

Cool People. Cool Homes.

ADU – Everything

We know the ADU trend will have r

We will update this page as rules, regulations and resources evolve.



Kendyl Young

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Bookmark this page and check back frequently and remember... DIGGS is the company to help you buy a home with ADU potential or sell your home with an ADU for top dollar.

3 New Laws that go into effect Jan. 2020

Three bills passed this year aim to make the permit process easier for ADUs. Senate Bill 13 specifically addresses the issue of high permit fees (Pasadena has permit fees upwards of \$28,000!!) and other barriers to ADU development. Assembly Bill 881 removes owner-occupancy requirements. Assembly Bill 68 allows for two ADUs on the same property.

Under AB 68, homeowners who apply to build accessory dwelling units, or “granny flats,” can also apply to build a second, “junior” ADU on their property – the functional equivalent of statewide triplex zoning.

AB 68 also sets a new minimum standard for ADUs across the state. The law prohibits cities from limiting the maximum ADU size to less than 800 square feet that is at least 16 feet in height

constructed. This bill would additic coverage, floor area ratio, open spa construction of an accessory dwelli

AB 881 and SB 13 provide addition: streamlining permit processes, redu the construction of ADUs by requir

While the new rules don't allow the subdivision of properties for sale, they could start a boom of ADU construction across the state, leading to a significant increase in housing supply.

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Glendale CA ADU – Here are the 14 Things You Need To Know

1. You are eligible if you currently have just one dwelling unit. (Now a property may have an ADU and a Junior ADU on one lot)
2. The ADU can be an addition, a separate building or a garage conversion.
3. It can be between 150 – 600 square feet (as of Jan 2020 the city must allow 800 square feet)
4. It must include a bathroom, kitchen, separate entrance and utilities.
5. Permit fees are between \$9,000 – \$13,000 plus \$2,348 covenant fee (This fee structure will change in 2020)
6. Parking- you need one parking space unless you are within 1/2 mile of public transportation or in a historic district
7. Fire sprinklers may be required
8. The ADU will have a separate address
9. Separate utility meters are not required unless you want separate utility bills
10. Relevant zoning restrictions apply (maximum floor space and lot coverage beginning in 2020)
11. You may rent the ADU if you live longer need to occupy the ADU
12. You may not sell the ADU separately
13. The ADU design must be architecturally compatible
14. Future additions to the primary home could be affected if the garage is converted to an ADU. (ADU square footage will no longer count towards the floor area ratio)



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Here is a link to the [City of Glendale ADU Information Pamphlet](#).

Glendale CA ADUs are a hot topic. Have you heard the buzz? California passed a law that makes ADU legal everywhere in California.

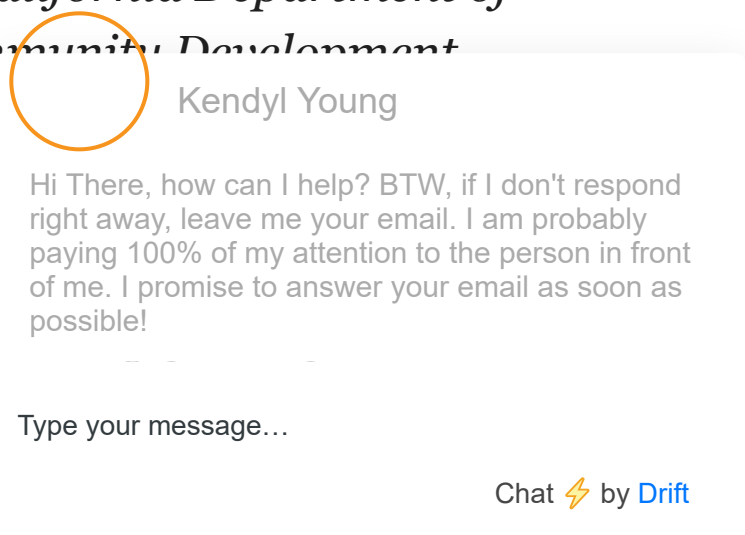
Which begs the question...

What the heck is an ADU and why should I care?

(the following quotes come from a Memorandum published by the California Department of Housing and Community Development)

An ADU (Accessory Dwelling Unit) is a secondary dwelling unit with complete independent living facilities for one or more persons – California Department of Housing and Community Development

Translation- if you own a home in a city you can add a unit that is independent in by “other than the homeowner”.



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If you already HAVE an unpermitted guest unit, bonus room or converted garage- this law might allow you to make the space legal and permitted Glendale CA ADU!

