



# County of Monterey Planning Commission

## Item No.6

### Agenda Item No. 6

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

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**Current Status:** Agenda Ready

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#### **PRE-APPROVED ACCESSORY DWELLING UNIT DESIGNS**

Receive a presentation related to the development of pre-approved detached accessory dwelling unit (ADU) architectural and structural plans.

**Project Location:** Unincorporated County of Monterey

**Proposed CEQA Action:** This presentation is not a "Project" subject to CEQA.

#### STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Receive a presentation related to the development of pre-approved detached accessory dwelling unit (ADU) architectural and structural plans; and
- b. Provide direction to staff.

#### SUMMARY:

Monterey County Housing & Community Development (HCD) has retained the services of Workbench (a building and planning consulting firm) to design architectural and structural detached ADUs that will allow individual homeowners to choose a pre-approved ADU design that best fits their site. This is intended to be a more expedient and less expensive alternative to custom ADU designs. Additionally, once the designs are finalized, information will be provided in handouts and online to help homeowners understand the process of selecting and building an ADU.

Included in the Workbench contract is the development of six detached ADU plans, each of which will be customizable to some degree. Staff from HCD Planning Services and HCD Development Services have worked with Workbench to identify ADU sizes and design features that are intended to have the broadest applications in the unincorporated areas of the County.

Prior to finalizing the designs and engineering of the ADUs, staff and the consultant would like to present the concepts to the Planning Commission and the public for review and feedback. Staff will attempt to incorporate any comment or feedback received into the final product prior to finalizing the designs and engineering.

#### ENVIRONMENTAL REVIEW:

This presentation is not a "Project" as defined by CEQA. Additionally, ADUs, and regulations governing ADUs, are exempt from CEQA.

#### OTHER AGENCY INVOLVEMENT:

This effort includes staff from HCD Divisions of Planning and Development Services.

Prepared by: Craig Spencer, Chief of Planning  
Approved by: Erik Lundquist, AICP, Director of HCD

The following attachments are on file with the HCD:

- Exhibit A - Draft Workbench ADU plan PowerPoint presentation