

Permit Ready Accessory Dwelling Unit (ADU) Program

City Council Presentation

August 5, 2025



Overview

- **Background**
 - State laws regarding ADUs
 - 2023-2031 Housing Element
 - ADUs in Lompoc
- **Permit Ready ADU Program Benefits**
- **Context Study**
- **Permit Ready ADU Plans (Draft)**
- **Next Steps**
- **Questions/Comments**



Background

- Assembly Bill 140 (2021) created the Regional Early Action Planning (**REAP 2.0**) Grants of 2021.
- In November 2022, **staff applied to receive funding for development of a Permit Ready Accessory Dwelling Unit Program (PRADU program).**
- In October 2023, Santa Barbara County Association of Governments (SBCAG) announced the award of nearly **\$5.3 million in REAP 2.0 funding.**
- On December 19, 2023, the **City Council adopted Resolution No. 6623(23) to enter into an Agreement with SBCAG** regarding the REAP 2.0 Grant Award.
- City Council approved the PRADU contract on February 4, 2025.



State Laws Regarding ADUs

State Law	Summary
AB 2299 (Gov. Code 65852.2)	Permitted Jurisdictions to allow ADUs in single-family and multi-family zones.
SB 1069 (Gov. Code 65582.1)	In conjunction with AB 2299, cleaned up additional ADU provisions in relation to parking standards.
AB 68 (Gov. Code 65852.2)	Allows an ADU and Junior ADU (JADU) to be built on a single-family lot, if certain conditions are met.
AB 2221 (Gov. Code 65852.2)	Requires ADUs to be reviewed ministerially within 60 days of receiving a complete application.
AB 1332 (Gov. Code 65852.27)	Requires each local agency by January 1, 2025, to develop a program for the pre-approval of ADU plans.

2023-2031 Housing Element

- **Goal H-1** – *To provide a choice of housing opportunities for all...*
- **Policy H-1.18 Accessory Dwelling Units** – *The City shall encourage facilitate the development of ADUs through a **Permit Ready ADU Program**.*
- **Implementation Program H-A.14** - *The City shall create a “Permit Ready” ADU program to streamline and accelerate the permitting and construction of ADUs.*
 - **Implementation Program H-A.14 Action/Objective c** – ***Provide an informational guide and identify resources available** in support of ADU construction on the City’s website.*

ADUs in Lompoc

- **Municipal Code Section 17.404.020** establishes ADU and JADU regulations within the City of Lompoc.
- **55 ADUs** have received Certificates of Occupancy in Lompoc since 2017.
- Typical timeline from ADU submittal to final Certificate of Occupancy varies greatly depending on parties involved, however the following timelines are static:
 - *Initial submittals – 30 days*
 - *Resubmittals – 15 days*



Pre-Approved ADU Program Benefits

- Encourages users **unfamiliar with the construction and permitting process** to construct ADUs and **reduces costs for developing plans**.
- **Reduces the time involved for each ADU application** on the Community Development / Building and Safety Divisions.
- **Shortens permit review timelines.**
- ADUs can be counted toward **RHNA numbers**.
- **Promotes ADUs architectural consistency** with existing residential development in Lompoc.

Context Study

- **Common Architectural Styles:**
 - **Mediterranean Spanish** – Red-tiled roof, rounded archway entryways, and stucco siding.
 - **Cottage Agrarian** – Simple rectangular volume, decorative cornices, porch trimmed with decorative elements, vertical or horizontal siding, decorative columns, secondary accent materials.
 - **California Ranch** – Horizontal lap siding, board and batten siding, covered porch entryway wood posts with bracing, asphalt shingle roofing.



