

AB 1332

Pre-Approved ADU Master Plan Program

The City of Redondo Beach is inviting design professionals to submit construction documents for review to be part of our Pre-Approved, detached ADU master plan program, in accordance with Assembly Bill 1332.

After approval by the applicable City departments, the pre-approved construction documents will be made available for use by property owners within the City. The design professional will still maintain the copyright to their preapproved design, any homeowner who wishes to use their design must contract with them directly to do so.

In addition to the building plans, site-specific information will also need to be completed. Once the property owner selects a pre-approved plan, they will work directly with that design professional to prepare construction documents that represent their site-specific factors.

ADU MASTER PLANS SUBMITTAL BY DESIGN PROFESSIONAL:

1. Applications for the Pre-Approved detached ADU master plan can be submitted through the [RB Online Portal](#). In the Project Description, ensure to indicate *"ADU MASTER PLAN Program Submittal"* followed by the *ADU description*. Because the plan is not site specific, when creating the online application, an address will be required to submit the application, therefore utilize the designated address of *"1 Redondo Beach Blvd"*. The submitted drawings should not be tied to or reference any specific site address but must be a complete set of construction plans.
 - a. Prior to the routing of plans for review, all associated plan review fees must be paid. These fees are determined based on the estimated construction valuation, which you will need to provide within the portal. For reference, the current ICC Building Valuation Data suggests a rate of \$167.37 per square foot for R-3 Residential projects of construction type VB.

- b. The Building & Safety Division, alongside Engineering and Planning, will evaluate the submitted plans to ensure compliance with the Redondo Beach Municipal Code as well as the prevailing California Building Codes.
- c. Approved ADU Master Plans will be posted on the City's website, including the design professionals contact information. It is important to note that the posting of these plans does not constitute an endorsement of the design professional, and such plans will be removed from the website within 30 days upon the design professionals request, or the expiration of the California Building Code referenced.
- d. The validity of pre-approved ADU Master Plans expire at the conclusion of the current building code cycle in which they were approved.

The City of Redondo Beach has established the following program for administering permits for Pre-Approved Detached Accessory Dwelling Units (ADUs) in accordance with California Assembly Bill 1332.

PRE-APPROVED ADU SUBMITTAL:

- 2. In addition to using plans that have been pre-approved by the City, as described above, individuals may submit plans that have received prior approval from authorized agencies within the state of California for detached Accessory Dwelling Unit (ADU). A comprehensive list of plans that are pre-approved by various agencies can be submitted for permitting in the City of Redondo Beach can be found at the following [CALBO](#) link.
 - a. The submitted drawings shall include the information outlined in the **"Pre-Approved Accessory Dwelling Unit (ADU) Submittal Checklist,"** which includes, but is not limited to, the following requirements:
 - i. A fully dimensioned site plan, prepared on a stamped and signed survey that is no older than one year, and must include all recorded easements identified in a recent title report. The ADU must adhere to all zoning regulations; for inquiries prior to



permit submission, please contact

PlanningRedondo@redondo.org.

- ii. Complete and provide site-specific Energy Calculations T-24.
 - iii. A roof plan illustrating the solar panel layout, cross-referenced with the minimum DCkW specified in the Energy Calculations (this may be included in the ADU Master Plan).
 - iv. A site-specific geotechnical report.
 - v. A signed and dated letter from the geotechnical engineer confirming that the foundation drawings comply with the recommendations outlined in the geotechnical report.
 - vi. A completed C&D Waste Management Plan Application for the ADU construction.
 - vii. Pre-approved ADUs located within a FEMA Special Flood Hazard Area must be elevated in accordance with Section 322 of the California Residential Code; compliance may not be reflected in the pre-approved plans, verify and provide where necessary.
- b. Upon receipt of a complete application utilizing the pre-approved detached ADU plans, a decision to approve or deny the application will be made within 30 days.
- c. Applications must be submitted through the [RB Online Portal](#). Clearly indicate in the Project Description "Detached ADU Pre-Approved Plan by City of ____ for permitting "(list the name of the approving agency i.e.: City of LA, City of Anaheim).
- d. Upon receipt of payment, the submission will be directed for review.

You may contact Building & Safety Division Staff at BuildingRedondo@redondo.org or call 310-318-0636 for any questions related to the program or estimates on building permit fee.