



Pre-Approved Accessory Dwelling Unit (ADU)



Pre-Approved Plans for New Detached ADU

- A detached ADU is a separate stand-alone structure from the existing primary dwelling structure
- The City of Desert Hot Springs hired YNG Architects to develop eight (8) Pre-approved ADU Plans with optional garages to promote housing within City
- The plans feature design choices of external style and materials but should be compatible with the design of the main dwelling unit.



Benefits

- Pre-approved plans reduce preconstruction fees and expedite the permitting process
- These plans are only to be used for NEW Detached ADUs on properties within City of Desert Hot Springs limits.
- Additional documents and plans will be required from the property owner at time of submittal.

Pre-Approved Plans for New Detached ADU



- The collection of plans that were produced include four (4) architectural styles:
 - Contemporary
 - Pueblo
 - Spanish
 - Mediterranean



Contemporary Design

Pueblo Design



CONTEMPORARY STYLE

DATE: MAY 2022
PROJECT #: YR22001

2-BEDROOM: CORE C
DESERT HOT SPRINGS, CA



PUEBLO STYLE

DATE: MAY 2022
PROJECT #: YR22001

2-BEDROOM: CORE B
DESERT HOT SPRINGS, CA



Mediterranean Style

Spanish Design



MEDITERRANEAN STYLE



SPANISH STYLE

DATE: MAY 2022
PROJECT #: YRZ2001

2-BEDROOM: CORE B
DESERT HOT SPRINGS, CA



DATE: MAY 2022
PROJECT #: YRZ2001

2-BEDROOM: CORE C
DESERT HOT SPRINGS, CA





Pre-Approved Plans for New Detached ADU

- There is a selection of eight (8) Pre-approved ADU floor plans with optional garages
- Unit types:
 - #1 - Studio A & B: A is 384 sqft and B is 440 sqft
 - #2 - 1 Bed | 1 Bath B & C: B is 608 sqft and C is 609 sqft
 - #3 - 2 Bed | 2 Bath B & C: B is 704 sqft and C is 798 sqft
 - #4 - 3 Bed | 2 Bath C & D: C is 929 sqft and D is 988 sqft

Studio "A" - 384 sqft



TYOLOGY: ADU

STUDIO		
CORE A:	STUDIO 24' x 16' 384 sf	C S
CORE B:	STUDIO 27'-6" x 16' 440 sf	M P
1-BEDROOM		
CORE B:	1-BEDROOM 38' x 16' 608 sf	M P
CORE C:	1-BEDROOM 29' x 21' 609 sf	C S
2-BEDROOM		
CORE B:	2-BEDROOM 44' x 16' 704 sf	M P
CORE C:	2-BEDROOM 39' x 21' 819 sf	C S
3-BEDROOM		
CORE C:	3-BEDROOM 49' x 21' 959 sf	C S
CORE D:	3-BEDROOM 38' x 26' 988 sf	M P

C = CONTEMPORARY M = MEDITERRANEAN
 S = SPANISH P = PUEBLO

DATE: MAY 2022
 PROJECT #: YC22001

ACCESSORY DWELLING UNIT (A.D.U.)
 DESERT HOT SPRINGS, CA



Studio "B" – 440 sqft



STUDIO: CORE B
FLOOR PLAN 1/4" = 1'-0"

