



NEW ACCESSORY DWELLING UNIT (ADU)

REQUIRED INFORMATION

PROVIDE ARCHITECTURAL PLANS TO PLANNING DIVISION, VIA EMAIL AT PLANNING@BELLGARDENS.ORG OR IN PERSON, INCLUDING:

- SITE PLAN, FLOOR PLAN & ELEVATIONS.
- OWNER'S & APPLICANT'S NAME, PROJECT ADDRESS, NORTH ARROW, AND SCALE.
- DIMENSIONS FOR ALL PROPERTY LINES, EASEMENTS AND DRIVEWAYS.
- LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES.
- ROOF LINE/PITCH ON PLOT PLAN.
- DETAILS INDICATING ALL WINDOWS, DOORS, ROOFING, AND FINISH MATCH IN DESIGN, COLOR & MATERIALS.

DEPARTMENT FEES

- SITE PLAN REVIEW SUBMITTAL FEE: \$50
- BUILDING & SAFETY PLAN CHECK FEE: BASED ON SIZE AND VALUATION.
- BUILDING PERMITS FEE (BASED ON THE PROJECT SIZE & VALUATION).

PROCESS

STEP 1: PLANNING FIRST SUBMITTAL REVIEW.

STEP 2: IF CORRECTIONS ARE PRESENT, RE-SUBMITTAL REVIEW IS NECESSARY.

STEP 3: PLANNING APPROVAL.

STEP 4: BUILDING & SAFETY PLAN CHECK FIRST SUBMITTAL.

STEP 5: IF CORRECTIONS ARE PRESENT, RE-SUBMITTAL REVIEW IS NECESSARY.

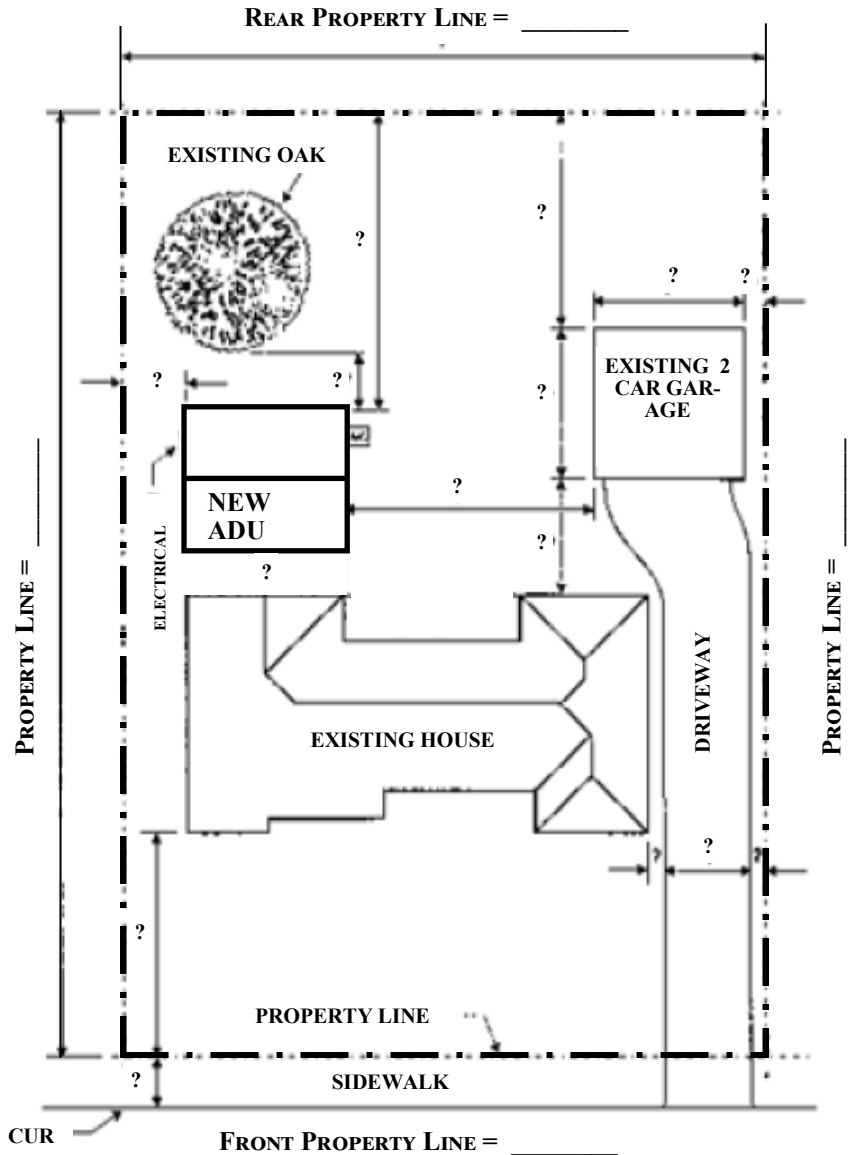
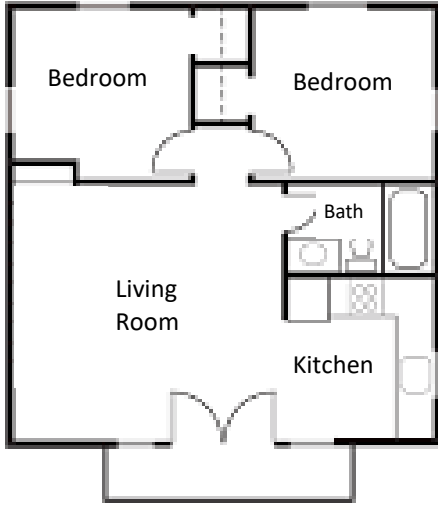
STEP 6: FINAL APPROVAL.

