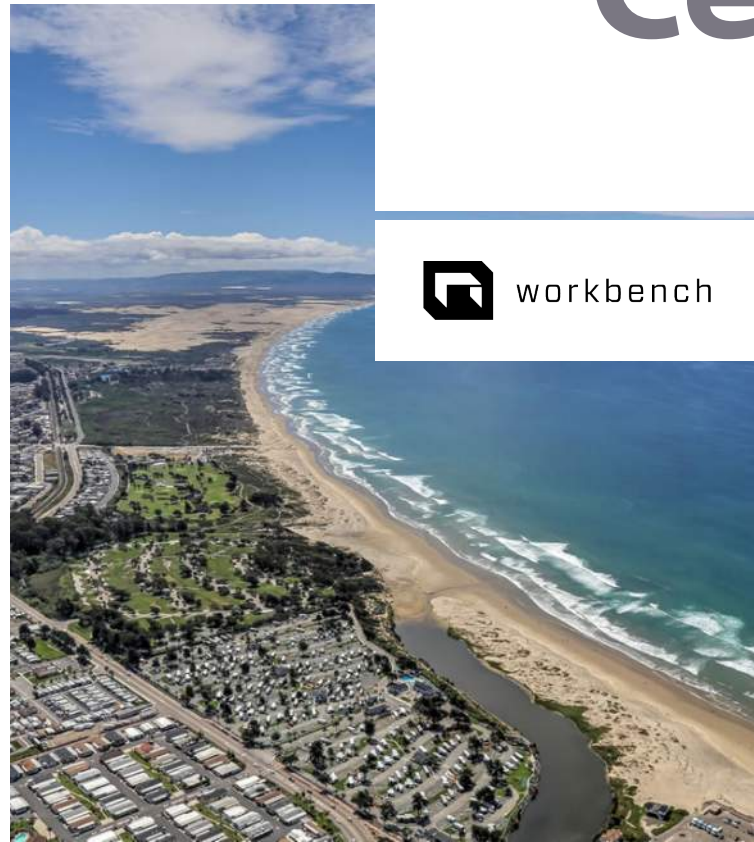




Central Coast

Regional ADU PROGRAM



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METTAURBANDESIGN



CONCEPT DESIGN PACKAGE
DECEMBER, 2021



OVERVIEW

- 1 BACKGROUND INFORMATION
- 2 UNIT FLOOR PLANS
- 3 ARCHITECTURAL STYLES & EXTERIOR DESIGN



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1: BACKGROUND INFORMATION

Project Process and Goals

BACKGROUND INFORMATION

About this Program



- **Regional Early Action Planning (REAP)**

Allows councils of governments and other regional entities to collaborate on projects with broader regional impact on housing.

San Luis Obispo Council of Governments (SLOCOG) participating cities asked to use a portion of REAP funds to help develop stock ADU plans.

Goal is to expedite permit process and help meet housing goals.

- **Regional Pre-Approved Accessory Dwelling Unit Stock Plan**

Save applicants time and money by providing a selection of pre-approved stock plans that can be constructed on various development sites.

Streamlines City construction plan check review process (pre-reviewed by third party plan check consultant).

Provides objectivity in the design of accessory units.

Boosting production and development of accessory units that can help each City maintain housing stock that is affordable by design.

- **Consultant Team**

Ryan Brockett Architect, *Templeton, CA*

Workbench, *Santa Cruz, CA*

Metta Urban Design, *Santa Cruz, CA*

Reference projects:

City of Seaside, CA: ADU Program

City of Capitola, CA: ADU Program

City of Milpitas, CA: ADU Informational Materials



BACKGROUND INFORMATION

Understanding Context & Lot Sizes

- Collection of Data**

Collected project priorities and goals for each city.

- Buildable Lot Sizes**

Compiled lot sizes based on zoning code.