Mediterranean Spanish



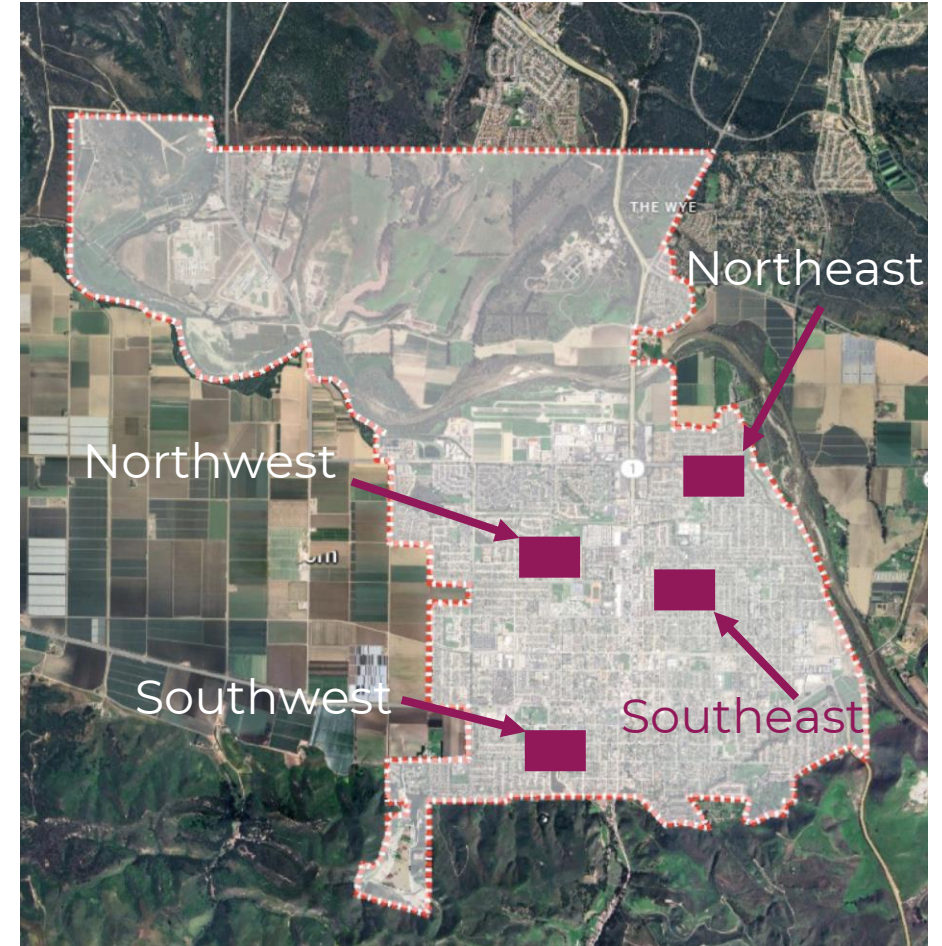
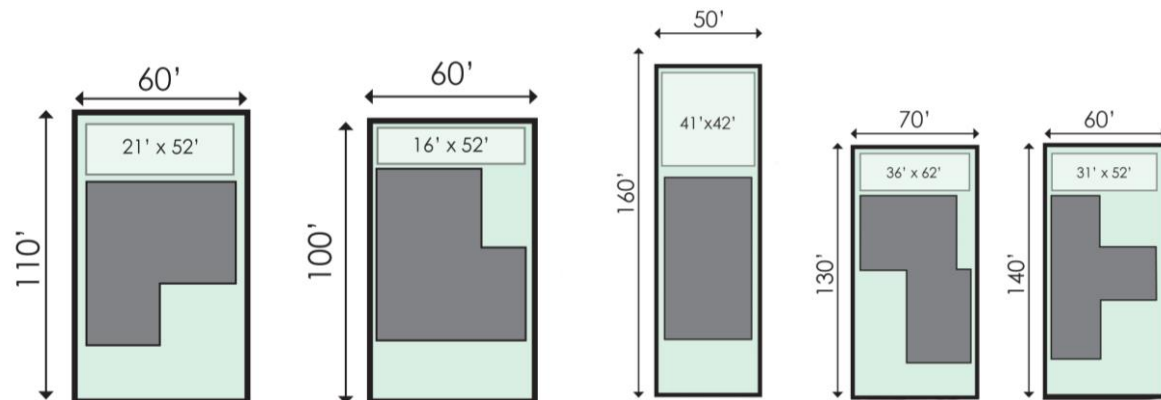
Cottage Agrarian



California Ranch

Context Study (cont.)