STEP 7: BUILDING PERMIT ISSUANCE. (CONTACT THE BUILDING & SAFETY DIVISION FOR INQUIRIES REGARDING WHO MAY PULL PERMITS: OWNER-BUILDER OR LICENSED CONTRACTOR).





SAMPLE SITE & FLOOR PLAN



SAMPLE ELEVATIONS



FRONT ELEVATION



REAR ELEVATION

SCALE: 1/8"=1'-0"



PLAN DETAILS

All submitted hard copy plans shall be legibly scaled and produced on 24"x36" sheets of paper. The plans shall include the following:

- **Site Plan:** The site plan shall show a north arrow to indicate parcel orientation, lot dimensions with labels for all property lines, lot size (in square feet), siting and location of the primary residence and the proposed ADU, and all other existing improvements, including driveways and parking areas. The plans shall delineate all projecting elements, and show distances to the property lines or adjacent structures. Show the location of the existing water heater (with water capacity), electrical panel (amps), and gas meter for the existing SFD.
- **Floor Plan:** Show the proposed floor plan that includes the existing walls to remain, demolished walls, and new walls.
- **Wall Legend:** Existing walls with structural upgrades affecting the foundation or the lateral support (shear) are considered new walls. Existing walls with the drywall removed are considered part of the area of the renovation.
- **Elevations:** Elevations of all sides, or of sides where changes are proposed.
 - * Exterior design of the new ADU. Exterior design includes architectural style and exterior features, such as trim, windows, and roof.
 - * Show maximum height from the top of finished grade.
 - * All doors and windows must match floor plan layout.
- **Roof Plan, Foundation Plan, Window and Door Schedule, and Construction Section(s):** These details must be identified on the plans.
- **Mechanical, Plumbing and Electrical Details (MPE):** May be included on the floor plan or a separate utility plan sheet for review. MPE plans must include:
 - * Location and description of water and sanitary services for both the primary residence and ADU.
 - * Locations of heating, cooling and ventilating equipment.
 - * Mechanical equipment schedule identifying the equipment manufacturer's name, model number, capacity, etc.
 - * Kitchen ventilation system (range hood) complying with the 2013 Title 24 and ASHRA 62.2 standards.
 - * Bathroom ventilation complying with the 2013 Title 24 and ASHRA 62.2 standards.
 - * Location of the plumbing fixtures including the water heater.
 - * Electrical panel schedules and load schedules, if applicable.
 - * The location of all receptacles, switches and lights, and use a legend to identify types.