TYPOLGY: ADU

STUDIO

- CORE A:** STUDIO 24' x 16' | 384 sf C
S
- CORE B:** STUDIO 27'-6" x 16' | 440 sf M
P

1-BEDROOM

- CORE B:** 1-BEDROOM 38' x 16' | 608 sf M
P
- CORE C:** 1-BEDROOM 29' x 21' | 609 sf C
S

2-BEDROOM

- CORE B:** 2-BEDROOM 44' x 16' | 704 sf M
P
- CORE C:** 2-BEDROOM 39' x 21' | 819 sf C
S

3-BEDROOM

- CORE C:** 3-BEDROOM 49' x 21' | 859 sf C
S
- CORE D:** 3-BEDROOM 38' x 26' | 988 sf M
P

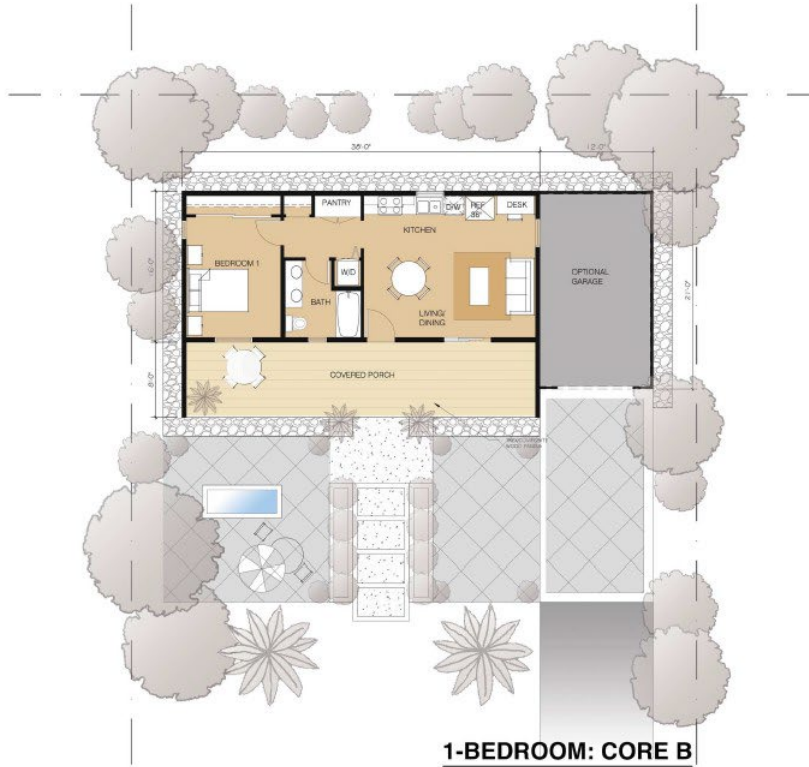
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ACCESSORY DWELLING UNIT (A.D.U.)
 DESERT HOT SPRINGS, CA



1br | 1ba "B" – 608 sqft



TYOLOGY: ADU

STUDIO

- CORE A:** STUDIO 24' x 16' | 384 sf **C S**
- CORE B:** STUDIO 27'-6" x 16' | 440 sf **M P**

1-BEDROOM

- CORE B:** 1-BEDROOM 38' x 16' | 608 sf **M P**
- CORE C:** 1-BEDROOM 29' x 21' | 609 sf **C S**

2-BEDROOM

- CORE B:** 2-BEDROOM 44' x 16' | 704 sf **M P**
- CORE C:** 2-BEDROOM 39' x 21' | 819 sf **C S**

3-BEDROOM

- CORE C:** 3-BEDROOM 49' x 21' | 959 sf **C S**
- CORE D:** 3-BEDROOM 38' x 26' | 988 sf **M P**

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1br | 1ba "C" – 609 sqft



1-BEDROOM: CORE C
FLOOR PLAN 1/4" = 1'-0"

TYOLOGY: ADU

STUDIO		
CORE A:	STUDIO 24' x 16' 384 sf	C S
CORE B:	STUDIO 27'-6" x 16' 440 sf	M P
1-BEDROOM		
CORE B:	1-BEDROOM 36' x 16' 608 sf	M P
CORE C:	1-BEDROOM 29' x 21' 609 sf	C S
2-BEDROOM		
CORE B:	2-BEDROOM 44' x 16' 704 sf	M P
CORE C:	2-BEDROOM 39' x 21' 819 sf	C S
3-BEDROOM		
CORE C:	3-BEDROOM 49' x 21' 959 sf	C S
CORE D:	3-BEDROOM 38' x 26' 988 sf	M P

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DESERT HOT SPRINGS, CA



2br | 2ba "B" – 704 sqft



TYOLOGY: ADU

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CORE A:	STUDIO 24' x 16' 384 sf	C S
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2br | 2ba "C" – 819 sqft



2-BEDROOM: CORE C
FLOOR PLAN 1/4" = 1'-0"

TYOLOGY: ADU

STUDIO

CORE A: STUDIO
24' x 16' | 384 sf



CORE B: STUDIO
27'-6" x 16" | 440 sf



1-BEDROOM

CORE B: 1-BEDROOM
38' x 16' | 608 sf



CORE C: 1-BEDROOM
29' x 21' | 609 sf



2-BEDROOM

CORE B: 2-BEDROOM
44' x 16' | 704 sf



CORE C: 2-BEDROOM
39' x 21' | 819 sf



3-BEDROOM

CORE C: 3-BEDROOM
49' x 21' | 959 sf



CORE D: 3-BEDROOM
38' x 26' | 988 sf



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3br | 2ba "C" – 959 sqft

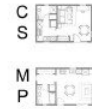


3-BEDROOM: CORE C
FLOOR PLAN 1/4" = 1'-0"