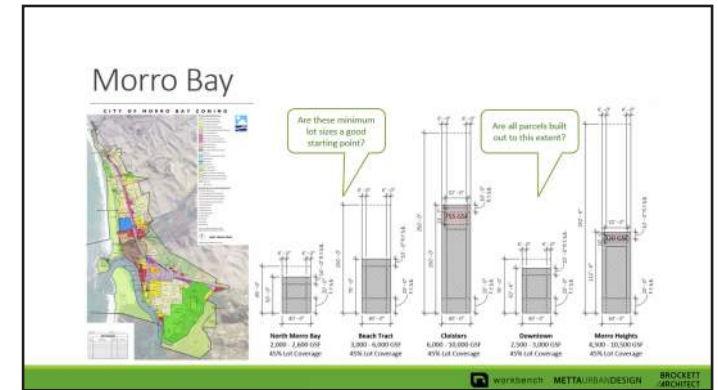
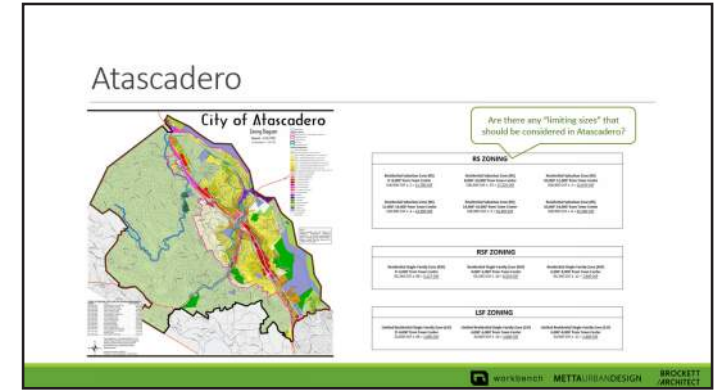
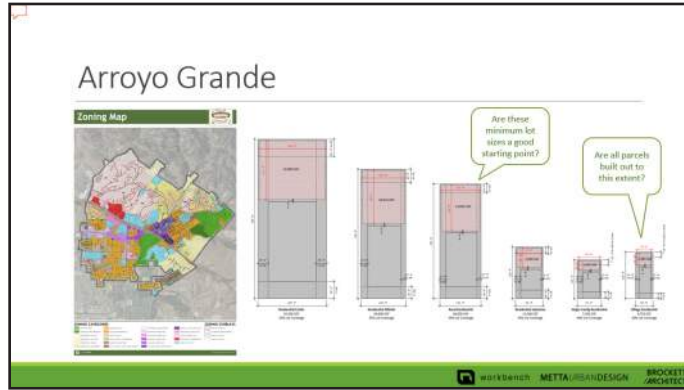
Smallest unit to be 12' to 15' wide.

Larger Units to be sized based on efficient but livable design.

- Additional Items**

Unit design should take allowable openings based on distance from lot-lines into consideration.

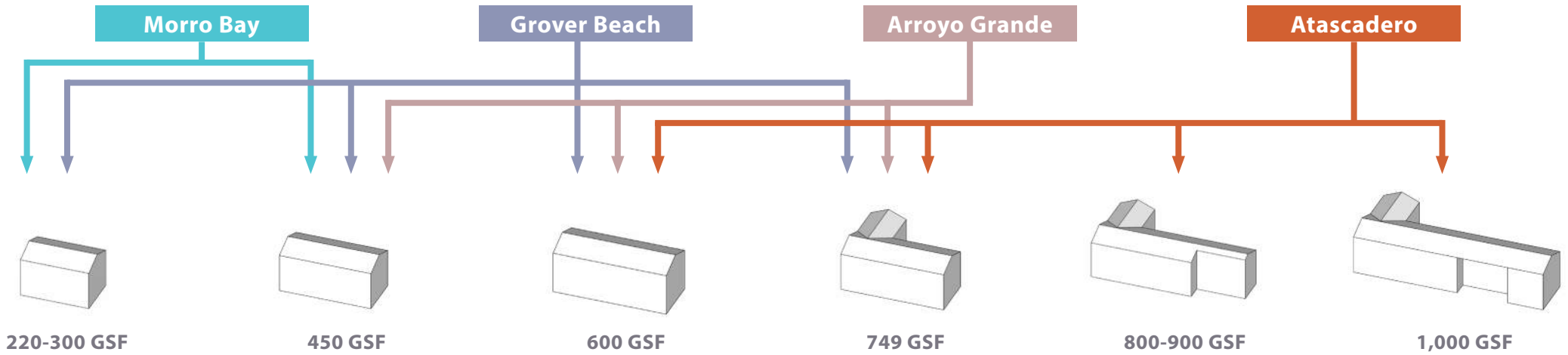
Building facade undulation to allow for windows/openings as needed.



BACKGROUND INFORMATION

Most Useful Units per City

- Which of the unit types will be most useful for which city?



