



COMMUNITY DEVELOPMENT DEPARTMENT

PREAPPROVED ADU PROGRAM

Housing Santa Barbara Day 2025

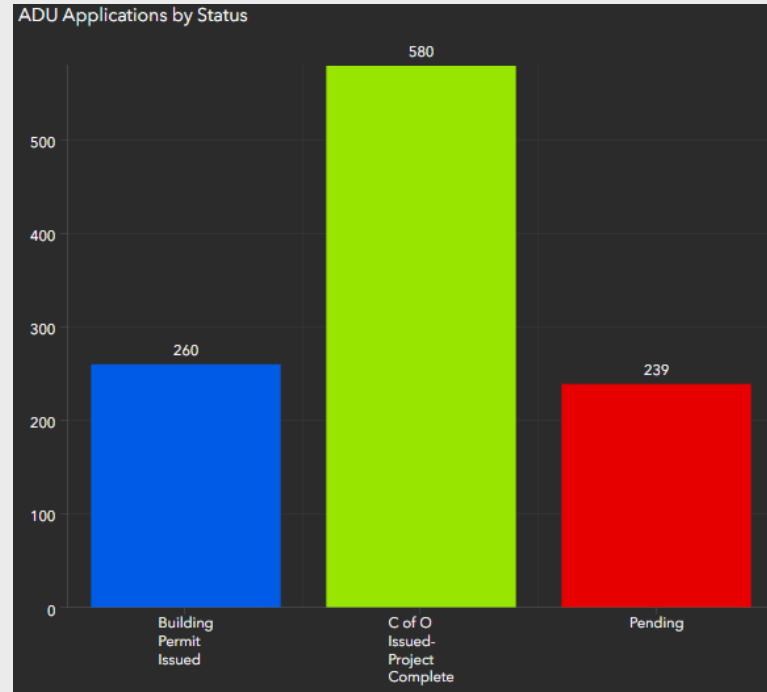
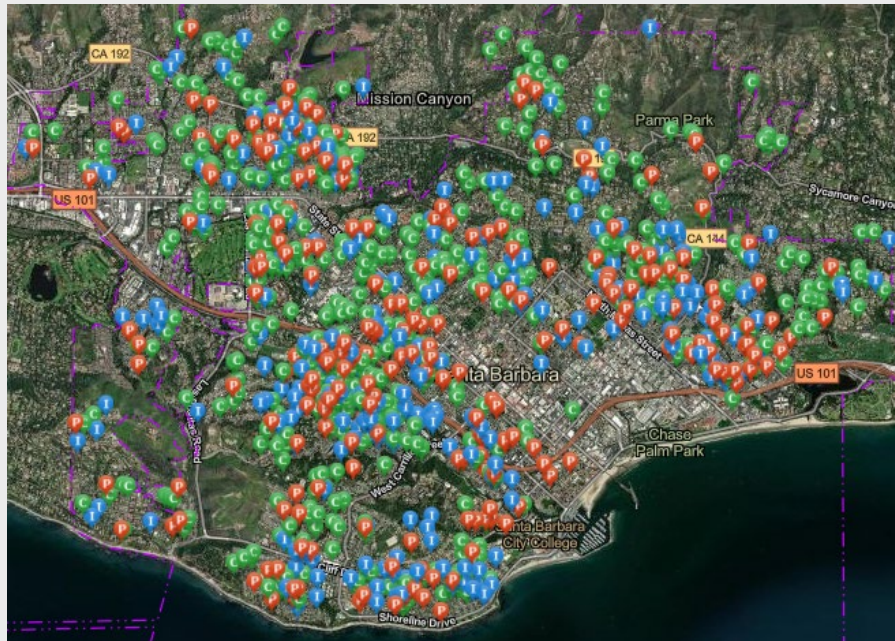
Today's Discussion

- Overview of ADU Permitting & Preapproved ADU Program
- Check Out Our Preapproved ADUs!
- What's Next for Preapproved ADUs