TYOLOGY: ADU

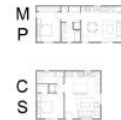
STUDIO

- CORE A:** STUDIO 24' x 16' | 384 sf
- CORE B:** STUDIO 27'-6" x 16' | 440 sf



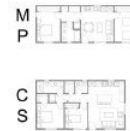
1-BEDROOM

- CORE B:** 1-BEDROOM 38' x 16' | 608 sf
- CORE C:** 1-BEDROOM 29' x 21' | 609 sf



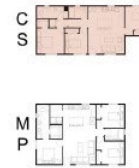
2-BEDROOM

- CORE B:** 2-BEDROOM 44' x 16' | 704 sf
- CORE C:** 2-BEDROOM 39' x 21' | 819 sf



3-BEDROOM

- CORE C:** 3-BEDROOM 49' x 21' | 959 sf
- CORE D:** 3-BEDROOM 38' x 26' | 988 sf



C = CONTEMPORARY M = MEDITERRANEAN
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3br | 2ba "D" – 988 sqft



3-BEDROOM: CORE D
 FLOOR PLAN 1/4" = 1'-0"

TYOLOGY: ADU

STUDIO

CORE A: STUDIO 24' x 15' | 384 sf
 C S

CORE B: STUDIO 27'-6" x 16" | 440 sf
 M P

1-BEDROOM

CORE B: 1-BEDROOM 38' x 16' | 608 sf
 M P

CORE C: 1-BEDROOM 29' x 21' | 609 sf
 C S

2-BEDROOM

CORE B: 2-BEDROOM 44' x 16' | 704 sf
 M P

CORE C: 2-BEDROOM 39' x 21' | 819 sf
 C S

3-BEDROOM

CORE C: 3-BEDROOM 49' x 21' | 950 sf
 C S

CORE D: 3-BEDROOM 38' x 26' | 988 sf
 M P

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ACCESSORY DWELLING UNIT (A.D.U.)
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Fees



- **City Fees**
 - **50% Reduction in Building Plan Check Fees**
 - **Standard building Permit Fees**
 - **No local impact fees!**
 - **Regional impact fees - If over 750 sq. ft. discounts are proportional to the size of the main house versus the ADU**