Source: Design Priorities Survey results from each jurisdiction



2: UNIT FLOOR PLANS

Designing for Flexibility, Affordability and Adaptability

UNIT MATRIX

Summary of Unit Types & Sizes



Efficiency
315 GSF

Target: 220-350 GSF

Bedrooms : 0
Bathrooms : 1



Studio
440 GSF

Target: 450 GSF

Bedrooms : 0
Bathrooms : 1



One Bedroom
625 GSF

Target: 600 GSF

Bedrooms : 1
Bathrooms : 1



One Bedroom Plus
745 GSF

Target: 749 GSF

Bedrooms : 1 +
Bathrooms : 1



Two Bedroom
960 GSF

Target: 800-900 GSF

Bedrooms : 2
Bathrooms : 1



Two Bedroom Plus
1,005 GSF

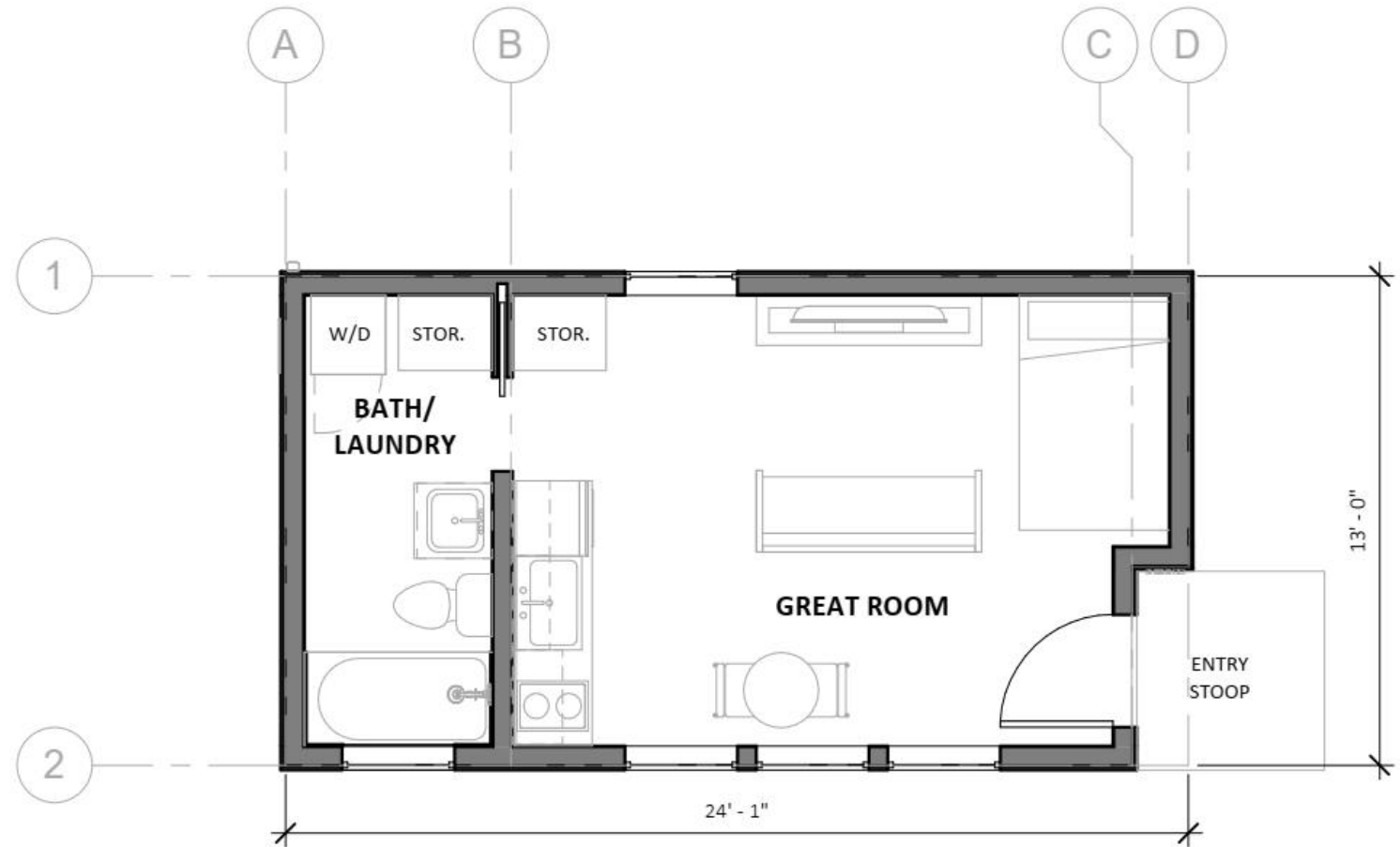
Target: 1,000 GSF

Bedrooms : 2 or 3
Bathrooms : 1 or 2

EFFICIENCY UNIT

315 GSF

- Recessed Entry
- Kitchenette
- Optional Washer/Dryer
- Full Bathroom
- Flexible Living/Sleeping Space



EFFICIENCY STUDIO ADU 315 SF

NOT TO SCALE. ALL DIMENSIONS AND AREAS APPROXIMATE.



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STUDIO UNIT

445 GSF

- Recessed Entry with Porch
- Kitchen w/ Full-size Appliances
- Stacked Washer/Dryer
- Full Bathroom
- Flexible Living / Dining Space
- Sleeping Alcove / Den
- Optional Back Door



STANDARD STUDIO ADU 440 SF

NOT TO SCALE. ALL DIMENSIONS AND AREAS APPROXIMATE.



