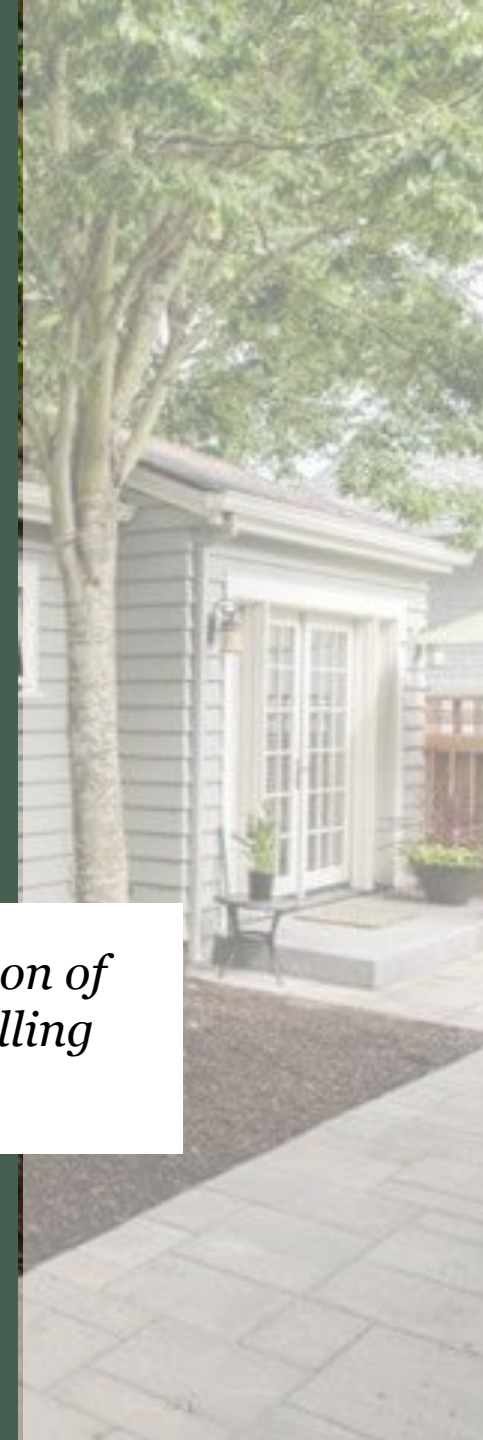




PERMIT-READY GRANNY UNITS

*Real Estate Marketing Association
March 5, 2020*

*Facilitating construction of
quality accessory dwelling
units in Danville.*



OVERVIEW

*Town of Danville Permit-Ready
Granny Unit Program*

- **What** is the program.
- **How** does it work.
- **Why** is it offered.





WHAT ARE GRANNY UNITS?

*Also known as
Accessory Dwelling
Units (ADUs)*

accessory dwelling units

carriage house

granny flat

in-law unit

second unit

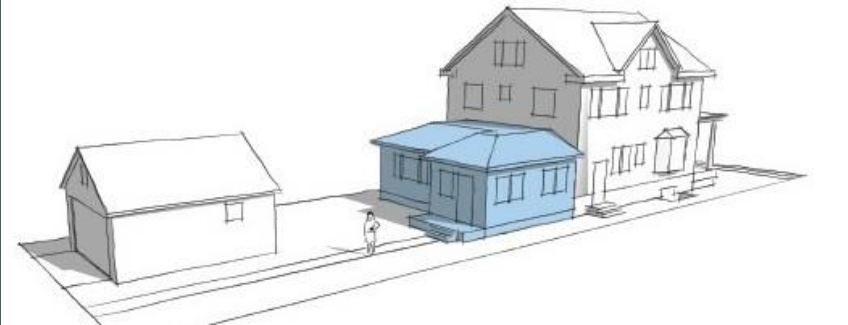
casitas

*As versatile as its
many names*

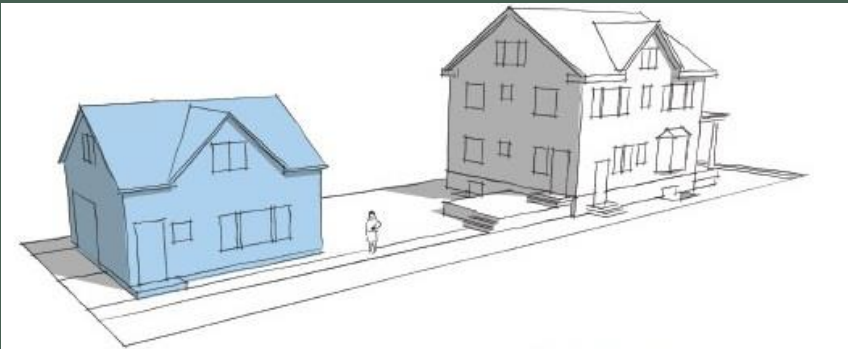


ACCESSORY DWELLING UNITS

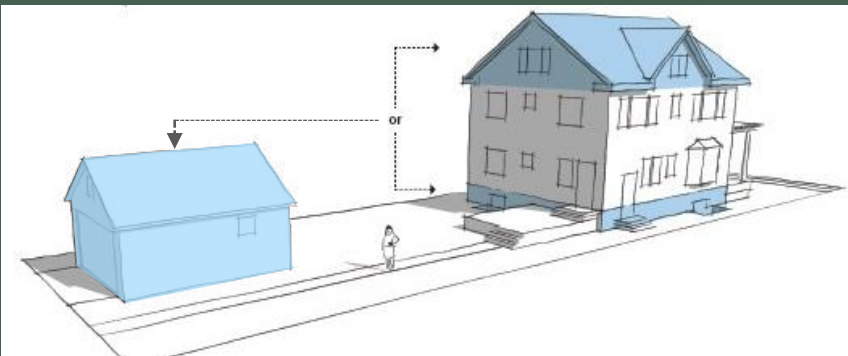
An independent living unit located on the same property as the primary residence



Attached ADU: A unit that is attached to (but separate from) the primary home, usually with a separate entrance.