Fees



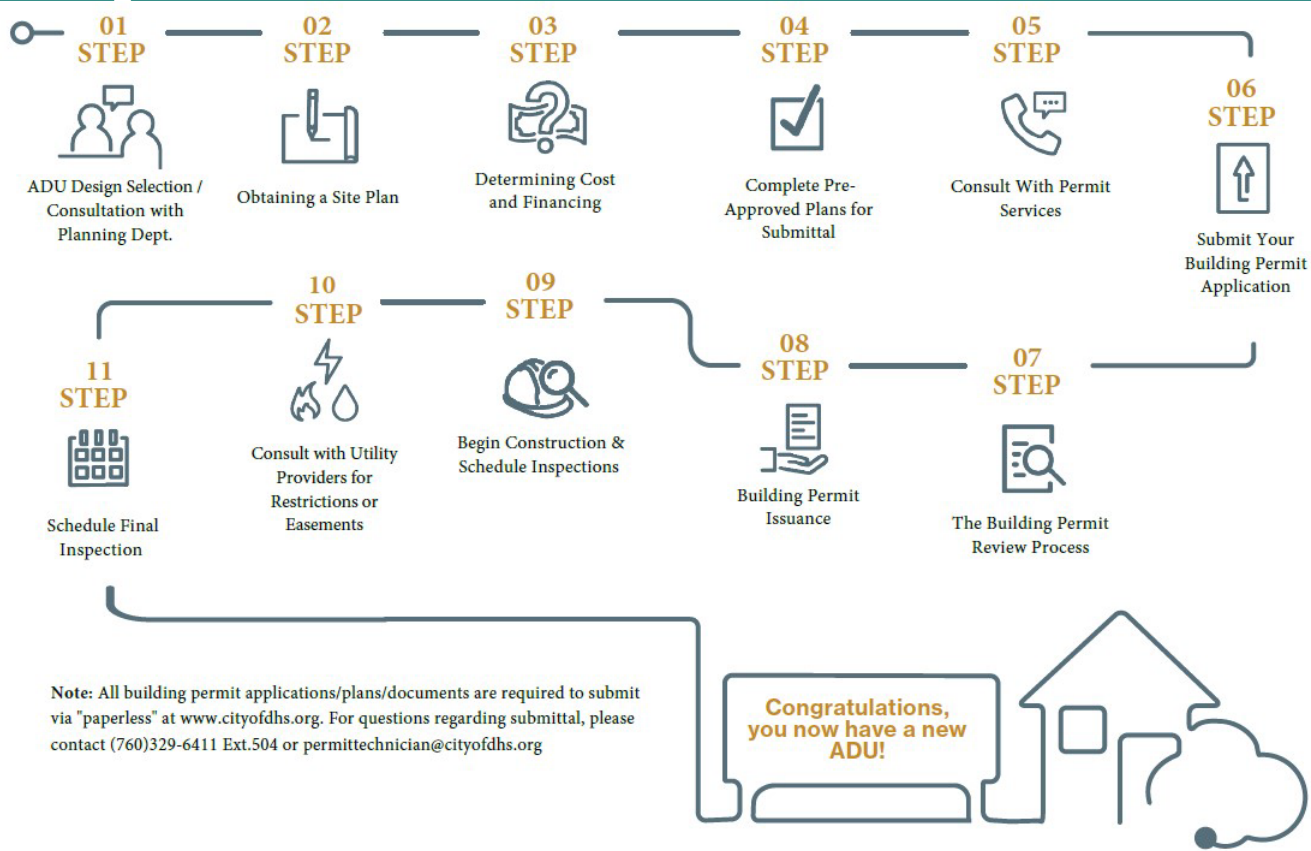
- **Other Fees**
 - **TUMF (If over 750 sq. ft. discounts are proportional to the size of the main house versus the ADU)**
 - **MSHCP – Not collected if the main house exists**
 - **Schools - Per PSUSD policy, ADUs less than 500 square feet are not subject to impact fees.**
- **Minor Fees – General Plan Maintenance Fee, Technology Surcharge fee, and State Earthquake and Building Research Fee**



Is there financial assistance or funding available for ADUs?

- ADU Grant Program provides up to \$40,000 in assistance to reimburse qualifying homeowners for predevelopment costs necessary to build and occupy an ADU on a lot with a single-family dwelling unit. Predevelopment costs include, but are not limited to, architectural designs, permits, soil tests, impact fees, property surveys, and energy reports.
- For additional information or questions, please see CalHFA's ADU Grant Program at <https://www.calhfa.ca.gov/adu> or contact the CalHFA Single Family Lending Division at (916) 326-8033 or SFLending@calhfa.ca.gov.
- All funds reserved for 2023 but may be reauthorized in 2024

Steps Towards Building an ADU



Sample Site Plan



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DESERT HOT SPRINGS SPECIFICATIONS AND THE CALIFORNIA CIVIL ENGINEERING BOARD SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DESERT HOT SPRINGS AND THE CALIFORNIA CIVIL ENGINEERING BOARD.

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LOT SIZE & IMPERVIOUS AREA

TOTAL LOT AREA: 10,000 SQ. FT.

TOTAL IMPERVIOUS AREA: 5,000 SQ. FT.

TOTAL PERVIOUS AREA: 5,000 SQ. FT.

TOTAL LOT AREA: 10,000 SQ. FT.