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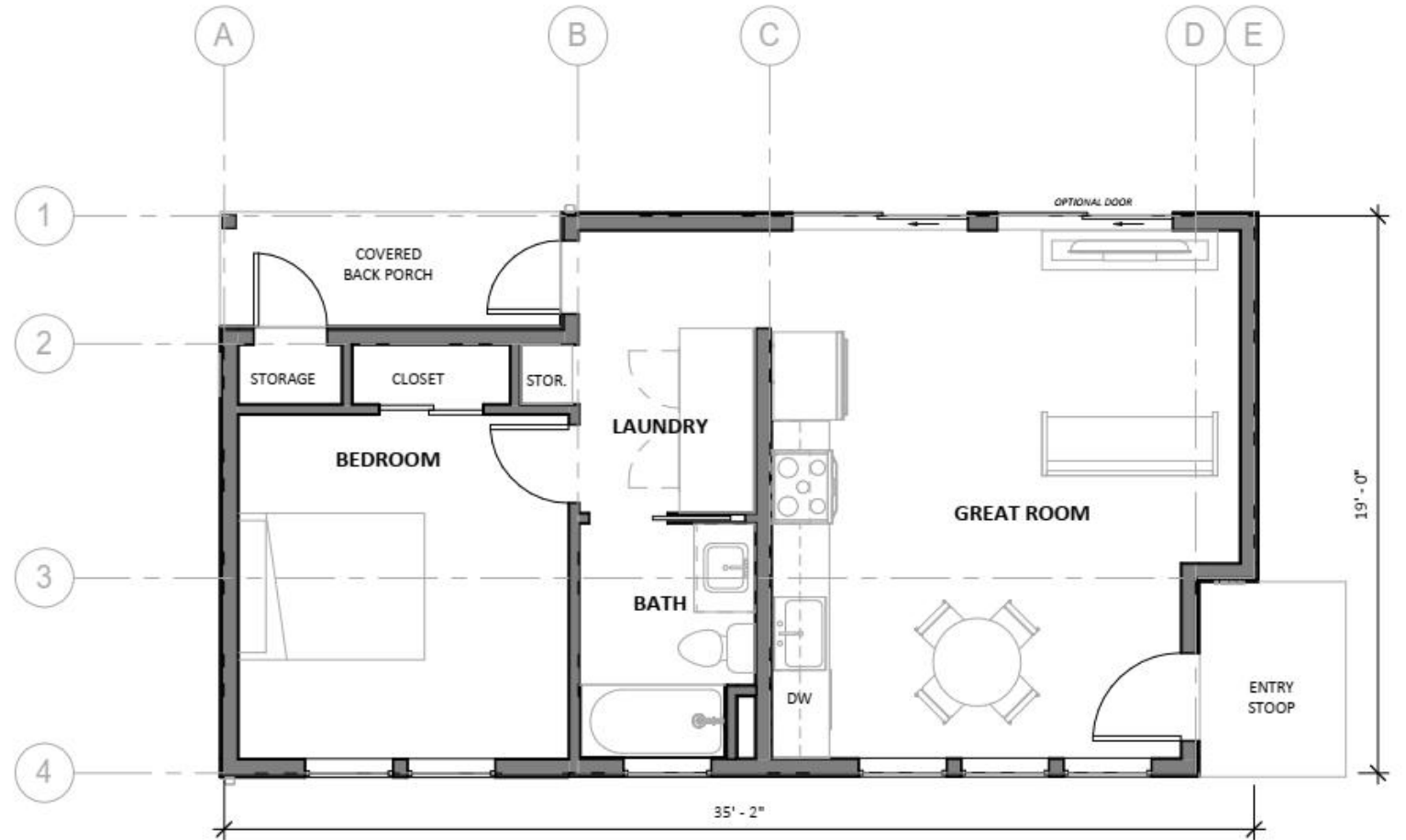
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ONE BEDROOM UNIT

625 GSF

- Recessed Entry
- Front Door / Back Door with Porch
- Full Kitchen
- Washer/Dryer with Counter/Storage
- Built-In Storage
- Larger Bathroom
- Flexible Living / Dining Space
- Bedroom with Closet
- Exterior Storage / Mechanical



ONE BEDROOM ADU 625 SF

NOT TO SCALE. ALL DIMENSIONS AND AREAS APPROXIMATE.