FIRE SPRINKLERS AND UTILITIES

Fire Sprinklers are not required, if also not required in the primary residence.

New or separate utility connections are not required for an internal or attached ADU.

FEES

ADUs up to 750 sq. ft. are exempt from impact fees.

For ADUs 750 sq. ft. or larger, fees must be charged proportionately to the sq. ft. of the primary dwelling unit.

The property owner must pay:

- **School Fees:** The Development Fees are levied by the Montebello Unified School District (MUSD), Downey Unified School District (DUSD) and Los Angeles Unified School District. Contact the school districts to confirm applicable fees.
- **Sanitation Fees:** Contact Los Angeles County Sanitation District office to confirm applicable fees.

TAX ASSESSOR

It should be noted that any added "living area" will be reported to the Los Angeles County Assessor and the property tax will increase accordingly.



SUMMARY OF DEVELOPMENT STANDARDS

The new ADU must comply with the California State standards below:

Minimum Lot Size	There is no minimum lot size to construct an ADU.
Newly Constructed Definition	“Newly Constructed” means the construction and/or legalization of new walls and roofs either attached to an existing dwelling unit or accessory structure or detached from an existing dwelling unit on a lot.
ADU Size	The maximum square footage for an attached or detached ADU shall be 850 square feet for an ADU that is a studio or one bedroom and 1,000 square feet for an ADU with two bedrooms or more. <ul style="list-style-type: none"> • The minimum size of an ADU is 150 sq. ft. • The total floor area of an attached ADU shall not exceed 50 percent of the existing primary dwelling. • The total floor area of an detached accessory dwelling unit shall not exceed 1,000 square feet.
Junior ADU	<ul style="list-style-type: none"> • Must be no more than 500 sq. ft. • Owner must occupy the junior ADU or the remaining portion of the structure. • Must be contained entirely within an existing or proposed single-family residence. • Exterior access required. • Can share a bathroom with the primary residence. • Must have a cooking facility.
Single-Family	Attached within existing or proposed single-family home: <ul style="list-style-type: none"> • One ADU and/or Junior ADU if: (1) Separate exterior access; and (2) side/rear setbacks adequate for fire and safety.
	Detached on lots within existing or proposed single family home: <ul style="list-style-type: none"> • One detached ADU. May be combined with a Junior ADU.
Multi-family	Attached within existing or proposed multifamily home: <ul style="list-style-type: none"> • At least one ADU • Additional ADUs, number of ADUs equal up to 25% of existing structures.
	Detached on lots within existing or proposed multifamily home: <ul style="list-style-type: none"> • Up to two detached ADUs
Minimum Area Requirements	<ul style="list-style-type: none"> • Living / bedroom area: 70 sq. ft. • Bathroom (must include toilet, lavatory and bathtub or shower): 30 sq. ft. • Kitchen / hallways (kitchen area with provisions for cooking): 50 sq. ft.
Yard Setbacks	Side: 4' Street Side: 4' Rear: 4'
Maximum Height	25' total combined height of existing structure and accessory dwelling unit
Maximum Lot Coverage	45% on all structures, if it doesn't prevent the construction of an 800 sq. ft.
Minimum Building Separation	10' between ADU and any other structure on the same lot.
Landscaping	No new landscaping is required for a ADU.
Parking	New or replacement onsite parking is not required for an ADU.
Color and Materials	<ul style="list-style-type: none"> • The exterior of an accessory dwelling unit must match the existing primary or accessory structures on the lot in material, texture, paint color, trim, and window and door details. • The roof of the accessory dwelling unit must match the roof of the existing primary dwelling unit or accessory structure in style, material and color.