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**OC DEVELOPMENT SERVICES REPORT**

**DATE:** June 26, 2024  
**TO:** Orange County Planning Commission  
**FROM:** OC Development Services/Planning  
**SUBJECT:** Accessory Dwelling Unit Pre-Approved Plans  
**PROPOSAL:** Staff will present the final pre-approved accessory dwelling unit plans.

**GENERAL PLAN**

**DESIGNATION:** n/a

**ZONING:** n/a

**LOCATION:** Unincorporated Areas of Orange County

**APPLICANT:** OC Development Services/Planning

**STAFF** Arturo Cervantes, Senior Planner

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**RECOMMENDED ACTION(S):**

OC Development Services/Planning recommends the Planning Commission:

- a. Receive and file the staff report as appropriate.

**BACKGROUND:**

To comply with State guidelines and encourage the development of new residential housing, the County of Orange (County) contracted with Design Path Studios, an architectural firm, to develop a series of pre-approved Accessory Dwelling Unit (ADU) plans. The pre-approved ADU plans are intended to promote and expedite the development of new ADUs by providing residents with architectural and building plans that have been reviewed and pre-approved by the County. Implementation of pre-approved ADU plans is part of a program in the County's General Plan Housing Element to increase the number of housing units available and support meeting the County's Regional Housing Needs Assessment (RHNA) obligations. Additionally, making pre-approved ADU plans available to residents ensures that the County is in compliance with California

Government Code Section 65852.27, which requires that all local agencies develop a program for the pre-approval of ADUs by January 1, 2025.

During the May 25, 2022 Planning Commission meeting, OC Development Services/Planning provided an update on the draft pre-approved ADU plans and solicited feedback from the Planning Commission. At the meeting, the Planning Commission recommended that the pre-approved ADU plans have a reduced cost for plan check review and that the plans include a smaller 3-bedroom ADU footprint.

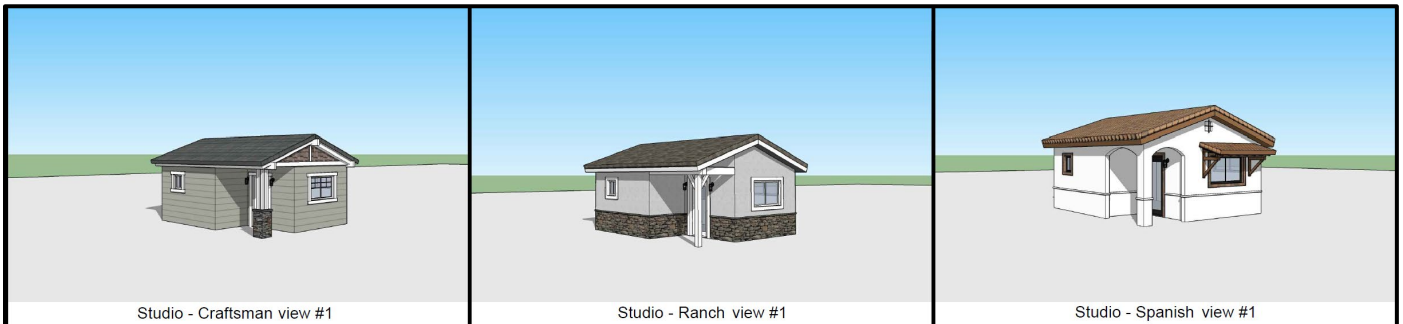
**DISCUSSION:**

Design Path Studios prepared six (6) different building-code compliant pre-approved ADU plans, each with a unique single-story, detached footprint that ranges from a 393 square-foot studio unit up to a 1,200 square-foot, 3-bedroom, two bath unit. Applicants seeking to construct an ADU will be able to select from three (3) different exterior architectural styles that include Craftsman, Ranch, or Spanish.

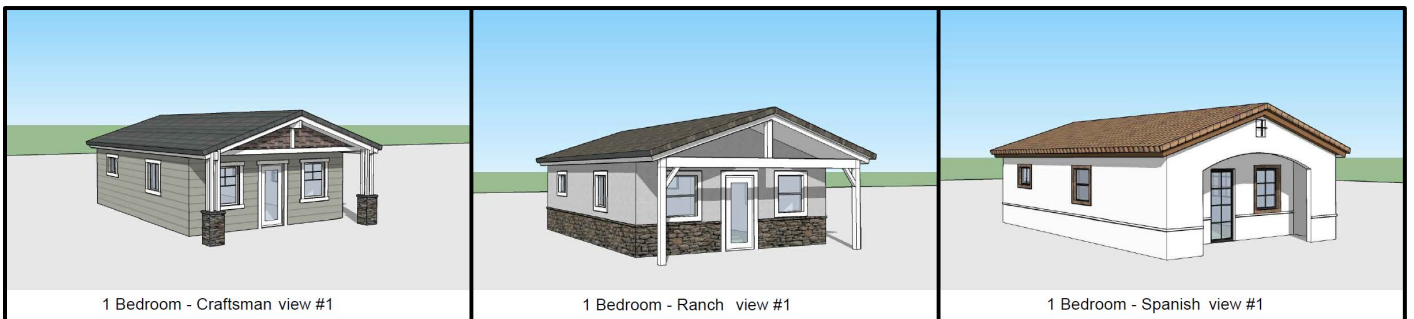
The pre-approved ADU plans include the trending sizes and architectural styles of ADUs that are being constructed in communities within unincorporated Orange County. Based on feedback received from the Planning Commission, staff ensured that the floorplans for the 3-bedroom ADU included options for two sizes: a smaller, 972 square-foot unit and a 1,200 square-foot unit.