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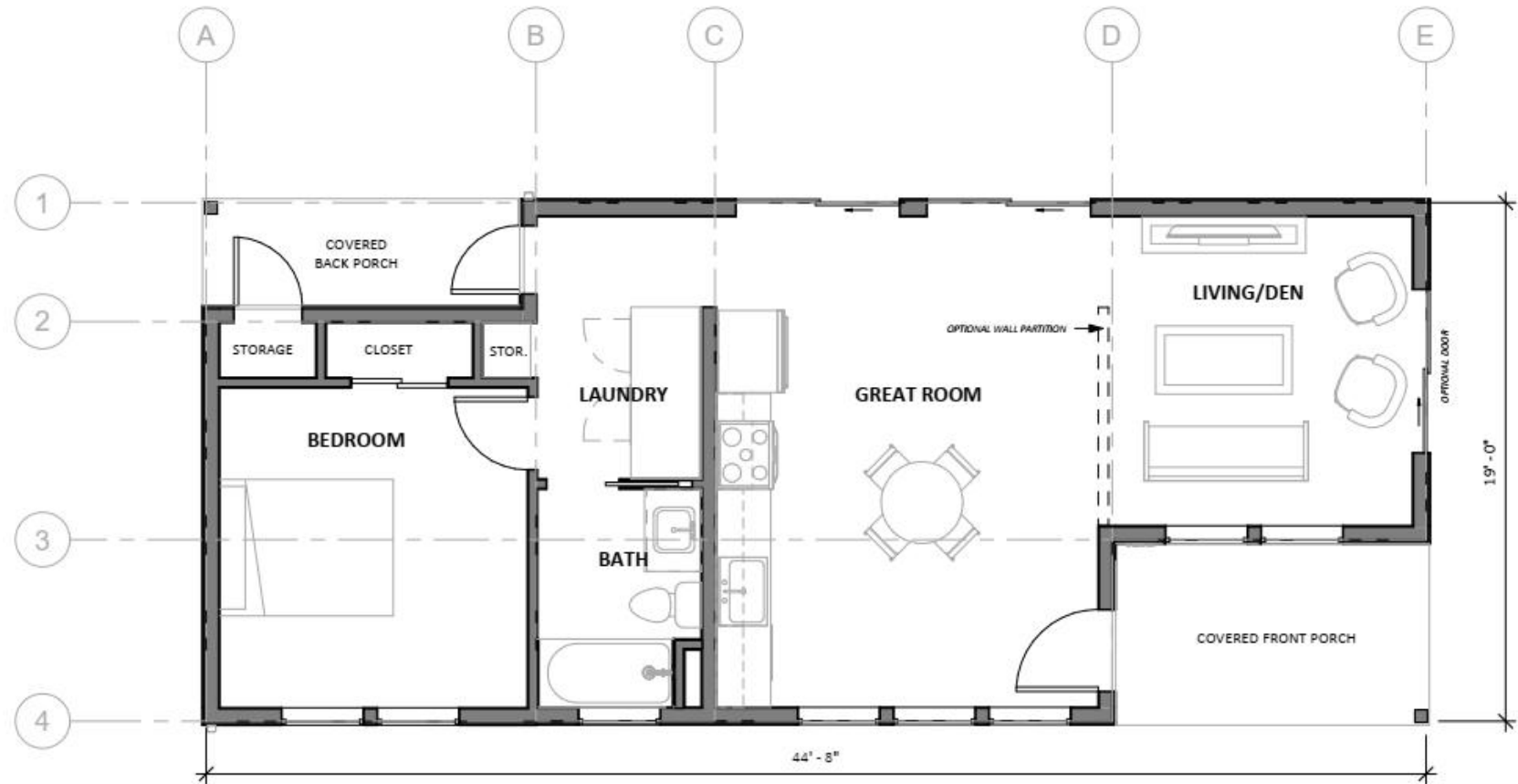
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ONE BEDROOM PLUS UNIT

745 GSF

- Recessed Entry w/ Covered Porch
- Front Door / Back Door
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- Full Bathroom
- Central Living / Dining Space
- One Bedroom with Closet
- Additional Flex Space / Den



ONE BEDROOM ADU WITH EXPANDED LIVING AREA 745 SF

NOT TO SCALE. ALL DIMENSIONS AND AREAS APPROXIMATE.



