



Date: April 28, 2023

To: Thomas B. Modica, City Manager 

From: Christopher Koontz, Director Development Services 

For: Mayor and Members of the City Council

Subject: **Long Beach Pre-Approved Accessory Dwelling Unit (PAADU) Program**

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Since 2016, the California Legislature has passed a number of Assembly Bills (AB) and Senate Bills (SB), AB 2299 and 2406 and SB 1069, requiring local governments to streamline Accessory Dwelling Unit (ADU) permitting. In 2019, the Development Services Department (Department) prepared design standards for [ADU garage conversions](#) in compliance with the City Of Long Beach's (City) [ADU Zoning Regulations](#) for single- and multi-family buildings or structures, to facilitate permitting for garage conversions. These standard designs enable property owners to complete an application and submit for a building permit without design and engineering costs and receive approvals over the counter (OTC).

To further improve the Department's ADU services, on January 4, 2022, the City Council requested City staff bring forward a recommendation on establishing a PAADU program. Subsequently through a process called "Expression of Interest," the Financial Management Department's Purchasing Division solicited local design professionals to submit ADU projects for preapproval. Four design professionals submitted seven PAADUs for preapprovals in early 2023. As of April 4, 2023, four projects by two design professionals have received approval and those PAADU project plans, along with contact information for the design professionals, are now posted on the Department website at [longbeach.gov/LBPADDU](http://longbeach.gov/LBPADDU). The remaining three PAADUs are going through final stages of review and will get posted on the website as they receive approval.

The approved PAADU projects are for freestanding, single-story structures of less than 1,200 square feet. Property owners can now save time and money by working directly with the design professional of their choice to obtain construction documents for a fee negotiated by and between the professional and the owner. Subsequently, owners can work with the professionals to develop site specific plans and submit their digital plans to the Building and Safety Bureau at the City Hall 2<sup>nd</sup> floor Development Permit Center for an OTC review and obtain a building permit.

This approach allows property owners to purchase a standard set of plans for an ADU that has been pre-approved by the City. The approach also allows for quicker construction of affordable housing units without subsidy and is faster than other types of market-rate residential unit developments.

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If you have any questions regarding the Department's PAADU Program, please contact David Khorram, Superintendent of Building and Safety, at (562) 570-7713 or [David.Khorram@longbeach.gov](mailto:David.Khorram@longbeach.gov).

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