Image Credit: RRM Design Group

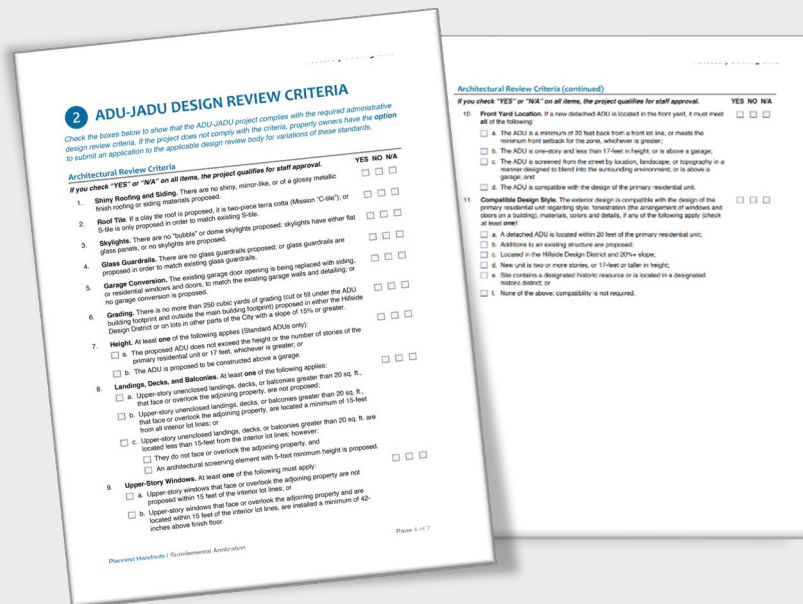
ADU Permits Since 2018



ADU Dashboard - City of Santa Barbara

Addressing ADU Aesthetics

- 11 criteria for administrative staff-level approval
- If the ADU does not meet all 11 criteria, owner may choose Design Review or redesign to meet criteria



2 ADU-JADU DESIGN REVIEW CRITERIA

Check the boxes below to show that the ADU/JADU project complies with the required administrative design review criteria. If the project does not comply with the criteria, property owners have the option to submit an application to the applicable design review body for variations of these standards.

Architectural Review Criteria

If you check "YES" or "NA" on all items, the project qualifies for staff approval.

	YES	NO	NA
1. Roofing and Siding. There are no shiny, mirror-like, or of a glossy metallic finish roofing or siding materials proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Roof Tile. If a clay tile roof is proposed, it is two-piece terra cotta (Mission "C-tile"), or S-tile is only proposed in order to match existing S-tile.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Skylights. There are no "butterfly" or some skylights proposed; skylights have either flat glass panes, or no skylights are proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Glass Guardrails. There are no glass guardrails proposed; or glass guardrails are proposed in order to match existing glass guardrails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Garage Conversion. The existing garage door opening is being retained with siding, or residential windows and doors, to match the existing garage walls and detailing, or no garage conversion is proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Grading. There is no more than 250 cubic yards of grading (cut or fill) under the ADU or residential building footprint proposed in either the Hillside building footprint and outline the main building footprint proposed in either the Hillside Design District or on lots in other parts of the City with a slope of 15% or greater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Height. At least one of the following applies (standard ADU only): <input type="checkbox"/> a. The proposed ADU does not exceed the height or the number of stories of the primary residential unit or 17 feet, whichever is greater; or <input type="checkbox"/> b. The ADU is proposed to be constructed above a garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Landings, Decks, and Balconies. At least one of the following applies: <input type="checkbox"/> a. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft., that face or overlook the adjoining property, are not proposed; <input type="checkbox"/> b. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft., that face or overlook the adjoining property, are located a minimum of 15-feet from all interior lot lines; or <input type="checkbox"/> c. Upper-story unenclosed landings, decks, or balconies greater than 20 sq. ft. are located less than 15-feet from the interior lot lines, however: <input type="checkbox"/> They do not face or overlook the adjoining property; and <input type="checkbox"/> An architectural screening element with 4-foot minimum height is proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Upper-Story Windows. At least one of the following must apply: <input type="checkbox"/> a. Upper-story windows that face or overlook the adjoining property are not proposed within 15 feet of the interior lot lines; or <input type="checkbox"/> b. Upper-story windows that face or overlook the adjoining property and are located within 15 feet of the interior lot lines, are installed a minimum of 42-inches above finish floor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Phonics Handbooks / Environmental Architecture

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Architectural Review Criteria (continued)

If you check "YES" or "NA" on all items, the project qualifies for staff approval.