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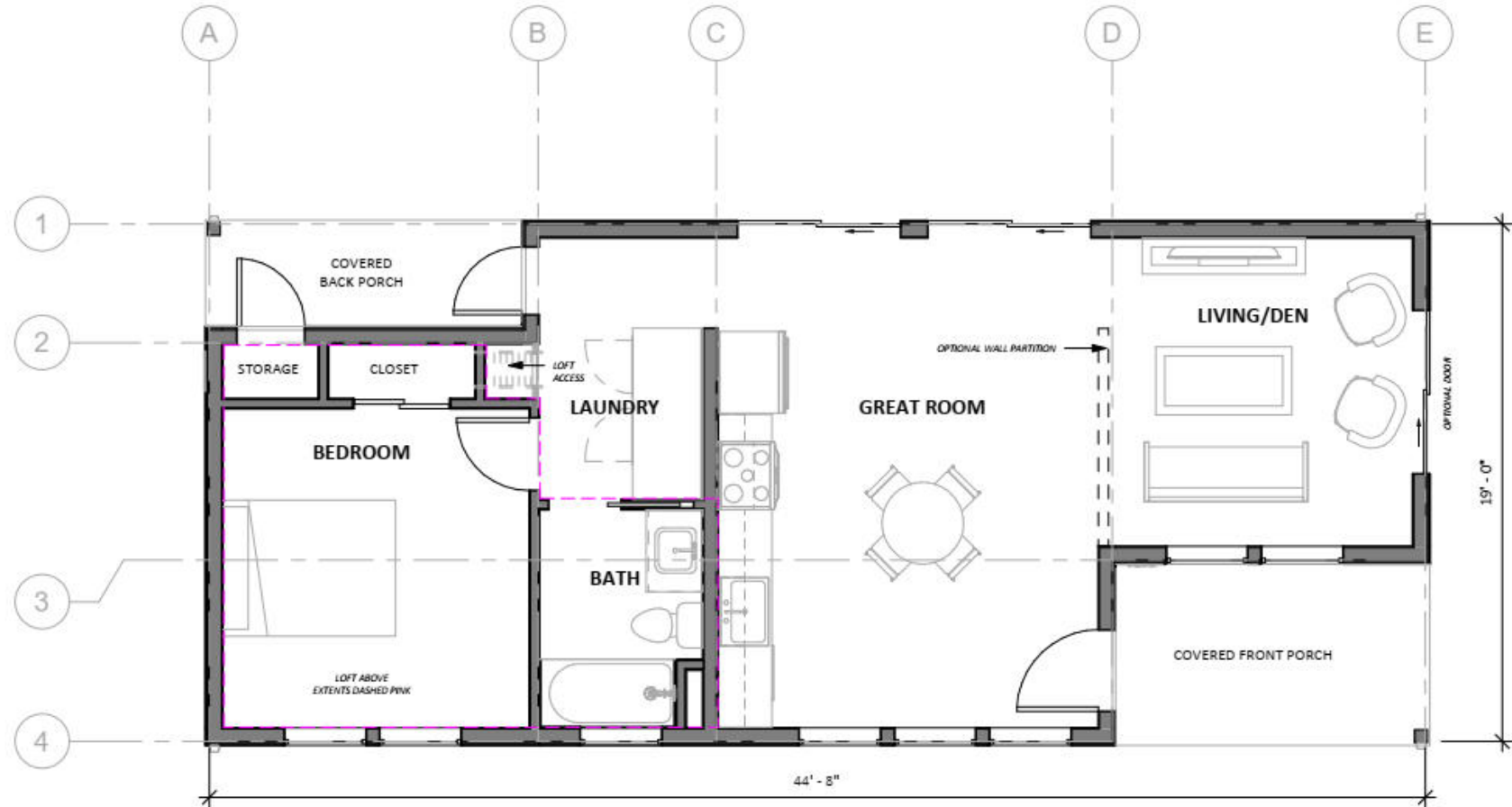
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TWO BEDROOM UNIT

960 GSF

- Recessed Entry w/ Porch
- Front Door / Back Door
- Back Patio
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- One Full Bathroom
- Expanded Living / Dining Space
- Two Bedrooms with Closets
- Primary Bedroom w/ Desk or Seating Space



ONE BEDROOM ADU WITH EXPANDED LIVING AREA AND LOFT 960 SF

NOT TO SCALE. ALL DIMENSIONS AND AREAS APPROXIMATE.



