

GENERAL INFORMATION

ACCESSORY DWELLING UNIT (ADU) and Junior Accessory Dwelling Unit (JADU)

(Lakewood Ordinance 2020-1)

FREQUENTLY ASKED QUESTIONS

WHAT IS AN ADU? It is an independent dwelling unit with its own exterior door for one or more persons. It has facilities for living, cooking, eating, bathing, sleeping, laundry and sanitation. An ADU can be: a) a new detached unit, b) an attached expansion and/or conversion of portions of an existing dwelling unit or c) a conversion/expansion/reconstruction of an existing accessory structure such as a garage.

WHAT IS A JADU? It is a conversion of a habitable area in a single-family residence to create an independent dwelling unit for one or more persons. The JADU shall have its own exterior door and may add up to 150 square feet to create an entry way. It shall have facilities for living, sleeping cooking and eating. Cooking includes appliances, a sink, food storage cabinets and a counter for sanitary food preparation. Space for at least a small refrigerator and microwave oven should be included in the JADU design. It may have an interior door that connects to the main residence, and it may share facilities for bathing, laundry and sanitation with the main residence or these can be within the JADU.

WHY ARE THEY ALLOWED? The State of California has required every city and county to allow these as one answer to a large statewide shortfall in affordable housing. There are several housing group populations that are currently underserved, including: the elderly, disabled, military veterans, students, young adults and the underemployed. ADUs create a more affordable housing alternative for these groups.

HOW LARGE CAN IT BE? Floor area of an ADU can be between 150 to 1200 square feet. If attached to the main residence, it cannot exceed 50% of the area of the residence or at least 850 square feet. If detached, an ADU cannot exceed 16 feet in height. Floor area of a JADU can be 150 to 500 square feet.

CAN AN ADU/JADU BE RENTED? Yes. An ADU/JADU may be rented to independent parties or occupied by family members or by the property owner(s) themselves. The property owner does not have to live on the property with an ADU but generally must live on the property with a JADU. An ADU/JADU may not be rented for periods of time less than 30 days.

HOW LONG IS THE PROCESS? If the ADU/JADU application is acceptable, the maximum processing time is 60 days, and it is done through a process called a Staff Design Review (SDR), combined with a Building and Safety construction plan review.

WHERE CAN AN ADU/JADU BE BUILT?

- **Single Family Dwelling Unit** - An ADU can be built new or converted from existing structures on the same lot. A JADU may only be converted from an existing habitable space in the existing single-family dwelling. A property owner living on the property may have both a detached ADU and an attached JADU; or they may only have an attached ADU.
- **Multiple-Family Dwelling Unit Complex** (Two or more units) – A multiple-family dwelling unit complex is allowed to have two new detached ADUs and may also convert non-habitable space into ADUs at the rate of one ADU to every four existing dwelling units.

ADU and JADU
Staff Design Review (SDR) Processes and Development Standards
(Revised February 24, 2020)

ADUs and JADUs are initially approved through a ministerial review called a Staff Design Review (SDR). After an SDR application has been approved, the project is reviewed by the Building plan checker, prior to permits being issued. If found to comply with all standards, this total process shall not exceed 60 days. These guidelines apply to both ADUs and JADUs. (*Refer to Ordinance 2020-1 for more information.*)

ACCESSORY DWELLING UNITS (ADUs)

1. **Review Process.** An application to build an ADU shall first be reviewed ministerially, through a process called Staff Design Review (SDR). SDR is a meeting between city staff and the property owner and/or representative regarding the project's architectural design and compliance with standards. Following SDR approval, plans must be submitted to the Building and Safety Section to review for compliance with the Building and Energy Codes. Following approval of the plans by Building and Safety, permits may be issued, and then construction must pass all required City inspections.
2. **Application Requirements.** The SDR application requirements are three copies of architectural plans for the project (including a plot plan, roof plan, floor plan and elevations), three copies of exterior-focused color photos of all structures on the property and one copy of the SDR application form.
3. **Types Allowed.** An ADU may be a new detached building, an addition to a building, or a remodel of a building or portion of a building, including a garage.
4. **Number Allowed.**
 - **SFR.** One ADU is allowed on a lot with an existing or proposed single-family dwelling. One JADU is allowed on such lots and may be by itself or in addition to a detached ADU.
 - **MFR.** Up to two detached ADUs are allowed with a multiple-family dwelling unit complex. In addition to these two detached ADUs, non-habitable spaces in an existing, permitted multiple-family dwelling unit complex may be converted to ADUs. The number of ADUs allowed by this conversion is equal to 25% of the number of permitted dwelling units on site.
5. **Architectural Compatibility.** ADUs shall be architecturally compatible with the main residential building in terms of roofing, architectural treatments, paint, wall cladding materials, windows and doors, articulation, landscaping, water heater and air conditioning units, address numbers, mailbox placement and trash cart storage.
6. **Setbacks.** The exterior walls of an ADU must be located at least four feet from the side property line and the rear property line and shall comply with the front yard setback requirements of the zone in which the property is located. If the ADU is detached from the main building, it must be located at least four feet away from the main building, as measured between the eaves. If the ADU involves converting or replacing a permitted structure that is less than four feet away from the side or rear property line, no additional setback is required, provided the ADU complies with all Building Code requirements.
7. **Floor Area.** The minimum floor area for an ADU is 150 square feet or 320 square feet for a prefabricated unit. If the ADU is detached from the main building, the maximum floor area is 1,200 square feet. If the ADU is attached to the main building, the maximum floor area is the lesser of 50% of the existing habitable area of the main building or 1,200 square feet. However, if the 50% calculation yields a number less than 850 square feet, the maximum floor area in that case is 850 square feet.
8. **Height.** A detached ADU may not exceed one story or 16 feet in height from finished grade to the highest roof ridge, unless it is a conversion of a permitted structure of greater height. An attached ADU shall not exceed the peak height of the structure it is attached to or 16 feet, whichever is greater. An ADU may contain a loft as allowed by the adopted Building Codes.
9. **Access.** An ADU/JADU must have an independent exterior door. The area in front of this door must be covered by a roof extension and porch. There must be an exterior paved pathway at least 36" wide connecting the entry doorway and the public sidewalk, if any.

