

## REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

### **IV.B. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT** (PLANNER: BRIAN FOOTE, CITY PLANNER)

Review and discussion of a draft ordinance updating the development standards and design regulations pertaining to Accessory Dwelling Unit (ADU) developments within the City of Redlands, including properties that are located within historic or scenic districts of the City of Redlands as well as individually designated historic resources within the City of Redlands. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15282 of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: JUNE 5, 2025

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#### **PROPOSAL**

Review and discussion of the revised draft ordinance updating the development standards and design regulations pertaining to Accessory Dwelling Unit (ADU) development within the City of Redlands (regulations contained in Redlands Municipal Code Chapter 18.156, [Article VII](#)).

#### **BACKGROUND**

The Commission reviewed the initial draft on April 3, 2025 (see Attachment A) and provided suggestions for changes or clarifications. The Commission asked that the revised draft ordinance be brought back for further review.

In Table 18.156.470(B)(1), additional clarifying terms and language have been added to the “Recommended Design Elements” for several of the identified architectural styles. Also, a new category for “Modern (1945 – 1975)” architectural style has been added.

A new paragraph addressing simple decorative elements has been added that states, “e. Ornamentation: The design of the ADU shall avoid unnecessary ornamentation and the following architectural details shall be prohibited including, but not limited to: wrought iron features, arcades, porticos, balconets, brackets, columns, corbels, cornice, quoins, gargoyles, rafter tails, dormers, cupolas, finials, etc.”

#### **ENVIRONMENTAL REVIEW**

The proposal is exempt from environmental review in accordance with Section 15282 (Other Statutory Exemptions) of the California Environmental Quality Act Guidelines. Section 15282(h) states, “The adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2” and other applicable provisions of State law is exempt from environmental review. Accordingly, no further environmental review is necessary.

## **STAFF RECOMMENDATION**

Staff recommends that the Historic & Scenic Preservation Commission review the revised draft ordinance to ensure it achieves the intent of the previous suggestions. The Commission may provide additional comments (if any) for further refinement.

## **MOTION**

No motion is required for this item.

## **Attachments:**

- A: HSPC Staff Report of April 3, 2025
- B: Revised draft ADU Ordinance (legislative version)

**Attachment A**  
HSPC Staff Report of April 3, 2025

## REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

### **CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT** (PLANNER: BRIAN FOOTE, CITY PLANNER)

Review and discussion of a draft ordinance updating the development standards and design regulations pertaining to Accessory Dwelling Unit (ADU) developments within the City of Redlands, including properties that are located within historic or scenic districts of the City of Redlands as well as individually designated historic resources within the City of Redlands. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15282 of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: APRIL 3, 2025

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### **PROPOSAL**

Review and discussion of a draft ordinance updating the development standards and design regulations pertaining to Accessory Dwelling Unit (ADU) development within the City of Redlands (regulations contained in Redlands Municipal Code Chapter 18.156, [Article VII](#)). The purpose of the revised regulations is to help facilitate more ADU production by making the permitting process easier, faster, more predictable, and more affordable for developers or homeowners who wish to build an ADU.

### **BACKGROUND**

In recent years, the State Legislature has adopted numerous bills updating the land use regulations pertaining to the construction of new housing, and particularly affordable housing, essentially making it easier and faster for developers to construct new housing projects. Regulations pertaining to the construction of accessory dwelling units (ADUs) have been updated and expanded to reduce the ability for local agencies to exercise local discretion (including staff's judgement as well as review procedures involving commissions or public hearings). For example, Assembly Bill (AB) 68, AB 587, AB 671, AB 881, and Senate Bill (SB) 13 further incentivize the development of ADUs through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. State law is now very explicit about certain development standards such as structure height, required yard areas and setbacks, parking requirements, and various other development standards. State law supersedes local ordinances, so when a city's ordinance is not consistent with State law, then State law simply overrides the local municipal codes and developers may invoke current State law.

State law is also very explicit about the type and wording of architectural design standards. State law does not permit vague "guidelines" or subjective methods of analysis and judgment. State law now requires the architectural design standards to be "objective standards," which is defined as,

“Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or proponent and the public official prior to submittal.”  
(Calif. Gov. Code section 66313, subdivision (i))

Furthermore, ADUs must be reviewed and approved (or denied) ministerially, without discretionary review or a public hearing (Gov. Code Section 66317(a)). Development standards must be objective to allow for ministerial review (Gov. Code Section 66314(b)(1)).

The Department of Housing & Community Development publishes an [ADU Handbook](#) that provides guidance regarding the current provisions of State law (available online from the City’s webpage at <https://www.cityofredlands.org/post/accessory-dwelling-units-adu>).