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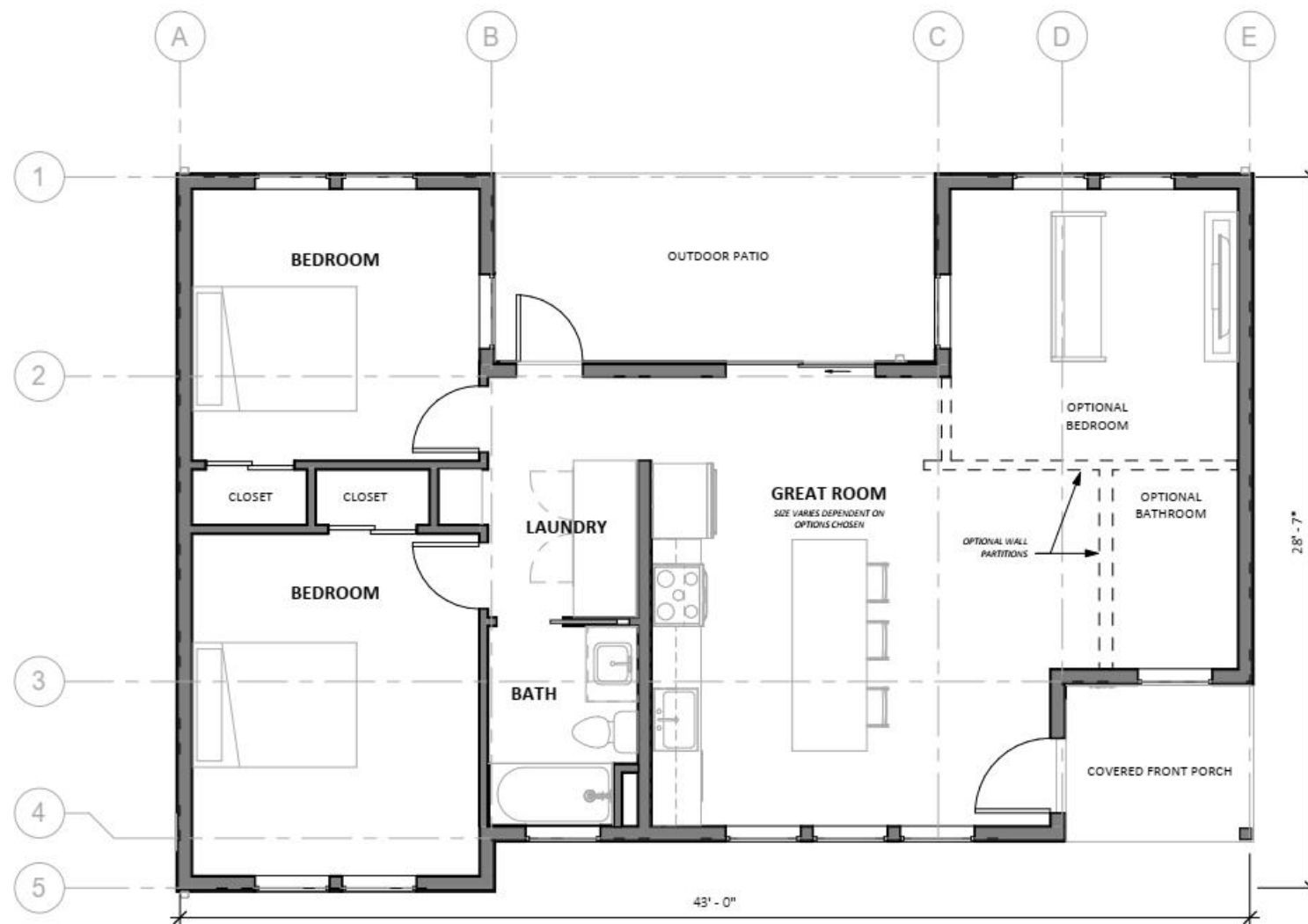
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TWO BEDROOM PLUS UNIT

1,005 GSF

- Recessed Entry w/ Porch
- Front Door / Back Door
- Back Patio
- Full Kitchen
- Washer/Dryer
- Built-In Storage
- One Full Bathroom
- Expanded Living / Dining Space
- Two Bedrooms with Closets
- Primary Bedroom w/ Desk or Seating Space
- Optional additional Bedroom & Bathroom



TWO BEDROOM ADU WITH OPTIONAL BEDROOM AND BATHROOM 1005 SF

NOT TO SCALE. ALL DIMENSIONS AND AREAS APPROXIMATE.



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3: ARCHITECTURAL STYLE & EXTERIOR DESIGN

Regional Architectural Style and Design Direction

ARCHITECTURAL STYLE

Central Coast Context



ARCHITECTURAL STYLE

Four Distinct Styles

Coastal Ranch

Defining Characteristics

- Simple forms
- Practical, humble materials
- Protected porches
- Horizontal siding or board & batten
- Painted wood walls
- Gable roofs

What does it look like in the Central Coast?

- Generous porches for indoor/outdoor connection
- Board & batten and ship lap siding

Backyard Craftsman

Defining Characteristics

- Low-pitched gable roofs
- Overhanging eaves with exposed rafter beams
- Tapered heavy columns
- Double hung windows
- Patterned window panes
- Covered front porch
- Window/Door trim
- Articulated base

What does it look like in the Central Coast?

- Connection to outdoors
- Simplified articulation
- Focus on craftsmanship and detailing
- Emphasis on natural materials
- Warm/earthy wood and stone colors

California Modern

Defining Characteristics

- Clean minimal lines
- Walls of glass and large windows
- Open floor plans
- A-symmetry
- Lack of ornament
- Use of traditional materials in new ways
- Relationship to the outside environment
- Use of sun and shading to enhance human comfort
- Typically low-slope or flat roofs

What does it look like in the Central Coast?

- Mid-Century Modern and Prototype Home influence
- Operable walls (sliding doors) for connection to outdoors
- Clerestory windows

Beach Bungalow

Defining Characteristics

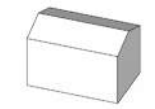
- Modest front porch
- Proportions are balanced (rather than symmetrical)
- Front stoop
- Natural, light colors or pastels
- Horizontal siding

What does it look like in the Central Coast?

