

EVENT NAME

ADU Workshop #2

EVENT DATE: THURSDAY, 06 OCTOBER, 2022 - 06:00 PM to 07:30 PM

EVENT BY: CITY PLANNING CONFERENCE

Posted Questions

[06:53 PM]

susan asked : yes, i agree with this being said

2 upvotes | 0 answer | 0 reply

[06:31 PM]

susan asked : could a 2 story adu have a usable roof, for garden?

1 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

No upper story roof decks are allowed but upper story outdoor space is allowed with locational restrictions - essentially they are not permitted on the side elevation closest to a side parcel line

[06:32 PM]

Eric Biren asked : do ADU's have more limiting restrictions than primary dwelling on height or roof decking?

1 upvote | 0 answer | 0 reply

[06:40 PM]

Dan asked : A continuation of prior question re: garage conversion, what if we were also adding a second story?

1 upvote | 0 answer | 0 reply

[07:05 PM]

Eric Biren asked : Thank you guys

1 upvote | 0 answer | 0 reply

[06:19 PM]

susan asked : please include links for these

0 upvote | 1 answer | 1 reply

Jing Yeo, Staff answered -

The draft handbook is posted here: <https://santamonica.gov/housing-element-update>

susan replied -

thank you

[06:20 PM]

susan asked : city of la offers pre-approved adu plans to expedite the process. will sm offer this please?

0 upvote | 0 answer | 0 reply

[06:21 PM]

susan asked : The permit process with the city is incredibly long. It took one year to get a simple approval of a carport. this is not uncommon.

0 upvote | 0 answer | 0 reply

[06:22 PM]

susan asked : will santa monica pre-approve a prefab adu?

0 upvote | 0 answer | 0 reply

[06:24 PM]

Barbara Coffman asked : Any idea of how much the city of LA charges for their preapproved plans

0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

The City of LA uses a 3rd party vendor to connect applicants directly with architects so price will vary depending on whom the applicant selects.

[06:25 PM]

Nemath Samari asked : does the permit process goes to each stage planning, engineering and safety department separately or your receive the comment from all once the plan submitted?

0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

When a plan check is submitted it is routed to all reviewing departments at once so once reviews are completed, you will receive all comments at once.

[06:29 PM]

Billy Bob asked : in SM, can you build a two-story ADU on top of a garage in an R3/R4 district? so three stories total, but the ADU itself is only two-stories

0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

ADUs cannot exceed 2 stories in height and the garage would be considered the first story so a three-story ADU would not be allowed.

[06:30 PM]

Barbara Coffman asked : HOW DOES AN ADU FIGURE INTO THE LOT COVERAGE REQUIRED PER CODE?

0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

Santa Monica exempts ADUs from parcel coverage

[06:33 PM]

Dan asked : If a neighbor has already built an approved ADU, and we were to replicate their existing plans/construction ...might that expedite our planning approvals?

0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

Plans are reviewed based on the individual lot and conditions but it may help with expediting the design phase (in terms of preparation of plans) since the architect/designer will be familiar with conditions. Construction plans are also copyrighted so you could not just take your neighbor's plan but would need to separately engage the professional who created those plans.

[06:35 PM]

Barbara Coffman asked : THE LIMIT IS FOR ONLY 2 ADUS ON A MULTI FAMILY LOT? I HAVE 4 GARAGES THAT I WOULD LIKE TO TURN INTO 4 STUDIO UNITS. IS THAT POSSIBLE?

0 upvote | 0 answer | 0 reply

[06:35 PM]

Jill Boberg asked : can you show the link to the draft handbook again?

0 upvote | 1 answer | 1 reply

Jing Yeo, Staff answered -

Here is the direct link:

[https://santamonica.gov/media/Document%20Library/Project/6th%20Cycle%20Housing%20Element%20\(2021-2029\)/ADU%20Handbook.pdf](https://santamonica.gov/media/Document%20Library/Project/6th%20Cycle%20Housing%20Element%20(2021-2029)/ADU%20Handbook.pdf)

Jill Boberg replied -

Thank you!

[06:36 PM]

susan asked : if the existing garage is right on the property line with neighbors, can the adu use that same boundary?

0 upvote | 0 answer | 0 reply

[06:40 PM]

Isaac asked : If there is a garage structure attached to existing primary dwelling unit, can we build ADUs on top of the garages if they are at least six feet from the actual dwelling units?

0 upvote | 0 answer | 0 reply

[06:41 PM]

susan asked : what is the allowable size of balconies?

0 upvote | 1 answer | 0 reply

Jing Yeo, Staff answered -

upper story outdoor spaces are limited to aggregate 35 square feet in R1 Districts and 60 square feet in all other districts

[06:45 PM]

Joseph Metoyer asked : If I build an ADU on current garage footprint how close can I build to my swimming pool?

0 upvote | 0 answer | 0 reply

[06:52 PM]

Dan asked : Could the second story 4 ft. setback on an ADU that was converted from an existing garage that sits on the property line, have access from indoors and be used a "deck"? It would appear that that this setback area would be overlooking the adjacent neighbor's property.

0 upvote | 0 answer | 0 reply

[06:58 PM]

Dan asked : You did understand the question. So "setback" is only a term, and thus not actually "setback" from the property line.

0 upvote | 0 answer | 0 reply

[06:59 PM]

Dan asked : And I'm addressing a new 2nd story added.

0 upvote | 0 answer | 0 reply

[07:01 PM]

Shawn asked : Since Ashley consults with other cities, can she comment on how other municipalities are handling the 60 day deemed approved statute? (65852.2)

0 upvote | 0 answer | 0 reply

[07:01 PM]

Barbara Coffman asked : CAN NEW CONSTRUCTION INCLUDE AN ADU

0 upvote | 0 answer | 0 reply

[07:05 PM]

susan asked : Thank you

0 upvote | 0 answer | 0 reply

Asked, but not posted (Waiting for approval) Questions

[07:12 PM]

Shawn asked : Thank you very much.

0 upvote | 0 answer | 0 reply