## SUMMARY

### A) Draft Code Amendment

Staff has prepared a draft ordinance that will update Redlands Municipal Code Chapter 18.156, Article VII (Second Residential Dwelling Units), which is a part of the City’s Zoning Regulations, and therefore, would be applicable to all properties in Redlands. A legislative draft of the ordinance is attached that highlights proposed changes. Staff is requesting that the HSPC focus its attention on the new code section that contains the architectural design suggestions (see Section 18.156.470: Architectural Design Standards).

Sub-part ‘B’ of 18.156.470 will be applicable to all properties in Redlands, including those within historic districts as well as individually designated properties. As noted above, this section attempts to provide objective guidelines (based on the City’s adopted [Historic Architectural Design Guidelines](#) including [Appendix B: Architectural Style Guide \(click here for link\)](#) that staff believes will meet the requirements of State law.

Note that these cannot be written as traditional Design Guidelines because that would almost always involve the “subjective judgment” of the reviewing public official (which is now barred). The City’s current *Historic Architectural Design Guidelines* are an example. The State has effectively precluded using special design standards for historic properties and contributing properties within historic districts (because it involves subjective judgement more often than not). Statements such as requirements to “match” the existing architecture or be “similar to” or “compatible with” the main house architecture often involves subjective judgment by the public official, and are therefore longer enforceable.

Instead, this proposal is intentionally written as optional guidelines (i.e., at the option of the applicant) should the applicant choose to identify the extant architectural style and

follow the design suggestions. Therefore, terms such as “when feasible” and “may choose” are included. Highlights of the proposed design standards/guidelines include:

- Suggestions for architectural styles, including appropriate materials based on the architectural style of the primary unit or contributing resource.
- Suggestions for roof form and roof pitch (based on architectural style).
- Suggestions for exterior wall cladding (based on architectural style).
- Suggestions for styles and treatment of windows and exterior doors.
- A ministerial review and approval process (i.e., by the Director) for demolition permits submitted in conjunction with an ADU permit application.

Staff has also reviewed numerous Ordinance Review Letters issued by the Department of Housing & Community Development regarding ADU ordinances in other cities (available from the HCD website at <https://www.hcd.ca.gov/policy-and-research/accessory-dwelling-units>). State law requires that the City submit its newly-adopted ordinance to HCD for formal review and comment. Therefore, if and when the City Council adopts an updated ADU Ordinance, it will be submitted to the State for review. HCD is empowered to require changes to the local ordinance based on its review of compliance with current State law. Several HCD comment letters have included the suggestion to add terminology such as “if feasible” or “when feasible” to allow for case-by-case applications of architectural design standards.

Therefore, the design standards enable the applicant to identify and choose the existing architectural style of their property, and then implement the corresponding design suggestions. For example, if an applicant chooses to follow the “Craftsman or Bungalow” style, then Table 18.156.470(B)(1) indicates the following design elements:

- Exterior siding: wood shingle, or wood clapboard
- Roof style: gable
- Roof pitch: not less than 2:12 (9 degrees) and not more than 5:12 (23 degrees)
- Windows: casement
- Window & Door trim: wood; not less than 1 inch in width, and not more than 6 inches in width.

If an applicant chooses to follow the “Spanish Colonial Revival” style, then Table 18.156.470(B)(1) indicates the following design elements:

- Exterior siding: stucco
- Roof style: hip or gable
- Roof pitch: not less than 3:12 (14 degrees) and not more than 5:12 (23 degrees)
- Window & Door openings: arched openings
- Windows: single and paired multi-pane windows

- Window & Door trim: stucco; not less than 1 inch in width, and not more than 6 inches in width.

Additional design suggestions are included for other common architectural styles as well.

Also, it should be noted that the City's current permitting process requires a Certificate of Appropriateness (typically a "Major Certificate of Appropriateness") with discretionary review and approval by the Commission in most circumstances involving major additions (such as an attached ADU), new structures (such as a detached ADU), etc. Any discretionary review process is now barred, because it involves "discretion" on the part of the reviewing agency and involves "subjective judgement" by staff or the decision-makers. State law now emphasizes the ministerial (not discretionary) process for issuing ADU permits. Where municipal codes have required additional layers of discretionary review above and beyond a building permit, State law has invalidated those provisions or otherwise made them non-enforceable.

If the Commissioners wish to provide suggestions to staff to change or improve any of the proposed design standards (type of materials, roof pitch, trim dimensional requirements, etc.), then the requirement under State law is for "objective standards." Objective Standards, as defined, contain the following elements:

- Standards that involve no personal or subjective judgment by a public official;
- Are uniformly verifiable by reference to an external and uniform benchmark or criterion; and,
- Available and knowable by both the applicant or proponent and the public official prior to submittal.

## **B) 2021-2029 Housing Element**

The City's adopted and certified 2021-2029 Housing Element contains several statements and work programs to help promote the construction of more ADUs.