10. **Utilities.** A separate service for trash, recycling and green waste is required for an ADU/JADU. Other utilities may be metered together with the primary residence or separately, as agreed to by the applicant and the respective utilities. The City may deny an application for an ADU/JADU based on a finding that there is inadequate infrastructure to serve the project, except where such a finding is prohibited by state law, as in Government Code Section 65852.2.(e).
11. **Accessibility.** An ADU/JADU shall incorporate accommodations for persons with disabilities. At least one of the following accommodations must be incorporated: ramped entry, handrails adjacent to steps, wider doors, higher electrical outlets, lower light switches, paddle-type door handles, wider restrooms, taller toilets, low or zero threshold step-in showers, and blocking for grab bars around toilets.
12. **Occupancy.** If an ADU/JADU is being rented, it shall be for a term of at least 30 days. Owner-occupancy is not required on a property with an ADU (however, see the occupancy rules for JADUs below).
13. **Notice of Condition.** A Notice of Condition may be required to be recorded, stating the conditions of approval, if determined to be necessary by the Director of Community Development.
14. **Fees.** A building permit is required for an ADU/JADU. The building permit fee is based on the size of the ADU/JADU. Permits are also required for related trades such as electrical, plumbing and mechanical work. Fees for these permits are based on the specific items being installed. A new dwelling unit tax of \$330 is collected prior to issuing permits (LMC Section 6527.2.D). School fees may be due to the school district the property is located in prior to issuing permits, depending on the district. Contact Building and Safety at (562) 866-9771, ext. 2355 for details.

JUNIOR ACCESSORY DWELLING UNITS (JADUs)

1. **Process and Development Standards.** The review process (SDR) and development standards are the same as listed above for ADUs, except as noted below.
2. **Number Allowed.** One JADU is allowed on a lot inside an existing single-family dwelling. This may be in addition to one detached ADU.
3. **Types Allowed.** A JADU is formed by remodeling a portion of an existing single-family residence into a new dwelling unit with an exterior door. The JADU cannot be proposed as an addition to the residence and cannot be detached from the residence.
4. **Floor Area.** The minimum floor area of a JADU is 150 square feet, and the maximum floor area is 500 square feet.
5. **Access.** In addition to the required exterior doorway, the JADU may have an interior doorway which connects to the primary single-family residence; this allows for shared restrooms etc.
6. **Occupancy.** If a JADU exists on the property, the property owner must live on the property. (Note: This rule does not apply for non-profit corporate ownerships and is not required for ADUs).
7. **Notice of Condition.** A Notice of Condition is required for a JADU and will be prepared by City staff. The document will state conditions of approval. It will be delivered to the property owner(s) for a notarized signature. All property owners as listed on the title deed are required to sign. Once the document is returned to the City, it will be sent to the County Recorder's office, to be recorded as a public document that will be visible in future title searches.

Utility Providers for the City of Lakewood

Water and Fire Flow - City of Lakewood Department of Water Resources (Generally West of the 605)

Michael Santillan, Water Distribution Supervisor

5812 Arbor Road

Lakewood, CA 90713

Telephone: (562) 866-9771, extension 2704

E-mail: msantillan@lakewoodcity.org

Contact the Community Development Department to determine if a fire flow test is required.

Water and Fire Flow - Golden State Water Company – Central District (Generally East of the 605)

Raymond Burk, Operations Engineer

12035 Burke Street, Suite 31

Santa Fe Springs, CA 90670

Telephone: (562) 907-9200, extension 421

E-mail: ray.burk@gswater.com

Contact the Community Development Department to determine if a fire flow test is required.

Electricity - Southern California Edison

Planning Department

Brian Sprague

Telephone: (562) 981-8215

E-mail: brian.c.sprague@sce.com

Gas - The Gas Company

Ryan Sawasaki, Pipeline Planning Assistant

The Gas Company Southeast Region – Anaheim HQ

Gas Operations – Planning & Engineering

1919 S. State College Boulevard

Anaheim, CA 92806

RSawasaki@semprautilities.com

Sewer - Los Angeles County Sewer Maintenance District

Sewer - Sanitation Districts of Los Angeles County

Facilities Planning Department

Adrianna Raza, Customer Service Specialist

P.O. Box 4998

Whittier, CA 90607-4998

Telephone: (562) 908-4288, extension 2717

Trash - City of Lakewood Public Works

Konya Vivanti, Environmental Programs Manager

5050 Clark Avenue

Lakewood, CA 90712

Telephone: (562) 866-9771, extension 2507

E-mail: kvivanti@lakewoodcity.org

Fire Protection: (All portions of a residential structure need to be within 450' of a Fire Hydrant)

Los Angeles County Fire Department

Fire Prevention Bureau

5823 E Rickenbacker Road

Commerce, Ca 90040-3027

(323) 890-4125