- **Quadrants analyzed by the architecture team:**
 - **Southwest Quadrant**
 - **Northeast Quadrant**
 - **Southeast Quadrant**
 - **Northwest Quadrant**



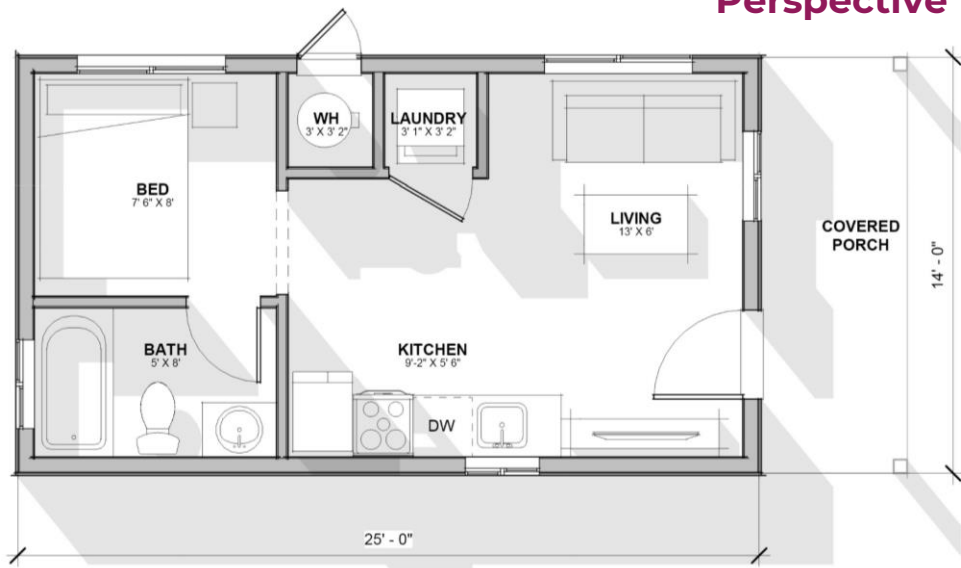


Permit Ready ADU Plans (*Draft*)

- Plan 1 - 350 SF
- Plan 2 - 490 SF
- Plan 3 - 640 SF
- Plan 4 - 650 SF
- Garage Conversion – Plan 1
- Garage Conversion – Plan 2



Perspective View



Floor Plan

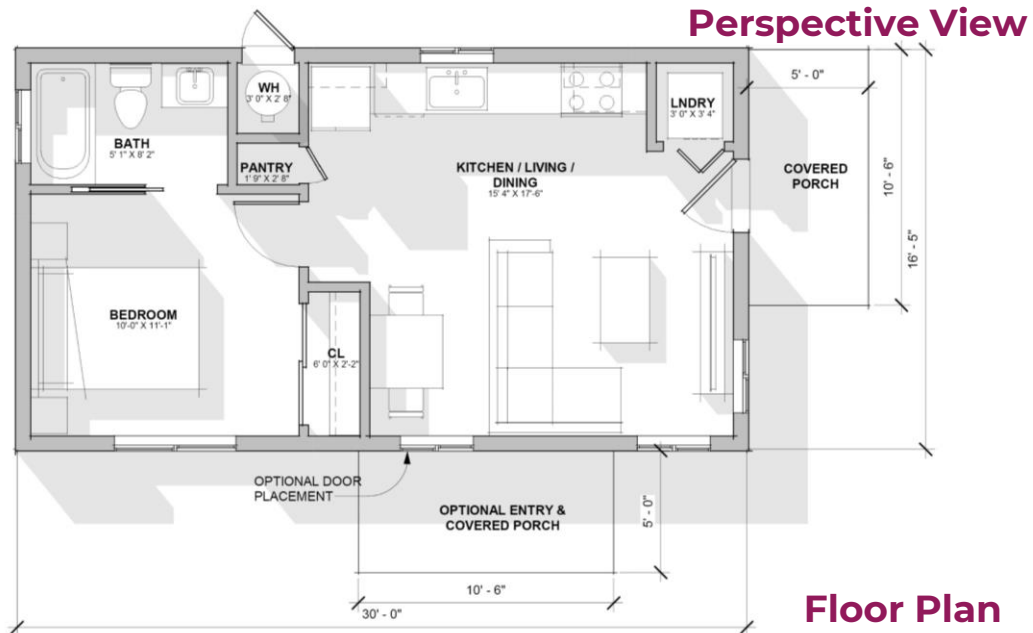
Permit Ready ADU Program **Plan-1**

- 1 Bed / 1 Bath
- 350 SF

Note: All graphics displayed are in progress.