- Program 1.6-1 will create a comprehensive ADU education campaign, providing easy, how-to guides for homeowners interested in ADUs. The Planning Division already has a webpage that provides detailed information and instructions.
- Program 1.6-2 will develop pre-approved ADU plan sets that residents will be able to use for free, reducing the cost and time necessary to obtain an ADU permit. The Planning Division is currently reviewing proposals from architectural firms to prepare templates of pre-approved ADU construction plans.
- Program 1.6-3 will update the ADU ordinance to match the most current State law.
- Program 1.6-4 includes a commitment to carefully track ADU production by income, and to implement additional strategies or revise the RHNA estimates if production does not meet the expectations presented in the Housing Element.

### **C) Historic & Scenic Preservation Commission Review**

As the proposed code amendment could be applied within historic districts and for designated historic properties, review by the Historic & Scenic Preservation Commission is being requested prior to the Planning Commission's review. Staff can then make changes or additions to the draft code language prior to presenting it to the Planning Commission.

The Planning Commission will formally review proposed code amendment and make a recommendation to the City Council as required by RMC Section 18.204.050. A public hearing before the Planning Commission is required for proposed zoning code text amendments.

### **ENVIRONMENTAL REVIEW**

The proposed code amendment is exempt from environmental review in accordance with Section 15282 (Other Statutory Exemptions) of the California Environmental Quality Act Guidelines. Section 15282(h) states, "The adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2" and other applicable provisions of State law is exempt from environmental review. Accordingly, no further environmental review is necessary.

### **STAFF RECOMMENDATION**

Staff recommends that the Historic & Scenic Preservation Commission review the draft ordinance language applicable to new Accessory Dwelling Unit (ADU) developments within historic districts or individually designated historic properties, and provide comments to staff. Proposed text changes should help facilitate more ADU production by making the development standards or requirements easier to understand, more predictable, facilitate expedient permit processing, or lower construction costs.

### **MOTION**

No motion is required for this item.

### **Attachments:**

A: Draft ADU Ordinance (legislative version)

B: [2025 ADU Handbook \(Dept. of Housing & Community Development, January 2025\)](#)

**Attachment B**  
Revised draft ADU Ordinance (legislative)

## Chapter 18.156

### Article VII. Second Residential Dwelling Units

#### 18.156.430: PURPOSE OF PROVISIONS:

The purpose of this article is to establish the procedure for permitting a second residential dwelling unit on lots zoned for residential uses. [If State law is amended or if any of the provisions contained herein conflict with State law, then State law shall prevail.](#)

#### 18.156.440: SECOND UNIT DEFINED:

[A. "Second unit" means a detached or attached residential dwelling unit which provides complete, independent living facilities for one or more persons, inclusive of, but not limited to, permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as a single-family dwelling is situated. A second unit also includes an efficiency unit as defined in California Health and Safety Code section 17958.1, and a manufactured home as defined in California Health and Safety Code section 18007. A second unit is also referred to herein as an Accessory Dwelling Unit \(ADU\) or a Junior Accessory Dwelling Unit \(Junior ADU\) in accordance with applicable State law.](#)

[B. To be considered attached, the proposed ADU must be connected to the primary dwelling unit by a wall plane that is at least fifty \(50\) percent of the length of the longest wall of the proposed structure.](#)

[C. "Within an existing structure" shall mean that the ADU is contained entirely within the proposed or existing space of a single-family dwelling or the existing space of an accessory structure. The accessory dwelling unit may include an expansion for ingress and egress purposes only, if not more than one hundred fifty \(150\) square feet beyond the same physical dimensions as the existing structure.](#)

#### 18.156.450: APPROVAL REQUIRED:

Application for construction of a second unit shall be made in the form of a site plan, floor plan and building elevations and shall be granted by the city's community development director provided the application meets the provisions of this article. The application must demonstrate compliance with the following criteria:

[A. The second unit is located on property zoned for single-family or multi-family use, or a mixed-use zone that allows residential uses. The number of ADUs per legal parcel shall comply with current State law.](#)

[B. The lot contains an existing single-family dwelling \(or has a permit for a proposed single-family dwelling\) or contains an existing multi-family dwelling \(or has a permit for a proposed multi-family dwelling\).](#)

C. The square footage for the second unit does not exceed the following standards:

1. The total area of floor space for a detached second unit shall not exceed eight hundred fifty (850) square feet for a studio or one-bedroom unit, and shall not exceed one thousand (1,000) two hundred (1,200)-square feet for a unit with two or more bedrooms.

