



**DATE:** May 25, 2022

**TO:** Orange County Planning Commission

**FROM:** OC Development Services

**SUBJECT:** Review of Draft Accessory Dwelling Unit Pre-Approved Plans

**PROPOSAL:** Staff will provide an update on the draft pre-approved accessory dwelling unit plans and solicit comments from the Planning Commission on the plans.

**ZONING/  
GENERAL PLAN:** N/A

**LOCATION:** Unincorporated Areas of Orange County

**APPLICANT:** OC Development Services

**STAFF  
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**RECOMMENDED ACTION:**

OC Development Services recommends the Planning Commission:

- a. Receive staff report, and;
- b. Provide feedback on the draft pre-approved accessory dwelling unit plans.

**BACKGROUND:**

To encourage the development of Accessory Dwelling Units (ADUs) the County has contracted with Design Path Studios to develop pre-approved building plans for ADUs that would be made available to the Public, free of charge. This program supports the County's General Plan Housing Element goals to increase the volume of housing available and assists in the reduction of the County's Regional Housing Needs Assessment (RHNA) obligations.

**DISCUSSION:**

Staff is working with Design Path Studios to develop code compliant standard plans of accessory dwelling units in key size thresholds for use by residents/customers for permitting and construction. The floor plans selected are all single-story and include the following unit types and sizes:

- Studio: 395SF
- One-bedroom (1ba): 555SF
- Two-bedroom (1ba): 749 SF
- Two-bedroom (2ba): 800 SF
- Three-bedroom (2ba): 975 SF
- Three-bedroom (2ba): 1,200 SF

Each floor plan will be available in a Craftsman, Ranch or Spanish architectural style and will be customizable to allow for variations in exterior materials and door and window fenestrations to appeal to individual preferences and reflect approved design guidelines. The three (3) styles selected reflect common residential architectural styles found in the unincorporated areas of the County and are anticipated to be the most useful.

Staff is currently reviewing the pre-approved plans and is requesting that the Planning Commission provide feedback as appropriate, to be incorporated with Staff's comments on refinements to the proposed design. Once the architectural style and floor plan design has been finalized Design Path Studios will be directed to prepare the full set of building plans and calculations for each unit type.

Submitted by:



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Justin Kirk, Planning Division Manager  
OC Development Services/Planning

Concurred by:



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Amanda Carr, Interim Deputy Director  
OC Public Works/Development Services

**ATTACHMENTS:**

1. Draft Pre-Approved ADU Plans, dated May 4, 2022