

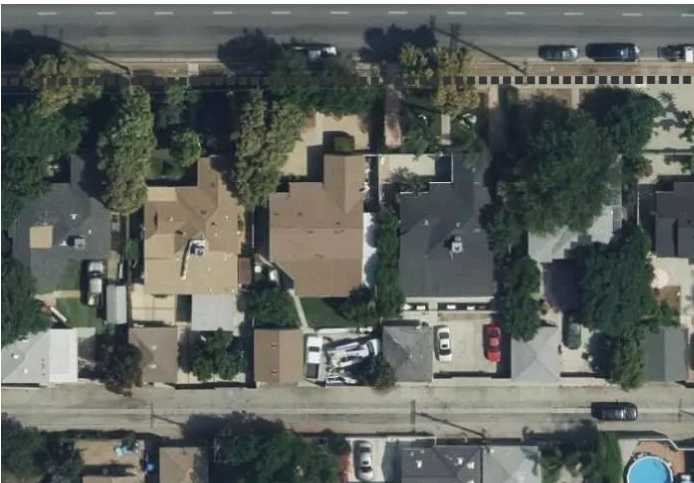
In Los Angeles, our analysis is based on both California and Los Angeles law.  
Consult with your city before starting any project.

ADU Report

Detached ADU

Change

19122 Vanowen St, Reseda



A detached ADU is possible here

|                          |                       |                           |
|--------------------------|-----------------------|---------------------------|
| LOT AREA                 | RESIDENCE ON PROPERTY | AREA OF PRIMARY RESIDENCE |
| 6,247 sqft               | Single-family         | 1,052 sqft                |
| AREA OF OTHER STRUCTURES | GROUND FLOOR AREA     | PARCEL NUMBER             |
| 447 sqft                 | 2,347.8 sqft          | 2129017005                |
| ZONING DISTRICT          | SPECIFIC PLAN AREA    | COMMUNITY PLAN AREA       |
| R1-1-RIO                 | -                     | Reseda - West Van Nuys    |

Detached ADU Design Standards

DETACHED ADU  
Free-standing buildings that are unattached to your home.

NUMBER (MAX)  
1 Detached ADU and 1 JADU

HEIGHT (MAX)

28 ft

Maximum height when roof is sloped. If the roof has a slope of 25% or more, the maximum height allowed increases to 33 ft.

STORY (MAX)

2

SIZE (MIN)

220 sqft

SIZE (MAX)

1,200 sqft

What limits how big an ADU can be. The ADU's size can't be more than 1,200 sqft. Also, the total building square footage on the property can't be more than 2,811.2 sqft (however, this requirement won't be used to decrease the size of the ADU below 800 sqft).

FRONT SETBACK (MIN)

55 ft

SIDE SETBACK (MIN)

4 ft

REAR SETBACK (MIN)

4 ft

PRIMARY RESIDENCE (MIN)

10 ft

ADU may not be located between the main house and the front of the property. Generally, the Building Code will require that your ADU be located between 0 to 5 feet from other buildings, depending if the buildings are sprinklered, the number of windows, etc.

Setbacks aren't needed for ADUs within or replacing existing buildings. No setbacks are required for any portion of the ADU that is within an existing building or is constructed in the same location and to the same dimensions as an existing building.

CAR PARKING REQUIRED

1 parking spot

Parking spots don't have to be replaced. Parking spots don't have to be replaced when a garage, carport, or covered parking structure is converted into an ADU or demolished in

conjunction with the construction of an ADU.

Allowed parking locations. Parking is allowed in setback areas or through tandem parking on a driveway or some other location on the lot.

No parking is required if the ADU is located within a block of a car share location.

No parking required if ADU occupants aren't eligible for required, on-street parking permits. No parking will be required for ADUs if a permit is required to parking on the street, but permits are not available to ADU occupants.

**Learn more about ADU design requirements**

ADU must provide a complete home for at least 1 person. It has to include places for living, sleeping, eating, cooking, and sanitation.

**Cost**

**Estimated Cost**

**\$251,000 - \$296,000**

This educational tool provides a ballpark estimate of the cost of designing and building an ADU. It's not a substitute for professional advice.

**Construction Type**

Site-built

**Finish Quality**

Standard

**Building Area**

800sqft

**Cost per Area**

\$342/ sqft

**Other factors that impact cost and return on investment:**

**1 Site Conditions**

For instance, your costs will likely increase if your property has a steep slope, is situated next to a natural resource (like a creek), or has a site challenge listed at the top of this report. Other site-specific conditions that may influence cost include soil conditions, building foundation type, and existing obstructions (such as mature trees, utility lines, and narrow streets).

## **2 Design Decisions**

Your costs will vary based on the architect and contractor hired, the quality of finishes selected, the number and height of stories constructed, the size of the unit, and whether the ADU is new construction built on site or built in a factory. Typically, smaller units have a higher cost per square footage to construct than larger units, and projects become much more expensive if they involve adding a second story to an existing building or structure.

## **3 Cost of Materials**

Construction costs are subject to rapidly change in response to market conditions. For example, in summer 2020, lumber costs in the Bay Area increased by approximately 40% due to a supply shortage. Your ADU project will be impacted by the cost of materials at the time that you decide to move forward with construction.

## **4 Fees**

Your City will charge fees for reviewing your ADU application. If the ADU is 750 sqft or larger, impact fees will be charged. (In general, impact fees are charged to ensure that new development funds its fair share of public services, like schools, parks, and affordable housing.)

## **5 Utility Upgrades**

A new or separate utility connection may have to be provided between the ADU and the utility, which could result in a connection fee or capacity charge. Fire sprinklers are only required if they are required for the main home. If an ADU is going to be connected to a septic system, it will need approval by the local health officer.

## **6 Sale and Rental Restrictions**

ADU can't be sold separately from the main home.

ADU may be rented separately from the main home, but not for less than 31 days. **Home-Sharing** is not affected by this prohibition of short-term rentals.

The owner doesn't need to live on the property.

## Next Steps

### 1 Research (1 month)

Visit the **Symbium Knowledge Base** to learn more about ADUs. Contact your **city** with any questions.

### 2 Design (1-3 months)

Hire a team (e.g., architect, licensed contractor, modular home builder) to design your ADU. The cost and time required will vary based on your lot conditions and what you want to build. Your team will draw plans for your project.

### 3 Permitting (1-6 months)

If your ADU meets all the standards and requirements... You and your design and construction team will need to submit detailed construction plans and a building permit application. The building permit application is available at the LADBS Development Services Center and **online**. Your permit application and construction drawings may be submitted to any LADBS Development Services Center.

If there's already a home on your property, your application should be granted within 60 days of receiving the complete application. If your application to build an ADU is submitted along with an application to build a single-family home, then the 60-day period to consider and approve the ADU application may be delayed until the permit to build the new single-family home has been acted on. The application to build an ADU will not require a public hearing, will not be appealable, and should be approved if your application meets all the objective requirements.

### 4 Construction (2-12 months)

Build your ADU. Frequently, homeowners hire a general contractor to build their ADU. The amount of time required to construct your ADU will vary based on your ADU design, lot conditions, and contractor's availability.

Receive certificate of occupancy. This means that your jurisdiction has inspected your newly constructed ADU, and it meets all of their requirements.

## 5 Move in

You did it! You can now move into your ADU. If you are renting the unit out, you'll want to learn about the rights and responsibilities of landlords in your city before finding a tenant.

This information does not constitute an entitlement or legal advice and should only be used for estimation purposes. The property information provided, although based on best available data, must be confirmed. *Double-check with your city,* which has the final say with regards to the administration and enforcement of their rules.