- a. Calculation of the area of floor space shall not include uncovered outdoor patios, porches, decks, platforms, or balconies that are unenclosed on two or more sides (from the ground level and up).
- b. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

2. The increased floor area for an attached second unit shall not exceed fifty thirty percent (50% 30%) of the existing living area of the primary unit. Attached ADUs are allowed to add up to 150 square feet beyond the physical dimensions of the existing accessory structure to provide for ingress/egress.

3. The total area of floor space for a Junior ADU shall not exceed five hundred (500) square feet, and must be created within the existing exterior walls of the single-family residence or attached garage. A Junior ADU is not allowed to add up to 150 square-feet beyond the physical dimensions of the existing primary unit or structure.

D. ~~The second unit is either attached to the existing dwelling and located within the living area of that dwelling (which means the interior habitable area of a dwelling unit including basements and attics, but not including a garage or an accessory structure) or is a detached unit located on the same lot as the existing dwelling.~~ Prior to any occupancy for a Junior ADU, a deed restriction in a form approved by the City Attorney shall be recorded against the property stipulating that (i) the Junior ADU shall not be sold separately from the primary dwelling unit, and (ii) the size and attributes of the Junior ADU shall conform with State law. Proof of recordation shall be submitted to the Development Services Department prior to final inspection and sign-off of the building permit(s) that allows occupancy.

E. The second unit is not intended for sale and may be rented.

- 1. Rental or lease of the ADU shall be for a period exceeding thirty (30) days.
- 2. For a Junior ADU, the property owner shall reside on-site in either the remaining portion of the primary residence or the Junior ADU (note: this provision does not apply if the owner is a governmental entity, land trust, or housing organization).

F. Development Standards for ADUs.

1. The second unit complies with city or applicable State requirements relating to height, setback, ~~lot coverage~~, architectural review and maximum size of the unit.

a. Refer to Table 18.156.450(F) for a summary of standards applicable in single-family residential zones (R-1, R-1-D, R-E, R-S, R-A, R-A-A, R-R and R-R-A zones of RMC Title 18) and single-family districts of adopted Specific Plans.

b. Refer to current State law for applicable developments standards within multifamily residential zones (R-2 and R-3 zones of RMC Title 18) and multifamily districts of adopted Specific Plans.

Table 18.156.450(F): Development Standards for ADUs in Single-Family Residential Zones

<i>Development Standard</i>	<b>Detached ADU (New)</b>	<b>Detached ADU (Conversion)</b>	<b>Attached ADU</b>	<b>Junior ADU</b>
Floor Area (maximum)	Studio and 1-Bedroom units: 850 sq. ft. 2 or more Bedroom units: 1,000 sq. ft.  Note: No size limit for an ADU within a multifamily zone.	Up to the existing structure size (floor area); and, May be expanded up to 150 sq. ft. only to accommodate ingress and egress.	Attached ADU: Same as detached, except that the total floor area of the ADU cannot exceed 50% of the primary dwelling unit floor area (for units over 800 square feet).  ADU converted within existing structure: no maximum size.	500 sq. ft., within the existing walls of the primary residence only.
Height of building *	1-story ADU (ground floor): Up to 18 feet (see current State law)  2-story ADU: 25 feet maximum	Less than 2 stories (existing): Up to 18 feet (see current State law)  2-story ADU: 25 feet maximum	Same height as the existing primary dwelling unit; or, Same as the height limitation in the Zoning Code applicable to the primary dwelling unit, whichever is less.	Not to exceed the height of the existing primary dwelling unit.
Front yard (minimum)	Same as for the primary unit			
Street-side yard (minimum)	Same as for the primary unit			
Interior-side yard (minimum)	See current State law			
Rear yard (minimum)	See current State law			

Building Separation (minimum)	10 ft. from the primary unit (except for allowable roof projections), if feasible; and, 6 ft. from any other accessory structure.	10 ft. from the primary unit (except for allowable roof projections), if feasible; and, 6 ft. from any other accessory structure. (Note: an existing nonconformity may remain as is.)	n/a	n/a
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\* "Height of building" means the vertical distance, measured from the adjoining curb level to the highest point of the structure, exclusive of chimneys and ventilators; provided, however, that where buildings are set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the building (RMC §18.08.115). Where RMC Section 18.08.115 is inapplicable or cannot be clearly applied, Calif. Building Code Section 202 defines "Height, Building" as "the vertical distance from grade plane to the average height of the highest roof surface."

2. If local development standards such as lot coverage, floor area, open space or landscaping requirements might limit or prevent the development of an ADU(s), then prevailing State law would prohibit the imposition of any local development standards that have the effect of limiting or preventing the construction of ADUs.

3. A detached ADU shall be provided and connected to fully independent utility lines (water, sewer, gas, and electric) including separate meters, connections, and lines. An attached ADU or a Junior ADU may share utility connections with the primary dwelling unit.

4. A detached ADU may be issued a separate street address for purposes of utility connections, mail delivery, and/or emergency services.