Detached ADU: A unit that is physically separate from the primary home, usually in the backyard.

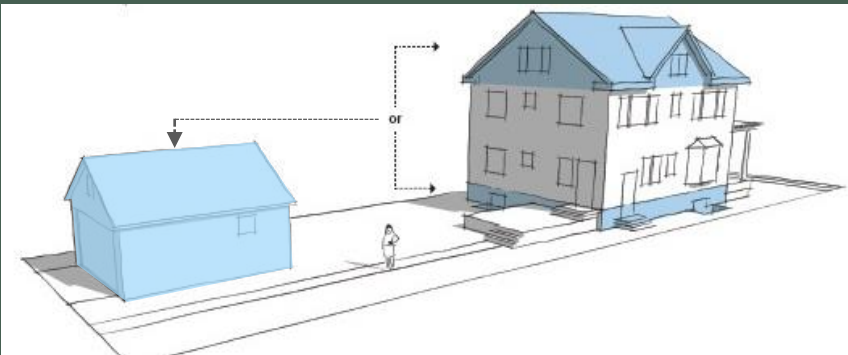
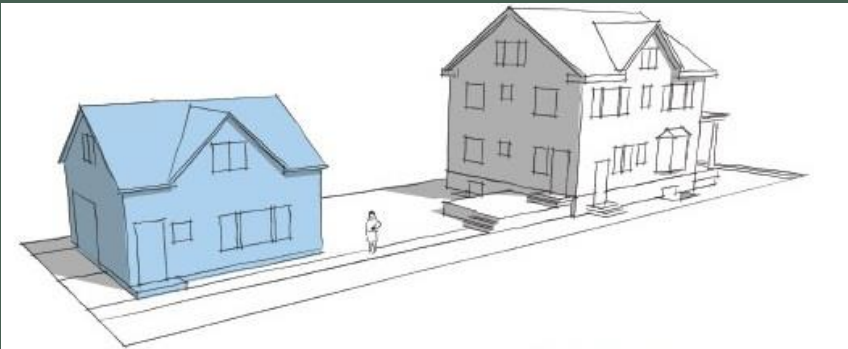
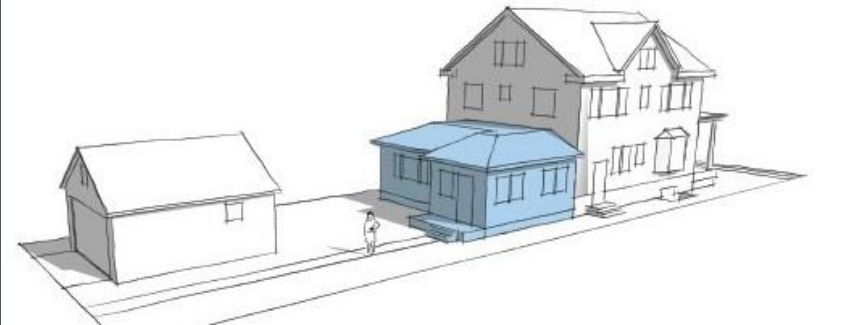


Junior ADU: A unit (≤ 500 SF) that is converted from an existing space such as an attic, basement or garage.



ACCESSORY DWELLING UNITS

An independent living unit located on the same property as the primary residence



Detached ADUs are the focus of Danville's **Granny Unit Program**



WHAT IS THE PROGRAM

Free, Downloadable, Permit-Ready Plans

- **3 sizes:** Studio, 1-Bed/1 Bath, 2-Bed/1.5 Bath
- **3 styles:** Mediterranean, Craftsman, Contemporary
- **Pre-approved** (structural, electrical, energy, etc.).
- **Expedited** permit process.



HOW DOES IT WORK

Step 1. Review Property Requirements

- Minimum setbacks, maximum size, rental restrictions, etc.
- Comprehensive checklist available: danville.ca.gov/ADU

Step 2. Select Your Preferred Unit

- *Size:* Studio, 1-Bed/1-Bath, or 2-Bed/1.5-Baths
- *Style:* Craftsman, Mediterranean, Contemporary

Interior or exterior design customization subject to fees agreed upon separately with designer.

Step 3. Gather Application Documents

- *Prepare* Site Plan, illustrating proposed ADU location
- *Gather* all other required documents (see checklist)

Step 4. Submit Application

- *Expedited Process:* Non-customized pre-approved ADU plans (5 days)
- *Standard Process:* Customized ADU plans (10 days for first review)



WHY IS IT OFFERED

Reason #1: Market Demand



WHY IS IT OFFERED

Reason #2: Complies with new *State ADU Law*, the Danville Way



WHY IS IT OFFERED

Reason #3: Complies with *State Housing Law* (enacted 1969), the Danville Way



PROGRAM TIMELINE

Month	Activity
January 2020	Release RFP/Q for design services
February - March 2020	Review proposals, select designer(s), negotiate contract
March – May 2020	ADU Plans: Conceptual design (35% plans)
May - July 2020	ADU Plans: Working drawings (90% plans)
August 2020	Program Launch



THANK YOU

More Information:

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danville.ca.gov/ADU