	YES	NO	NA
10. Front Yard Location. If a new detached ADU is located in the front yard, it must meet all of the following: <input type="checkbox"/> a. The ADU is a maximum of 20 feet back from a front lot line, or meets the minimum front setback for the zone, whichever is greater; <input type="checkbox"/> b. The ADU is one-story and less than 11 feet in height; or is above a garage; <input type="checkbox"/> c. The ADU is screened from the street by location, landscape, or topography in a manner designed to blend into the surrounding environment; or is above a garage; and <input type="checkbox"/> d. The ADU is compatible with the design of the primary residential unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Competitive Design Style. The exterior design is compatible with the design of the primary residential unit regarding style, proportion, the arrangement of windows and doors on a building, materials, colors and details. If any of the following apply check at least one: <input type="checkbox"/> a. A detached ADU is located within 20 feet of the primary residential unit; <input type="checkbox"/> b. Additions to an existing structure are proposed; <input type="checkbox"/> c. Located in the Hillside Design District and 20%+ slope; <input type="checkbox"/> d. New unit is two or more stories, or 11 feet or taller in height; <input type="checkbox"/> e. Site contains a designated historic resource or is located in a designated historic district; or <input type="checkbox"/> f. None of the above; compatibility is not required.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AB 1332 Purpose & Intent



Cities/Counties are required to create a process for preapproval of ADU plans to streamline review of ADUs.



Pre-approved plan(s) available on City website for purchase through the designer.



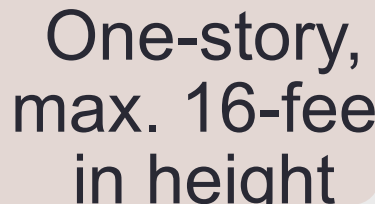
Provides “express lane” for ministerial approval of ADU applications and lower project costs.

Preapproved ADU Design Parameters

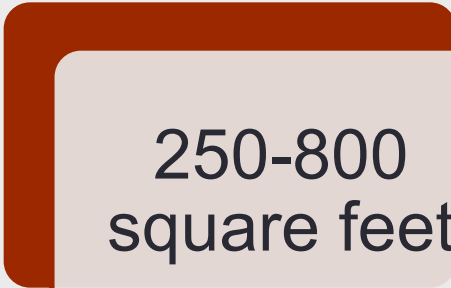
Same as detached Special ADUs



Detached



One-story,
max. 16-feet
in height



250-800
square feet

Benefits of Choosing a Preapproved ADU

- ✓ *Design Review is already done*
- ✓ *Faster plan review (30 days vs 60 days)*
- ✓ *Lower permit fees (~25% Discount)*
- ✓ *More certainty in the process*

BESHDA – 400 SF ADU + Loft



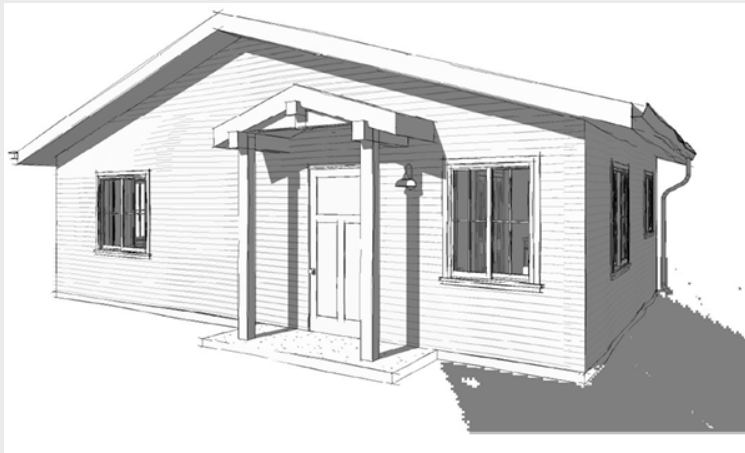
Renderings courtesy of Bonnie Sangster, BESHDA

Bevyhouse – 740 SF ADU



Renderings courtesy of Rebecca Wiscombe, Bevyhouse

Godkin Design/Build – 526 SF ADU



Renderings courtesy of Shawn Godkin, Godkin Design/Build

Calling ADU Designers!

- Submit your design for City of SB Preapproval
- Design Posted to City Website
- Clients Purchase ADU from You
- Submit Building Permit Application to City

Contact & Program Info

Ted Hamilton-Rolle, AICP

Acting Design Review Supervisor

(805) 564-5507 | THamiltonRolle@SantaBarbaraCA.gov

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Email: ADU@SantaBarbaraCA.gov