**18.156.460: PROPERTY DEVELOPMENT STANDARDS:**

A. The lot upon which the second unit is proposed shall conform to the minimum area and dimension standards of the zoning district in which the lot is located. Applicants for second units shall not, as a condition for ministerial approval, be required to correct any existing or created nonconformity.

B. Parking requirements for ADUs.

1. One parking space shall be provided on the same lot as ~~the~~ a new Detached ADU, second unit, in addition to the required parking spaces serving the primary unit. No parking for an ADU shall be required where the ADU is part of the proposed or existing primary residence or an existing accessory structure.

2. Tandem parking is permissible to satisfy the parking provided for a ~~requirement for the~~ second unit, which may be provided on a paved driveway.

3. Guest parking shall not be required for an ADU.

4. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, the local agency shall not require that those off-

street parking spaces for the primary unit be replaced. However, the primary dwelling unit will be deemed Legal Nonconforming if it does not provide the required number of parking spaces (including garage spaces).

5. On-site parking nor replacement parking may be required for any properties meeting the criteria of applicable State law that exempts such development projects (Gov. Code section 65852.2):

- a. Where the ADU is located within one-half mile walking distance of public transit;
- b. Where the ADU is located within an architecturally and historically significant historic district;
- c. Where the ADU is part of the proposed or existing primary residence or an accessory structure;
- d. When on-street parking permits are required but not offered to the occupant of the ADU;
- e. When there is a car share vehicle located within one block of the ADU; and,
- f. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed above.

C. The second unit shall be provided with independent exterior access ~~a separate outside entrance~~ not visible on the front elevation of the primary dwelling unit as viewed from the street (note: not applicable if strict compliance would preclude the development of an ADU on the subject property), with adequate pedestrian access from a public street to the entrance.

D. All second units shall comply with the standards of the current editions of the California Building Code, California Fire Code, and applicable engineering design standards of the City of Redlands or other regulatory agency for which the city exercises jurisdiction. ~~an efficiency dwelling unit as defined by the uniform building code.~~

E. ~~The A detached~~ second unit shall be located to the rear of the primary unit, if feasible. A new detached second unit shall be located on the property to minimize direct visibility from the public right-of-way, if feasible.

F. If Development Impact Fees (DIF) are applicable to an ADU development project, then all applicable fees shall be paid in full prior to building permit issuance.

G. New ADU(s) proposed to be located on a property that is identified as being within a High Fire Hazard Zone (defined as High Threat, Very High Threat, or Extreme Threat areas as identified in the General Plan or State maps) shall satisfy all the following criteria, and shall be shown on the project plans prior to approval of any building or engineering permits for the ADU. The applicant shall include sufficient exhibits, labels, and information on the construction plans to preclude subjective judgment by the reviewing official.

1. The subject property has direct access to a public right-of-way that has a minimum paved width of at least thirty-six (36) feet curb-to-curb. The public right-of-way must have at least two independent routes of vehicular access (ingress and egress), each also a minimum of thirty-six (36) feet wide, that connect to two separate intersections for fire and life safety to obtain access to the subject property and for residents to evacuate.

2. The proposed ADU complies with all applicable regulations of the California Fire Code and any amendments thereto adopted in the Redlands Municipal Code (including but not limited to emergency ingress and egress, water supply, etc.).
3. The proposed ADU complies with all applicable regulations of the California Building Code (including Chapter 7A) and any amendments or additions thereto adopted in Chapter 15.30 (Wildland-Urban Interface Code) of the Redlands Municipal Code. The applicant could choose building materials and methods such as: Class A rated exterior walls (e.g., brick, stone, fiber cement, stucco, etc.); Class A rated roofing materials (e.g., concrete tile, clay tile, or asphalt fiberglass composition shingles); exterior windows of tempered double-pane glass; metal for window framing (including any muntins, mullions, etc.) and fire-resistant window trim; fire-rated steel exterior doors and fire-resistant door trim; no exposed exterior wood (e.g., eaves, rooflines, fascia, rafter tails, doors, handrails, appendages or projections, etc.); use of non-combustible materials for ancillary exterior structures such as decks, stairs, handrails, fences abutting structures, gutters and downspouts, appendages or projections, etc. Metal, steel, metallic or reflective exterior siding and roofing materials are prohibited.
4. The subject property will comply with all applicable landscape design, materials, fuel modification, and vegetation management requirements of RMC Chapter 15.30 (Wildland-Urban Interface Code) and/or applicable State law ((including but not limited to Public Resource Code § 4291, 14 California Code of Regulations § 1299.03, Calif. Fire Code § 505.1, and Calif. Building Code Chapter 7A) for requirements pertaining to landscape fuel modification zones and vegetation management for properties in a high fire hazard severity zone. Such information shall be shown on a Site Plan (or the applicant may choose to submit a Landscape Plan), and appropriate conditions of approval may be included to ensure conformance.
5. If required by the applicable provisions of the California Fire Code or California Building Code (and any amendments thereto adopted by the Redlands Municipal Code), that an adequate water supply is provided on-site or the property is connected to a public water line to serve any fire sprinkler system.