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GRADING INFORMATION

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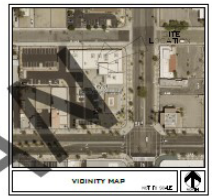
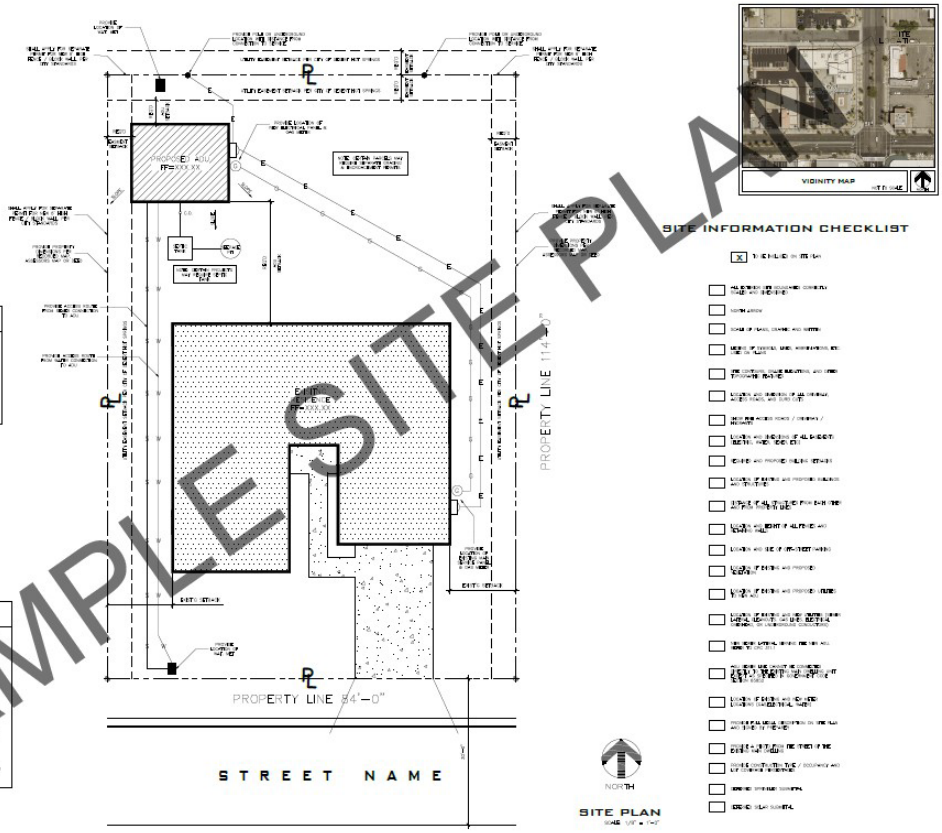
TOTAL LOT AREA: 10,000 SQ. FT.

TOTAL IMPERVIOUS AREA: 5,000 SQ. FT.

TOTAL PERVIOUS AREA: 5,000 SQ. FT.

LEGEND

	PROPOSED BUILDING FOOTPRINT
	PROPOSED DRIVEWAY
	PROPOSED PARKING AREA
	PROPOSED POOL
	PROPOSED DECK
	PROPOSED STAIRS
	PROPOSED FENCING
	PROPOSED LANDSCAPING
	PROPOSED IRRIGATION
	PROPOSED UTILITY LINES
	PROPOSED EASEMENTS
	PROPOSED SETBACKS
	PROPOSED PROPERTY LINES



SITE INFORMATION CHECKLIST

- 1. BUILDING DESIGN
- 2. ALL REQUIRED PERMITS OBTAINED
- 3. SITE PLAN
- 4. STATE OF CALIFORNIA LICENSE
- 5. MEASUREMENTS AND SURVEYING
- 6. PROPOSED POOL
- 7. PROPOSED DECK
- 8. PROPOSED STAIRS
- 9. PROPOSED FENCING
- 10. PROPOSED LANDSCAPING
- 11. PROPOSED IRRIGATION
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Approval by Departments

City of Desert Hot Springs:

- **Planning (Zoning/Setbacks)**
- **Engineering (Grading/Utilities Easements/Encroachments)**
- **Building (Building Permit/Inspections)**
- **Fire Dept. (Water Access, Sprinklers –if required)**
- **Water/Sewer (MSWD or CVWD)**
- **Disposal (DVD)**



Planning Department Review

- Zoning / APN (Parcel #) / Location
- Lot Coverage (Existing sq. ft. & Proposed sq. ft.)
- Architectural Compatibility
- Setbacks – 4 foot minimum side and rear,
unless adjacent to utility easement