Permit Ready ADU Program **Plan-2**



- 1 Bed / 1 Bath
- 490 SF

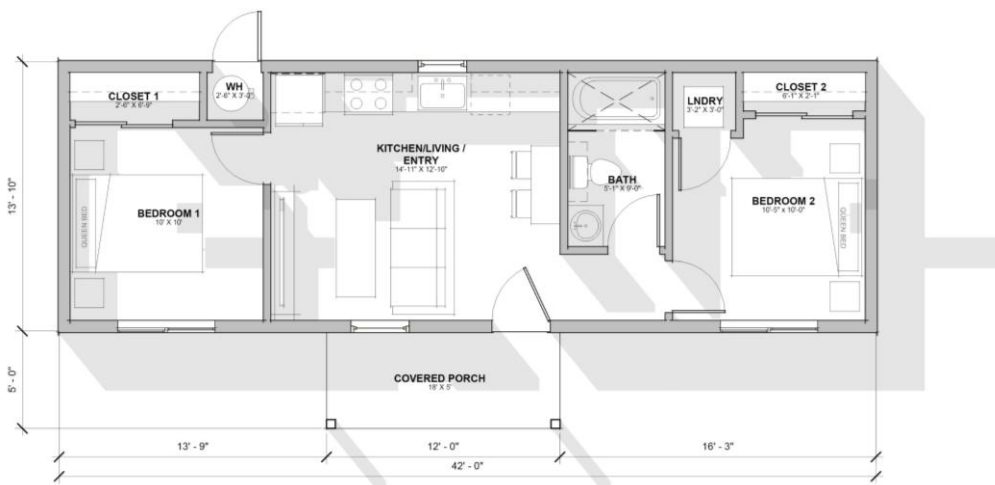
Note: All graphics displayed are in progress.



Perspective View

Permit Ready ADU Program **Plan-3**

- 2 Bed / 1 Bath
- 640 SF



Floor Plan

Note: All graphics displayed are in progress.