**18.156.470: ARCHTECTURAL DESIGN STANDARDS:**

A. Applicants may utilize one of the previously prepared ADU construction designs offered by the City (also known as pre-approved ADU standard plans) to submit to Plan Check for a building permit(s). Such City-authorized designs shall be presumed to be consistent with this section.

B. Required Design Elements for Custom ADU Construction.

1. For new ADU construction, all required exterior design features as listed below shall be shown on the construction plans prior to permit issuance. The applicant shall include sufficient exhibits, labels, and information on the construction plans to preclude subjective judgment by the reviewing official.

a. Exterior Primary Material

- i. For properties not located within a High Fire Hazard Area, exterior wall cladding material shall be wood, stucco, plaster, brick, stone, or a combination thereof. Consistent material(s) shall be installed on all sides. When feasible, the applicant shall identify the architectural style (if any) of the primary dwelling unit and may choose to implement the recommended design elements appropriate for the given architectural style pursuant to Table 18.156.470(B)(1).
- ii. Metal, steel, metallic or reflective siding materials are prohibited.
- iii. For properties located within a High Fire Hazard Area, the proposed design shall use Class A rated exterior walls (e.g., brick, stone, fiber cement, stucco, or equivalent Class A material, or a combination thereof), with consistent use of the selected materials on all sides.

**Table 18.156.470(B)(1): Objective Design Standards for Specific Architectural Styles**

Architectural Style of Primary Dwelling Unit	Recommended Design Elements of Proposed ADU
Craftsman or Bungalow	Exterior siding: wood <del>shingle, or wood clapboard</del> Roof style: gable Roof pitch: not less than 2:12 (9 degrees) and not more than 5:12 (23 degrees) Windows: <del>double-hung</del> , casement Window & Door trim: wood, not less than 1 inch in width, and not more than 6 inches in width.
Mission or Mediterranean	Exterior siding: stucco Roof style: hip Roof material: clay tile Roof pitch: not less than 3:12 (14 degrees) and not more than 5:12 (23 degrees) Window & Doors openings: rounded or arched openings Window & Door trim: stucco, not less than 1 inch in width, and not more than 3 inches in width.
American Foursquare or Classic Box	Exterior siding: wood <del>clapboard</del> Roof style: hip Roof pitch: not less than 3:12 (14 degrees) and not more than 5:12 (23 degrees) Windows: double-hung <del>sash</del> Window & Door trim: wood, not less than 1 inch in width, and not more than 6 inches in width.

<p>American Colonial Revival</p>	<p>Exterior siding: wood <del>clapboard</del>, or brick  Roof style: hip or gable  Roof pitch: not less than 3:12 (14 degrees) and not more than 7:12 (30 degrees)  Windows: multi-pane sash  Window &amp; Door trim: wood, not less than 1 inch in width, and not more than 3 inches in width (exception: may include shutters)</p>
<p>Spanish Colonial Revival</p>	<p>Exterior siding: stucco  Roof style: hip or gable  Roof material: clay tile  Roof pitch: not less than 3:12 (14 degrees) and not more than 5:12 (23 degrees)  Window &amp; Doors openings: arched or rounded openings  Windows: single and paired multi-pane windows  Window &amp; Door trim: stucco, not less than 1 inch in width, and not more than 6 inches in width.</p>
<p>Victorian-era (Second Empire, Eastlake/Stick, or Queen Anne)</p>	<p>Materials: wood <del>shiplap, or patterned wood cladding</del>  Roof style: gable or mansard  Roof pitch: not less than 8:12 (33 degrees) and not more than 15:12 (51 degrees)  Windows: double-hung  Window &amp; Door trim: wood, not less than 1 inch in width, and not more than 3 inches in width.</p>
<p>Modern (1945 – 1975)</p>	<p>Exterior siding: wood, brick, stucco, or stone  Roof style: gable, or flat  Roof pitch: not less than 1:12 (5 degrees) and not more than 7:12 (31 degrees)  Window &amp; Door frames: metal or wood framing  Window &amp; Door trim: not less than 1 inch in width, and not more than 6 inches in width (exception: may include shutters)</p>
<p>Ranch</p>	<p>Exterior siding: wood, wainscot, brick, or stone  Roof style: gable  Roof pitch: not less than 3:12 (14 degrees) and not more than 8:12 (34 degrees)  Window &amp; Door trim: wood, not less than 1 inch in width, and not more than 6 inches in width.</p>