Below are visual renderings of the final available floor plan types and sizes:

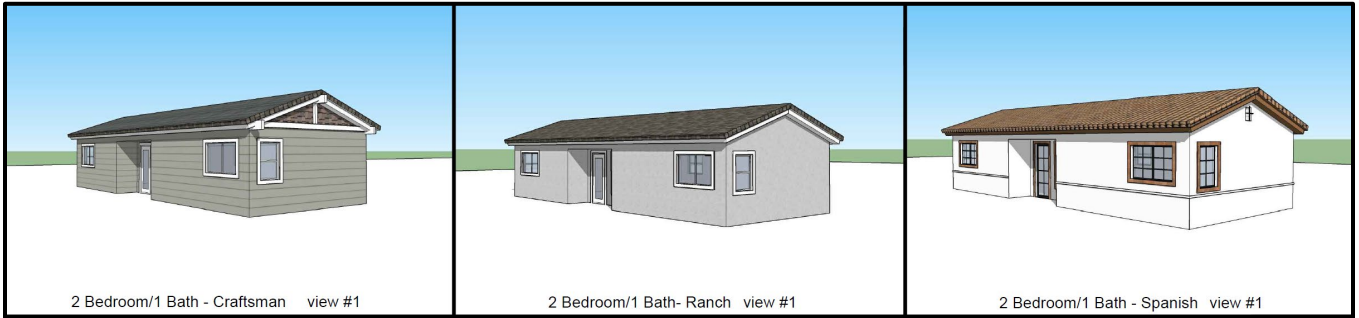
Studio: 393 square feet



One-bedroom (1 bath): 558 square feet



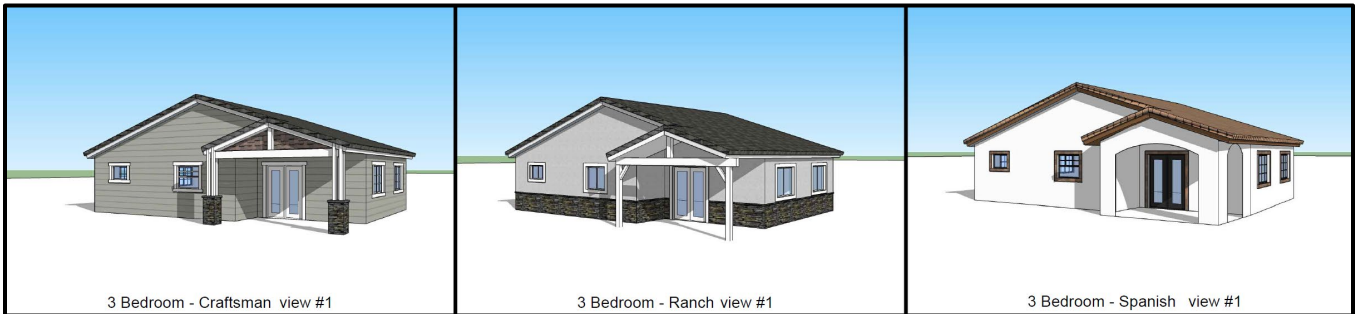
Two-bedroom (1 bath): 748 square feet



Two-bedroom (2 bath): 800 square feet



Three-bedroom A (2 bath): 972 square feet



Three-bedroom B (2 bath): 1,200 square feet



While some site-specific design work is required, the pre-approved ADU plans aim to help applicants reduce pre-construction costs and improve permit approval efficiency. The pre-approved ADU plans will be available to view and download from the County's website at no cost. Applicants choosing to utilize any of the pre-approved ADU Plans (see Attachment 1 for a sample pre-approved ADU plan) will have access to the full architectural and building plans for a new ADU, and will need to provide supplemental information unique to their property, such as a completed title sheet with their property details, a scaled site plan that shows all existing structures on the site, and a solar plan from a third-party solar installation company. Pre-approved ADU plans will have to demonstrate compliance with the development standards and requirements of the Orange County Codified Ordinance section 7-9-90 and Government Code sections 66314, *et. seq.*, relating to Accessory Dwelling Units.

For pre-approved ADU plans, the typical turnaround time for first plan check will be 15 business days, and subsequent plan checks will be reviewed within 10 business days. As part of the pre-approved ADU program, the County will implement a reduced plan check fee, through the anticipated adoption of a new fee schedule for 2024-2026 fiscal years, that will charge only 25% of the standard plan check fee for applicants who choose to use any of the pre-approved ADU plans.

Staff has prepared an informational guide with a checklist (see Attachment 2) to aide applicants with their submittal to the County's online portal. The County's website to provide applicants with information on processing a pre-approved ADU and access to the different plans will be available concurrent with the implementation of the new fee schedule.

Submitted by:

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#### ATTACHMENTS:

1. Sample pre-approved ADU plan (800 sq. ft.)
2. Informational guide for applicants