- Modest forms and construction
- Vibrant colors or muted pastels
- Large expanses of glass for great beach views
- Wood and metal accents

ARCHITECTURAL STYLE

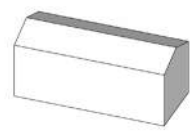
Exterior Design Study Samples



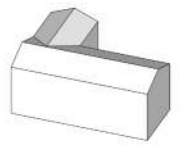
315 GSF



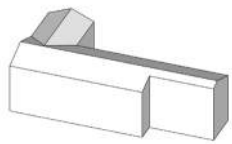
440 GSF



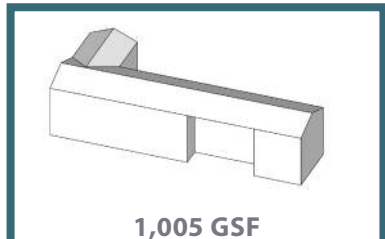
625 GSF



745 GSF



960 GSF



1,005 GSF



ARCHITECTURAL STYLE

Coastal Ranch

Studio



Two Bedroom Plus



Special Opportunities:

- Integral front/back porch designed into roof form and massing.
- Iconic low-slung roofs
- Opportunities for wrap-around porches (depending on site conditions)



ARCHITECTURAL STYLE

Backyard Craftsman

Studio

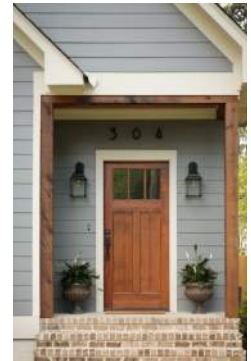


Two Bedroom Plus



Special Opportunities:

- Opportunities for special trim details
- Wide variety of trim styles, siding material combinations, and colors.
- Opportunities for roof eave or rake brackets.



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ARCHITECTURAL STYLE

California Modern

Studio

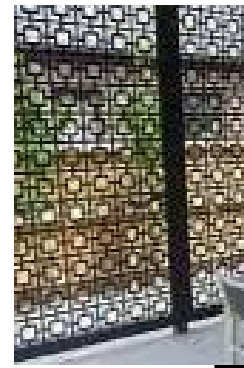


Two Bedroom Plus



Special Opportunities:

- Clean and simple building massing and form.
- Optional porch screen can be customized to reflect distinct manifestations of “modern” architecture (mid-century modern vs contemporary modern)



ARCHITECTURAL STYLE

Beach Bungalow

Studio



Two Bedroom Plus



Special Opportunities:

- Simple and modest building forms.
- Can be customized by selecting different siding colors and orientations.



ARCHITECTURAL STYLE

Style Summary
Studio



Coastal Ranch



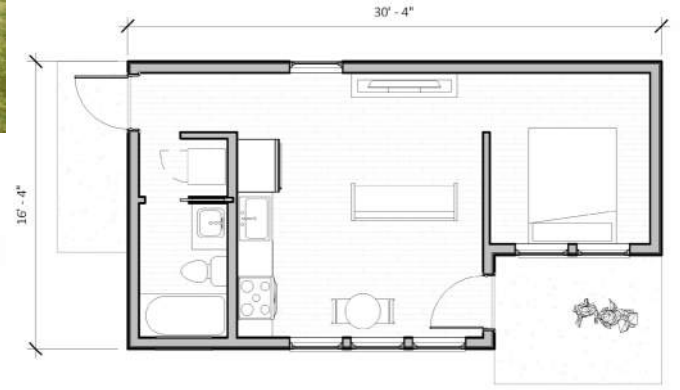
Backyard Craftsman



California Modern

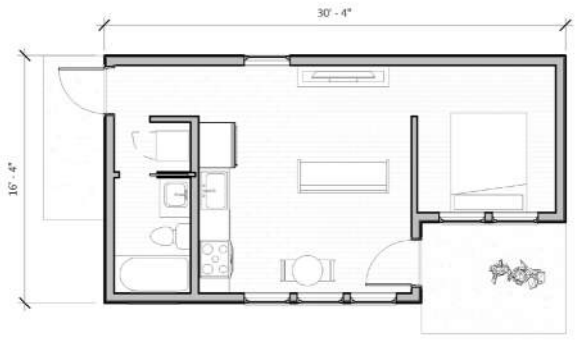


Beach Bungalow




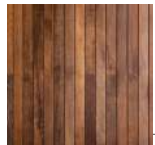


ARCHITECTURAL STYLE



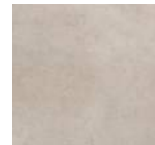
Sample Style Guide



Clean and Contemporary

-  LIGHT STUCCO SIDING
-  LIGHT STANDING SEAM METAL ROOF
-  NATURAL WOOD TRIM
-  DARK WOOD FLOORING

Classic Bungalow

-  COLORFUL HORIZONTAL SIDING
-  DARK STANDING SEAM METAL ROOF
-  BLACK WINDOW TRIM
-  TAN COLORED CONCRETE

Natural and Simple

-  WARM VERTICAL WOOD SIDING
-  GREY STANDING SEAM METAL ROOF
-  GRAY WINDOW TRIM
-  LIGHT WOOD FLOORING