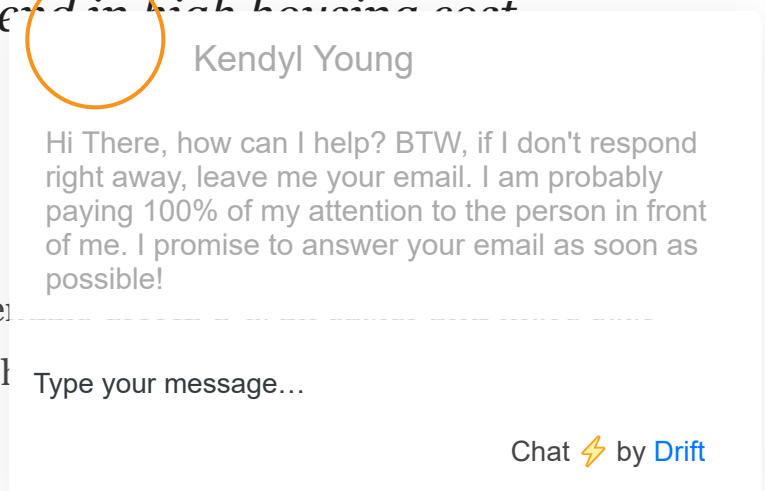
Do you have a home with an ADU or possible ADU? Hire DIGGS to get top dollar.

Why do we need this?!

Our housing shortage is critical. We are not adding enough new housing to meet the demand and lack of housing has all sort of consequences that will eventually erode every aspect of our lifestyle if not addressed.

A UC Berkeley study noted that one unit of affordable housing in the Bay Area costs about \$500,000 to develop whereas an ADU can range anywhere up to \$200,000 on the expensive end in high housing cost areas

Allowing homeowners to add a Gle...
effective way to add much-needed h



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Who are we looking to house?



ADUs are a unique opportunity to address a variety of housing needs and provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others.

No one is expecting Glendale CA ADU's to solve homelessness or house society's unwanted. But, we all know families torn apart, physically, because affordable options for our young adults or aging relatives are not available.

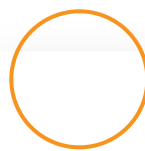
What if I want an ADU?

This is a controversial law. It is statewide and was intended to supersede any existing local laws... but cities are racing to pass new laws in order to preserve their status quo.

Anyone who wants to add an access needs to get clarification on what is

The waters are murky, help.

The [City of Glendale CA ADU policies](#) and regulations were updated in early 2018.



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Find out what is possible. Ask questions about your specific situation. Explore legalizing your existing space!

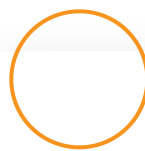
*Are you looking for a home with ADU possibilities? **Work with DIGGS.***

We are not here to debate

We know this is a controversial issue. Intelligent and well-reasoned opinions exist both for and against the ADU law.

However, we are not here to debate that issue right now. We are neither for or against the ADU law- we are here to help our community navigate the waters as they exist right now.

If you have strong feelings and opinions on this issue, we respect your right to change- we respect you, but this is not our role.



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UPDATE ON ADU

Last month DIGGS hosted an information session on ADU Units in the Los Angeles area. We invited

Arlene Edjourian and Javier Mariscal to present the basics of ADUs to our community. The response to their presentation was overwhelmingly positive



and the workshop attendees were able to get their questions answered in a one on one discussion session after the presentation.

Besides detailing the rules and regulations within each community that DIGGS serves, Arlene and Javier went over the reasons that an ADU might be a good option for a homeowner, and the steps needed to bring your project from imagination to completion.



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ADU

Uses & Benefits

- ADUs can provide additional space for:

Caregivers
Grown Children
Elderly Parent
Renters

- Because ADUs are rental units, they produce additional household income.

- Empty nesters can stay in their neighborhoods by moving into a smaller

ADU and renting

to pay the mortgage

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ADU

Design Process

1. Take photos of your property
2. Make a sketch of existing home and proposed ADU design concept.
3. Take your photos and sketch and meet with Building Department to confirm that your proposed ADU meets local requirements.
4. Secure financing for project costs including design fees, and construction costs.
5. Hire design team to develop concept and drawings and related construction documents.



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ADU

Construction Process

1. Obtain bids from at least three contractors.
2. Select contractor.
3. Begin construction.
4. Construction inspection by building field inspector (may require revisions to approved construction drawings).
5. Certificate of Occupancy.
6. Host Housewarming Party!

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If you weren't able to make it to the event, or need a refresher. Here is the complete [presentation from Arlene and Javier](#).

Ready to work with a **Top Glendale Ca Broker ?**

Call: (818) 482-1885

Text: (818) 946-0106

Email: kendyl@GlendaleDIGGS.com

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