

Lompoc Permit Ready Accessory Dwelling Units (ADU)



Permit Ready Accessory Dwelling Unit Program

What is an accessory dwelling unit?

An accessory dwelling unit, defined in Government Code Section 65852.2 refers to an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence in compliance with

State law, ADUs in Lompoc are currently regulated by Section 17.404.020 of the Lompoc Municipal Code.

For more information and resources on ADUs, visit the Department of Housing and Community Development's website:

<https://www.hcd.ca.gov/policy-and-research/accessory-dwelling-units>

Overview

The City of Lompoc intends to further facilitate Accessory Dwelling Unit (ADU) construction by developing a Permit Ready Accessory Dwelling Unit (PRADU) program. As required by the California Department of Housing and Community Development, the Lompoc City Council recently adopted the 6th Cycle Housing Element (2023-2031) that includes Policy H-1.18 and Implementation Program H-A.14, the City Council recently adopted the 2023-2031 General Plan Housing Element Update that includes Policy H-1.18 and Implementation Program H-A.14, committing the City to developing and implementing a PRADU program by end of year 2025.

The City recognizes that ADUs represent a substantial opportunity to realize its housing goals by providing diverse housing opportunities to meet the needs of lower and moderate-income households. The PRADU program will expedite the permitting and construction of housing resulting in additional much-needed housing units in areas already planned for growth minimizing ongoing cost to taxpayers through efficient land use patterns.

The PRADU program will also allow residents to live closer to their places of employment, school, and retail shopping areas which will reduce Vehicle Miles Traveled and protect natural resources leading to a healthy environment within the City of Lompoc. The City received funds from a grant program (REAP 2.0) for accelerating infill housing development and increasing housing supply at various affordability levels.

Additionally, the PRADU Program is being created with the intent to ensure compliance with Assembly Bill (AB) 1332 (Government Code Section 65852.27) which requires local jurisdictions to establish a process and program to pre-approved architectural and design plans for ADUs. This bill contains two main components: requires jurisdictions to develop a preapproval program for ADUs and creates a 30-day streamlined approval for preapproved ADUs.

Community Outreach

The City of Lompoc will be introducing the Permit Ready ADU initiative to the Planning Commission on July 9th and City Council on August 5th to introduce the program, review the context options, and provide an overview of next steps.

Stay tuned for upcoming community outreach events.

For any questions pertaining to the Permit Ready ADU Program, please reach out to g_stones@ci.lompoc.ca.us

1



Data and Community Research

Gather and review relevant planning and policy documents and data to inform the design process, including local guidelines and typical lot characteristics. A program memo will summarize project goals and design alternatives by Spring 2025.

2



Planning Commission and City Council Presentation

City staff will present the Pre-Approved ADU Program (PRADU) Initiative to the Planning Commission on July 9th and City Council on August 5th to introduce the program, review the context options, and provide an overview of the next steps.

3



Option Analysis and ADU Design

Summer 2025 - Before developing building plan sets, City staff will present schematic design options to the Planning Commission.

4



Construction-Ready Plan Set Development

Summer 2025 - Provide a construction-ready plan set that meets code requirements, with customizable elevations to reflect owner preferences, community character, and the primary residence's style.

5



ADU Handbook Release & Community Review

Fall 2025 - A PRADU Handbook will be developed to educate the public about the PRADU options and introduce the available pre-approved plans. The handbook will guide homeowners through getting started, permitting steps, and site plan considerations.

6



Public Hearing

Winter 2025 - City staff will present the results of the developed PRADU construction-ready plans and handbook to the City Council for final review and approval by City staff and the community before public release of the construction-ready plans.