

## Checklist for Building an ADU in the City of Encinitas

If you are a resident planning to build an Accessory Dwelling Unit (ADU) on your property, please follow these steps to ensure compliance with both city regulations and the HOA's architectural oversight.

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### 1. Understand City of Encinitas ADU Guidelines

- Familiarize yourself with Encinitas' ADU regulations, including size limits, setbacks, height restrictions, and parking requirements. Visit the [City of Encinitas Planning Department](#) for detailed information.

### 2. Review HOA Architectural Standards

- Consult the HOA's architectural guidelines to ensure your ADU design aligns with neighborhood aesthetics.

### 3. Preliminary Design Approval by HOA

- Submit initial plans (floor plans, elevations, and site plans) to the HOA for review. The HOA's oversight focuses on maintaining design consistency and aesthetic harmony within the neighborhood.

### 4. Complete City Application for an ADU

- Submit an ADU application to the City of Encinitas, including required documentation such as site plans, structural designs, and relevant permits.

### 5. Submit HOA Architectural Application

- Provide the HOA with a copy of the same plans submitted to the city, including floor plans, elevations, material selections, and exterior finishes.

### 6. Incorporate HOA Feedback

- If the HOA requests modifications for design consistency, revise your plans accordingly. Note: The HOA cannot impose unreasonable restrictions that would increase costs or delay the project per AB670.

### 7. Secure City Permits

- Once plans are approved by the city, obtain all necessary building permits. Notify the HOA of your permit approval and anticipated construction timeline.

### 8. Schedule Pre-Construction Meeting with HOA

- Inform the HOA of your construction schedule and any potential impacts on shared spaces, parking, or community aesthetics.

## 9. Monitor Construction for Compliance

- Ensure your project adheres to both the city-approved plans and the HOA's design requirements during construction.

## 10. Submit Final Documentation to HOA

- After construction is complete, provide the HOA with post-construction photos and any requested documents to verify compliance with approved plans.

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## Important Notes

- The HOA cannot prohibit the construction of an ADU but retains the right to impose **reasonable design restrictions** as per California's AB670.
- Residents are responsible for ensuring both city and HOA approvals are obtained before starting construction.

For additional questions, please contact the HOA at .....