<p>Other (not specified) or None of the above</p>	<p>Exterior siding: wood, stucco, plaster, or brick Roof style: hip or gable Roof pitch: not less than 3:12 (14 degrees) and not more than 10:12 (40 degrees) Window &amp; Door trim: wood, not less than 1 inch in width, and not more than 6 inches in width.</p>
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b. Roof Pitch and Design

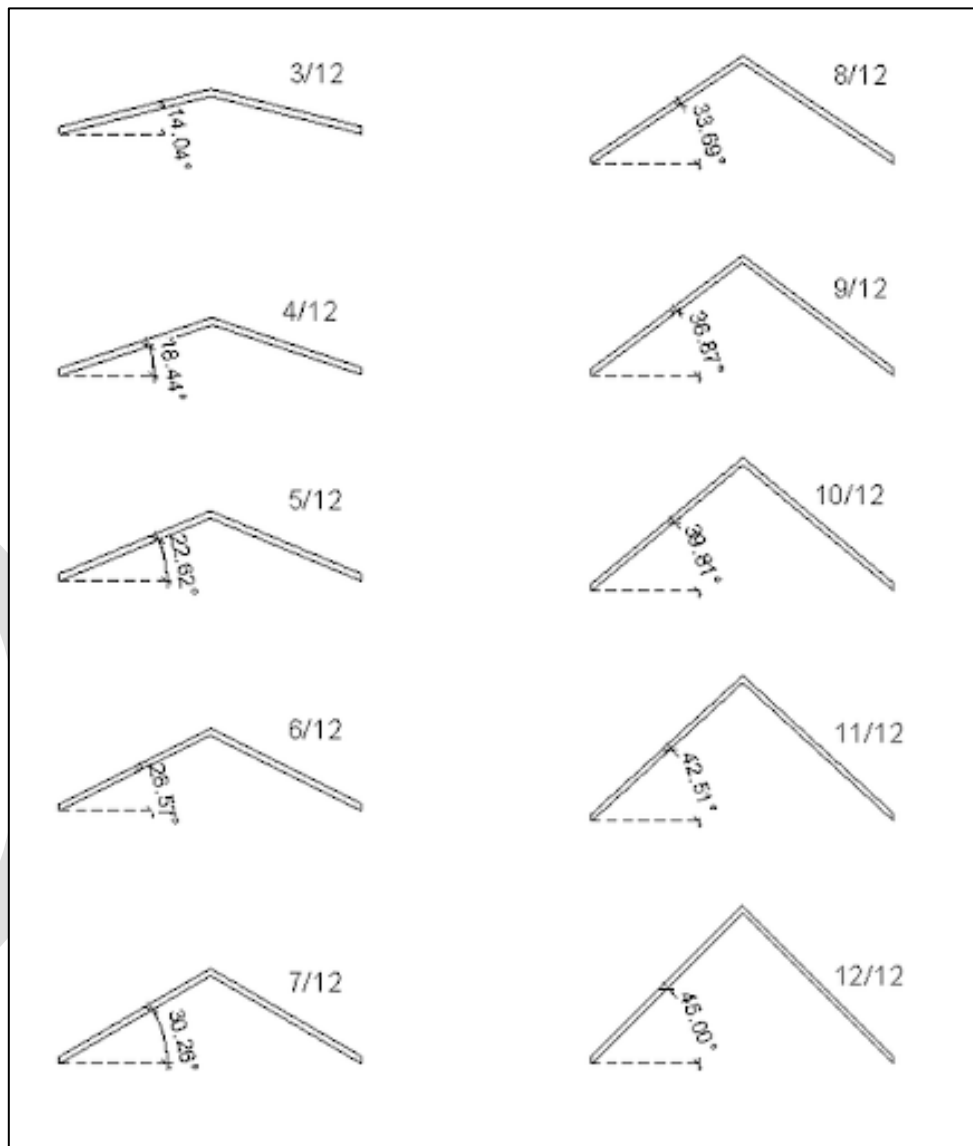
- i. Roof style and construction shall be hipped or gable (the exception is for Gov. Code § 66323 units which includes all converted units, all Junior ADUs, 800 square foot new construction detached units with four-foot setbacks, and detached units with multifamily primary dwelling structures). The applicant may choose another style if the proposal complies with Table 18.156.470(B)(1) above.
- ii. Roof pitch shall be not less than 3:12 and not more than 10:12, when feasible (the exception is for Gov. Code § 66323 units which includes all converted units, all Junior ADUs, 800 square foot new construction detached units with four-foot setbacks, and detached units with multifamily primary dwelling structures). The applicant may choose another style if the proposal complies with Table 18.156.470(B)(1) above. It is recommended that roof pitch of the ADU should be equal to or less than (within 20% or 5 degrees, whichever is larger) the roof pitch of the primary unit, when feasible.
- iii. Dormers, cupolas, turrets, towers, domes, or other projections (including chimneys) are prohibited.
- iv. Metal, steel, metallic or reflective roofing materials are prohibited.
- v. For properties located within a High Fire Hazard Area, the proposal uses Class A rated roofing materials (e.g., concrete tile, clay tile, asphalt fiberglass composition shingles, etc.), and no exposed exterior wood (e.g., eaves, rooflines, fascia, rafter tails, etc.). Roof vents, gable vents, soffit vents, and other openings, if any, shall be ember-resistant.
- vi. Roof pitch angles are defined in Table 14.156.470(B)(2) below. “Roof Pitch” means the steepness or slope of a roof, and is determined by calculating the amount of vertical distance above the horizontal plane (“Rise”) divided by the amount of linear horizontal distance (“Run”). Written as a formula, “Pitch = Rise / Run.”

