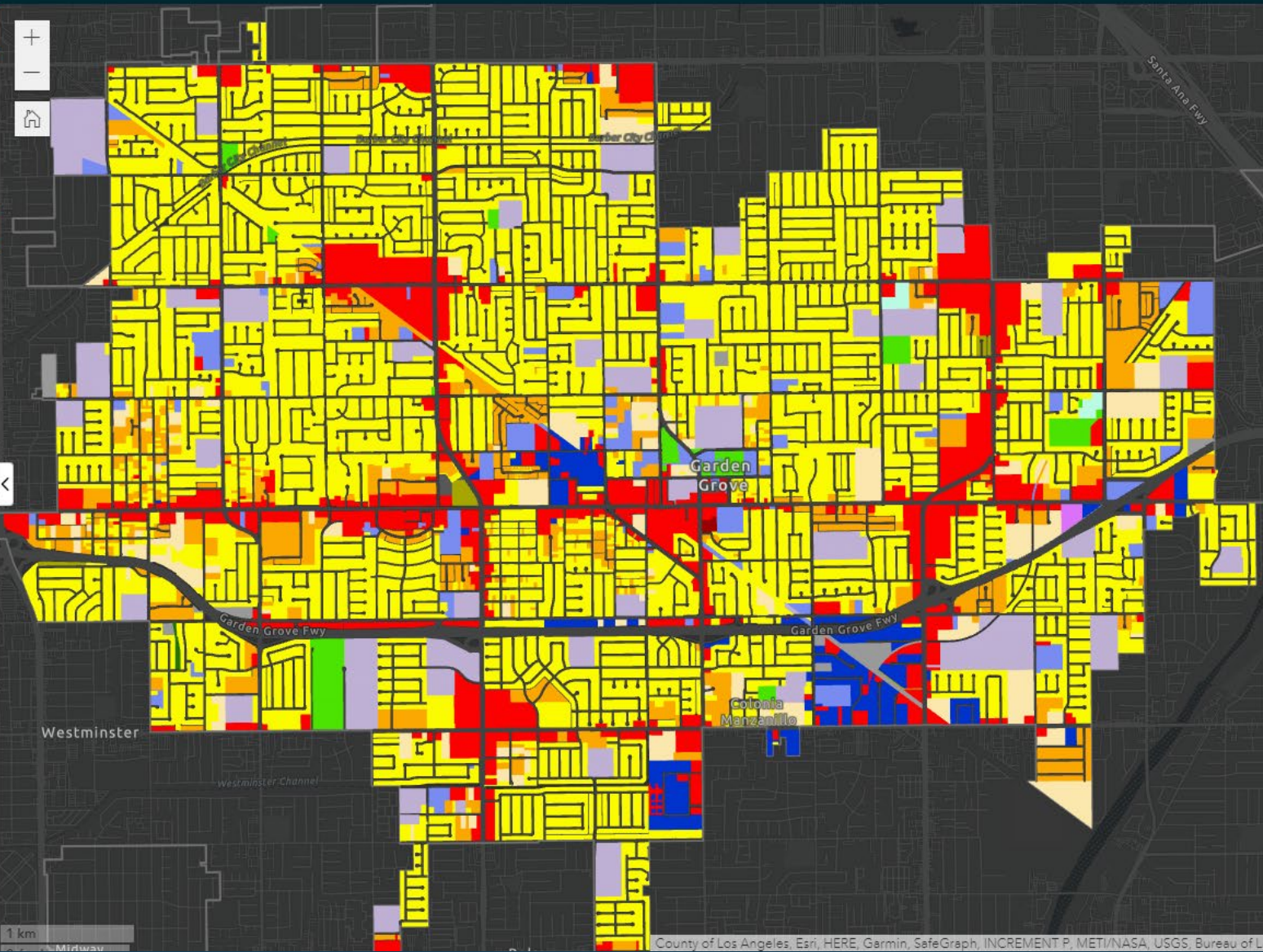
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Open Space and Recreation
Rural Residential
Single Family Residential
Specific Plan
Transportation, Communications, and Utilities
Under Construction
Undevelopable
Water
Vacant
Unknown

HELPR Tool URL - https://maps.scag.ca.gov/helpr/
v1.0 release demo - https://youtu.be/mYDL\_xKtG-4?t=4195

# SCAG's Additional ADU Support Programs

Regional Early Action Planning (REAP) Grant

## Subregional Partnership Program: ADU Programs/Projects

### Subregions

- OCCOG
- SBCTA
- WRCOG
- Gateway Cities COG
- South Bay COG
- VCOG
- Westside Cities COG

### Activities can include:

- Pre-approved floor plans and designs
- Subregional feasibility analysis
- Best practices
- Ordinance templates
- Identification of financing resources
- Outreach materials

## *Sustainable Communities Program: ADU Implementation*

8 jurisdictions selected for ADU implementation assistance

# Thank You!

Please contact Tom Vo at [vo@scag.ca.gov](mailto:vo@scag.ca.gov) for questions.  
Planning Division, Southern California Association of Governments

[www.scag.ca.gov](http://www.scag.ca.gov)