Engineering Department Review



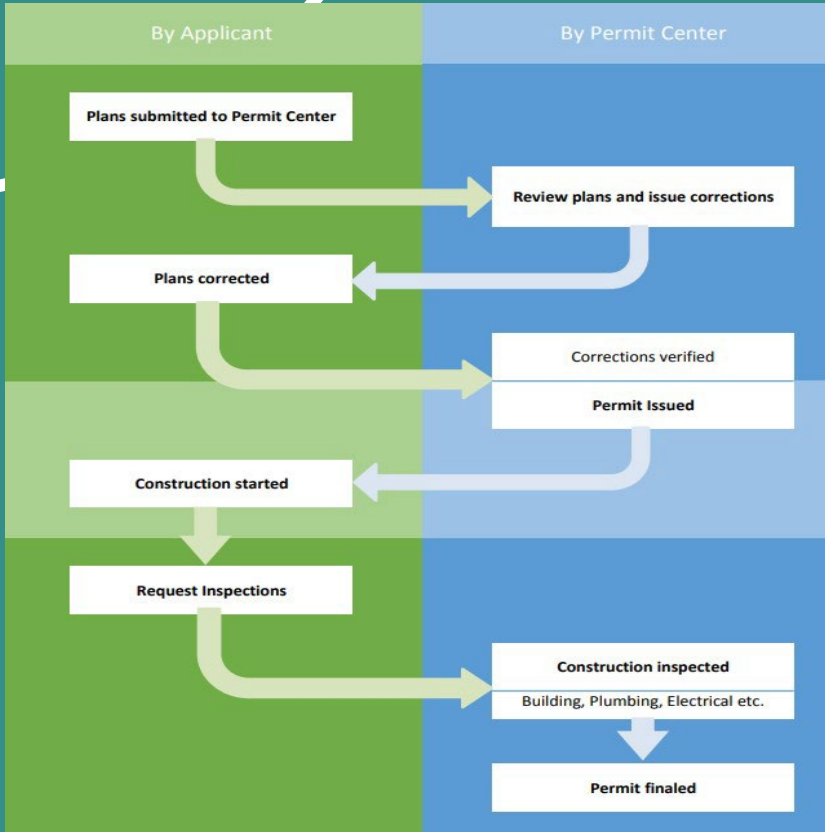
- **Grading Permit / Slope Percentage / Soils Report**
 - Certain parcels may require a Grading Permit and Geotech (Soils Report)
- **Encroachment Permit**
 - Certain parcels may require an Encroachment Permit if construction occurs in the right-of-way
- **Drainage**
- **Utility Easement Setbacks**

Building Department Review



- **Building Permit / Plans / Fees**
- **Scope of Work**
- **Electrical, Mechanical, Plumbing (Sewer/Septic), Structural, Solar, Energy Efficiency**
- **Seismic**
 - **Certain parcels may require additional structural calculations if in a fault zone**
- **Building Inspections**

The Building Permit Process



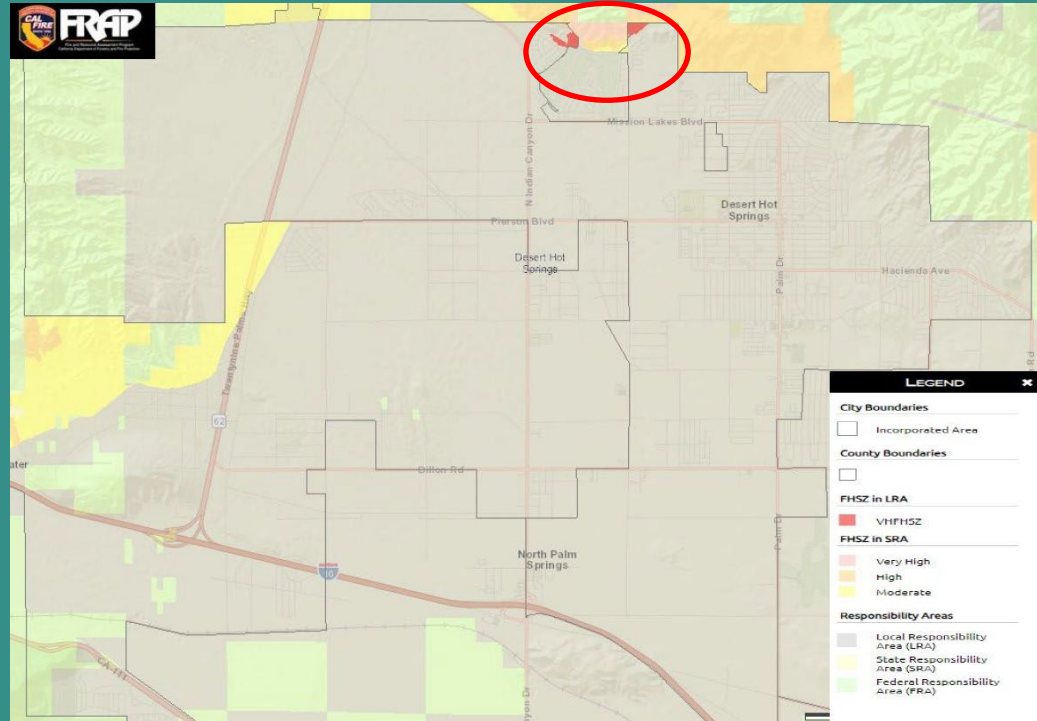
- Before submitting your Building Permit, you will need to complete a consultation with the Planning Dept., which will give you the green light to move forward with the plans for submittal.
- Please refer to the City of DHS ADU Guidebook on how to gather documents and your site plan for Building Permit Submittal.
- All submittals shall be “Paperless” online at www.cityofdhs.org > Online Permits > Building Permits; Residential Plans can be uploaded in PDF format/Dropbox link
- For questions please contact the Building Dept at 760-329-6411 x504.