Perspective View



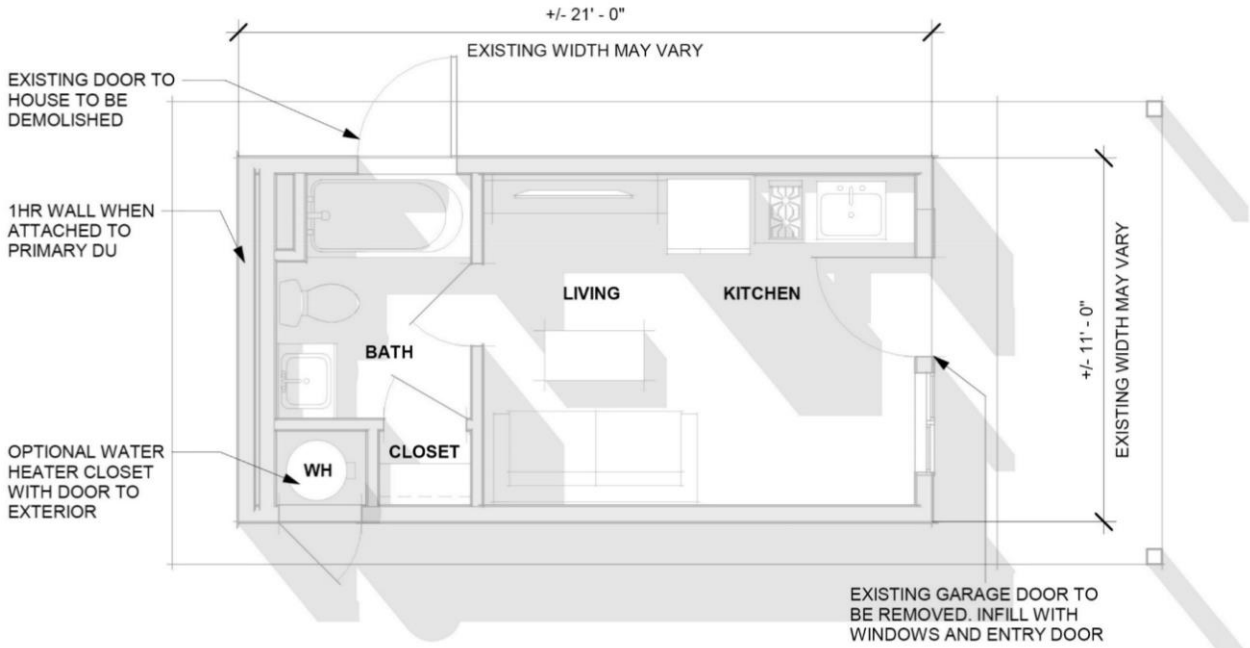
Floor Plan

Permit Ready ADU Program **Plan-4**

- 2 Bed / 1 Bath
- 650 SF

Note: All graphics displayed are in progress.

Permit Ready ADU Program Garage Conversion Plan - 1

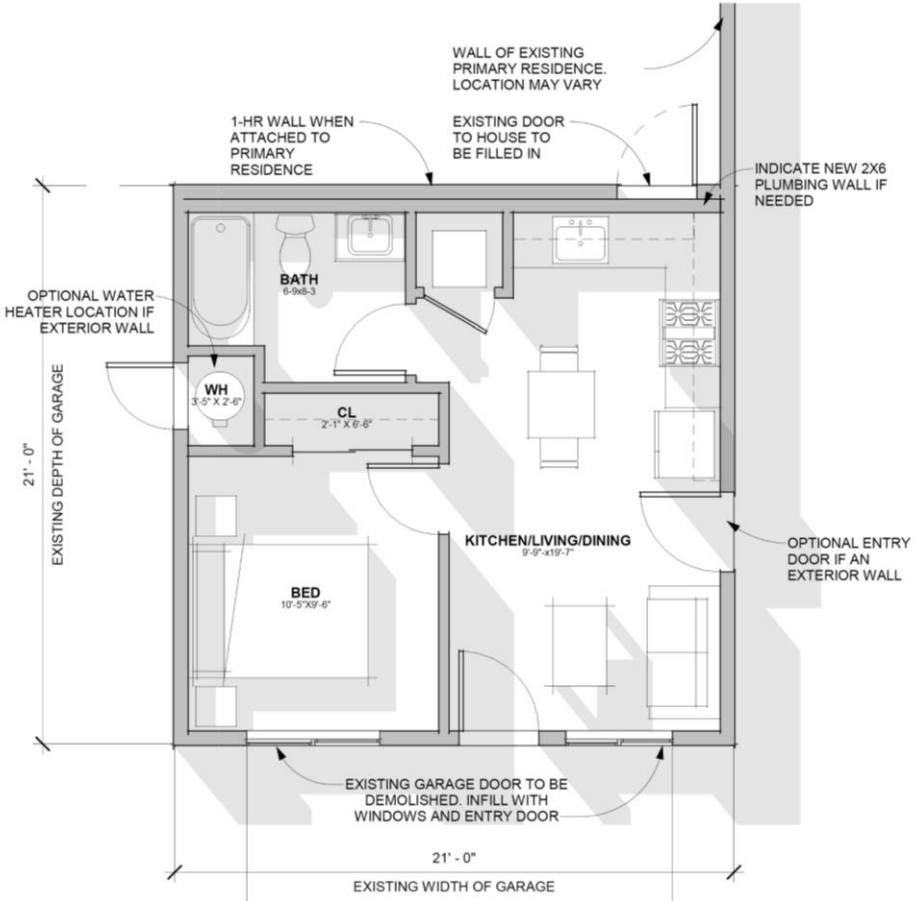


Floor Plan

- Studio / 1 Bath

Note: All graphics displayed are in progress.

Permit Ready ADU Program Garage Conversion Plan - 2



Floor Plan

- 1 Bed / 1 Bath

Note: All graphics displayed are in progress.


Next Steps

1  **Data and Community Research**
Spring 2025

2  **Planning Commission and City Council Presentation**
Planning Commission - July 9, 2025
City Council - August 5, 2025

3  **Option Analysis and ADU Design**
Summer 2025

4  **Construction-Ready Plan Set Development**
Summer 2025

5  **ADU Handbook Release & Community Review**
Fall 2025

6  **Public Hearing**
Winter 2025

Questions/ Comments

Please email questions and/or comments to:
g_stones@ci.lompoc.ca.us

Thank you!

