

Appendix D: Accessory Dwelling Unit Pre-Approved Plans Program

Background

Across the United States, communities are experiencing issues related to housing affordability. In California, housing production is not keeping pace with the demand. As such, one potential solution is increasing the production of Accessory Dwelling Units (ADUs) to meet the needs of family members, students, seniors, in-home care providers, individuals with disabilities, and others.

ADUs are independent secondary dwelling units located on the same property as an existing or proposed single-family or multiple-family dwelling unit. Also referred to as in-law suites, casitas, or second units, ADUs are defined as a dwelling unit and include amenities for living, sleeping, eating, cooking, and sanitation. ADUs are often constructed for long term renters who are not necessarily associated with the primary dwelling unit owners.

Over the past several years, new state laws took effect related to the development of ADUs. The new laws allow ADUs in all residential and mixed-use zoned properties and are intended to address barriers, streamline local housing approvals, and expand potential capacity for the construction of ADUs to help address housing availability needs. Essentially, the local approval process has been streamlined to help accelerate housing production throughout California, including Plumas County.

Idea Book

The Plumas County ADU Idea Book (revised March 28, 2024) was created through funding from a SB 2 Planning Grant Program from HCD to assist homeowners with the development and review process for accessory dwelling units and ultimately to support Plumas County's goals for creating more affordable housing options. The Idea Book explains an expedited process of constructing an ADU using pre-designed and engineered plans provided at no cost to the community by Plumas County, other than a minor plotter/print fee.

Plan Options

Plumas County has four (Plan A, Plan B, Plan C, and Plan D) Pre-Designed ADU architectural plans available for public use. The construction documents include design details, architectural styles, structural plans and utility plans. Pre-Designed ADUs go through an expedited permitting process because these ADU designs have already been pre-plan checked and approved by the County Building Department. Additionally, site-specific site plan information is required for Planning Department staff review to demonstrate how the ADU will fit on a property and conform to zoning.

The Pre-Designed ADU Plans are provided to streamline permitting and make the overall ADU development process more affordable. Having access to pre-designed plans may also be especially useful for those looking for 2021 Dixie Fire and Beckwourth Complex Fire wildfire recovery rebuild options. If desired, the Pre-Designed ADU Plans can be utilized to construct a primary dwelling unit. The following information illustrates and outlines the four Pre-Designed ADU plans. More information can be found by visiting the Building and Planning departments counter at 555 Main Street, Quincy, and on the Plumas County ADU Pre-Approved Plans, Idea Book, and Ordinance website at: <https://www.plumascounty.us/3285/Accessory-Dwelling-Units-ADU-Pre-Approve>.



Goldrush Elevation

TYPE A - STARTER ONE BEDROOM:

- 705 Square Feet
- Single-Story
- 1 Bedroom, 1 Bath
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 27' x 37'-11"
- Efficient small space living
- Clearly distinguished entertaining and personal spaces
- Large bedroom (approx. 154 SF) has space for work-from-home desk
- ADA compatible bathroom (approx. 70 SF)
- Cozy eat-in kitchen
- Suitable storage space
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors

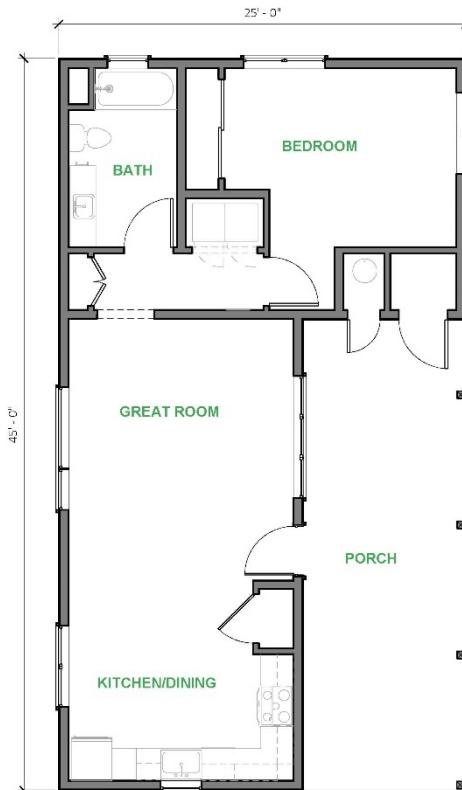




Meadow Elevation

TYPE B - LARGE ONE BEDROOM:

- 830 Square Feet
- Single-Story
- 1 Bedroom, 1 Bath
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 25' X 45'
- Great room with generous circulation paths
- Expanded bedroom (approx. 180 SF)
- Large ADA bathroom (approx. 70 SF)
- Right-sized kitchen
- Storage spaces including kitchen pantry and large exterior storage closet
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors

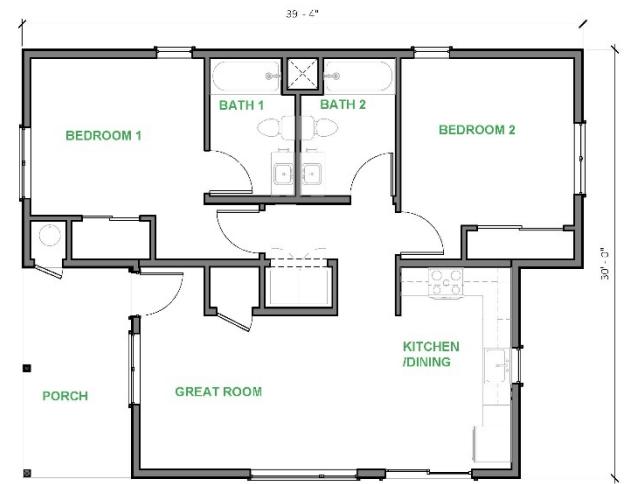




Summit Elevation

TYPE C - TWO BEDROOM:

- 990 Square Feet
- Single-Story
- 2 Bedrooms, 2 Baths (1 En-Suite)
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 30' X 39'-4"
- Larger bedrooms (approx. 172 sf) allow for more personal space and wide range of furniture layouts
- Bedrooms separated to allow for privacy
- Primary suite w/en-suite bath (bedroom 1 and bath 1: approx. 240 SF)
- Option to have primary bath be an office/flex space
- ADA compatible bathrooms (approx. 70 SF)
- Kitchen with eat-in island
- Loft storage over bath/washer dryer/hall
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors





Lakeside Elevation

TYPE D - THREE BEDROOM:

- 1,200 Square Feet
- Two-Story
- 3 Bedroom, 2 Baths (1 En-Suite)
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 25' X 50'-2"
- Excellent layout for many possible living situations
- Long and narrow form may be preferred for some parcels
- Three bedrooms and two ADA compatible bathrooms (approx. 70 SF)
- Upstairs level functions as private bedroom/bathroom primary suite (approx. 256 SF)
- Right-sized kitchen
- Storage spaces including kitchen pantry and large exterior storage closet
- Stacking washer-dryer
- Generous entry porch creating a connection to the outdoors