Fire Department Review



- **Fire Sprinklers**
 - Required if main house has sprinklers
 - Deferred permit
 - Requires a licensed C-16 Fire Sprinkler Contractor - (See List)
- **Water access and flow**
- **Inspections**

Fire Department Review Cont...



- ADUs not permitted in the High Fire Hazard Area - (See Photo)

Utility and Agency Contacts



- **Mission Springs Water District (MSWD): 760-329-2904**
- **Coachella Valley Water District (CVWD): 760-398-2651**
- **Desert Valley Disposal (DVD): 760-329-5030**
- **Southern California Edison: 1-800-655-4555**
- **Southern California Gas Company: 1-800-427-2200**
- **Palm Springs Unified School District (PSUSD): 760-416-6000**

End of Presentation

Do you have further questions?

Contact us at:

760-329-6411 Ext. 504

permittechnician@cityofdhs.org

www.cityofdhs.org

ADU

ADUs provide independent living quarters for one household on the same lot as an existing or proposed single-family or multifamily dwelling. The ADU provides full facilities for sleeping, eating, cooking, and sanitation. The ADU may be detached, attached or a converted structure located within the walls of the primary dwelling unit on the lot.

- **Detached:** The ADU structure is detached from the primary dwelling unit.
- **Attached:** The ADU structure is attached to the primary dwelling unit.
- **Converted:** The ADU within the existing primary dwelling unit or the ADU was established through the conversion of an accessory structure, for example, a garage or poolhouse.

VS

JADU

A Junior Accessory Dwelling Unit (JADU) is a unit that is no more than 500 square feet in size and contained entirely within the walls of an existing single-family structure. A JADU is required to have at least an efficiency kitchen and may have separate sanitation facilities or may share with the main dwelling. The property owner is required to reside in either the main dwelling or the JADU. A JADU is not allowed to be constructed in a multi-family building.

JADUs provide independent living quarters for one household on the same lot as a single-family dwelling. The JADU must be converted space within the walls of an existing single-family structure. This may include the conversion of an attached garage but detached accessory structures cannot be converted to JADUs. The property owner is required to reside in the main dwelling or the JADU, this requirement is documented on a recorded deed restriction.

- **Efficiency kitchen required:** Includes plug-in-type cooking appliances, adequate food prep counter, and refrigerated storage.
- **Sanitation Facilities:** May be included in the JADU or may share with the main dwelling. Interior access to the main dwelling is required if sharing bathroom facilities.



...Fees Continued



Gov. Code, § 65852.2, subd. (f)(3.) establishes impact fee exemptions and limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees, and ADUs that are 750 square feet or larger may be charged impact fees but only such fees that are proportional in size (by square foot) to those for the primary dwelling unit.

If ADUs are less than 750 sq. ft. the City shall not charge impact fees. If greater than 750 sq. ft. then the fees are proportional to the square footage of the main dwelling. The same applies to the TUMF fee as State law trumps local impact fees. In addition, for lots with an existing main residence, the City would not charge the MSHCP fee for an ADU as the lot has already been disturbed. However, for a new single-family residence with an ADU, the city would collect the MSHCP fee but just for one dwelling.

Lastly, PSUSD will deal with their fees on a case per case basis. But per PSUSD policy, ADUs less than 500 square feet are not subject to impact fees.