**Table 14.156.470(B)(2): Roof Pitch and Angles**

<b>Roof Pitch *</b> <b>(ratio)</b>	<b>Corresponding Angle</b> <b>(degrees)</b>
0/12	0.0 degrees
1/12	4.76 degrees
2/12	9.46 degrees
3/12	14.04 degrees
4/12	18.43 degrees
5/12	22.62 degrees
6/12	26.57 degrees
7/12	30.26 degrees
8/12	33.69 degrees
9/12	36.87 degrees
10/12	39.81 degrees
11/12	42.51 degrees
12/12	45.0 degrees
13/12	47.29 degrees
14/12	49.4 degrees
15/12	51.34 degrees

\* As a ratio, the first number represents the vertical rise (in inches or feet) and the second number represents a standard horizontal run of 12 inches (1 foot).

Exhibit 14.156.470(B)(2): Roof Pitch and Angles



c. Exterior Windows

- i. Window openings shall include trim. Trim shall be not less than one inch (1") in width and not more than three inches (3") in width, and not less than one-quarter inch (1/4") in depth or projection as measured from the exterior wall plane. "Exterior wall plane" is defined as the outermost layer of siding (existing or proposed) on the exterior side of the structure. The applicant may choose another trim style if the proposal complies with Table 18.156.470(B)(1) above.
- ii. For properties located within a High Fire Hazard Area, the proposed design uses Class A rated tempered double-pane windows on the exterior, and uses metal for

window framing (including any muntins, mullions, etc.) and fire-resistant window trim. Fire-resistant shutters and/or exterior rolling shutters may be installed.

d. Doors

i. Door trim shall be not less than one inch (1") in width and not more than three inches (3") in width, and not less than one-quarter inch (1/4") in depth or projection as measured from the exterior wall plane. "Exterior wall plane" is defined as the outermost layer of siding (existing or proposed) on the exterior side of the structure.

ii. For properties located within a High Fire Hazard Area, the proposed design uses Class A rated steel exterior doors and fire-resistant door trim.

e. Ornamentation: The design of the ADU shall avoid unnecessary ornamentation and the following architectural details shall be prohibited including, but not limited to: wrought iron features, arcades, porticos, balconets, brackets, columns, corbels, cornice, quoins, gargoyles, rafter tails, dormers, cupolas, finials, etc.

f. For new two-story ADUs, the front and street-facing side elevations shall be articulated and set back (e.g., vertically and horizontally offset) a minimum of five feet (5') from the first-story building façade, when feasible (the exception is for Gov. Code § 66323 units which includes all converted units, all Junior ADUs, 800 square foot new construction detached units with four-foot setbacks, and detached units with multifamily primary dwelling structures).

g. Exterior light fixtures shall be a design, or shall include shielding, to contain glare within the subject property and prevent light trespass onto adjacent properties exceeding 0.5 foot-candle as measured at the property line.

h. Ground-mounted condensers and heat pumps shall be ground-mounted. Heating and cooling air handlers shall be installed within the building envelope. "Building envelope" is defined as the outer shell of a building that separates the interior from the exterior environment.

i. Visibility of HVAC Equipment: Window and roof-mounted HVAC equipment shall not be visible from the public right-of-way, when feasible.

j. Tuck-under parking (or parking spaces located underneath a second floor or upper floor) is prohibited, when feasible, and no part of the ADU may overhang to create covered parking.

k. A new exterior stairway to a second floor ADU shall not be visible from the public right-of-way at the front of the property, when feasible.

2. Required Design Elements for Conversion of an Existing Structure to an ADU.

a. Existing building elements may remain if in compliance with the applicable provisions of the California Building Code and California Fire Code.

b. Installation or construction of new exterior design elements, features, or treatments shall conform to the requirements of subsection (B)(1) above, when feasible.

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