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ADU's in Seal Beach

Here, you will find helpful information on the standard Accessory Dwelling Unit (ADU) review process which allows eligible properties to complete the ADU review process within a timely process.

What is an ADU? What is a JADU?

An Accessory Dwelling Unit (ADU), also known as a granny flat or in-law unit, is a smaller residential dwelling unit that provides completely independent living facilities for one or more persons. They are often used to provide housing for family members, caregivers, or rental income.

ADU's may be detached, attached or converted from an existing structure such as a garage and must be located on the same lot with a proposed or existing primary residence. The provisions for an ADU can be found in the [Seal Beach Municipal Code Section 11.4.05.115](#).

A *Junior Accessory Dwelling Unit*, or "JADU", is similar in many ways to an ADU; however, a JADU must be built within an existing single-family residence. There are additional regulations for JADU's, such as the requirement for a deed restriction for owner-occupancy. As with the ADU requirements, JADU provisions can be found in [Seal Beach Municipal Code Section 11.4.05.115.G](#).

Accessory Dwelling Unit Permit Review Information

Obtaining a permit for all ADU's is required by the City of Seal Beach. The permit review process ensures that the ADU complies with all applicable building codes and zoning regulations. The permit review process typically involves the following steps:

1. *Contact the Planning Department:* If located within the Coastal Zone, the project will be taken in as an In-Concept Review subject to a separate fee. The project must receive approval or a waiver from the Coastal Commission before it can be submitted to the Building Department.
2. *Application:* Submit an ADU permit application to the local building department. The application will include plans and specifications for the ADU, as well as a fee.

3. *Plan Review:* The building department will review the plans and specifications to ensure compliance with all applicable codes and regulations.
4. *Inspection:* Once the plans are approved, the building department will conduct inspections of the ADU during construction to ensure that it is being built to code.
5. *Final Approval:* Once all inspections are passed, the building department will issue a final permit, and the ADU can be occupied.

The specific requirements for ADU are as follows:

- *Zoning:* The ADU must be located in a zone that allows for ADU's.
- *Location:* Some proposed ADU's may be located within the Coastal portion of the City and would require additional review/approval from the California Coastal Commission. The Coastal portion is designated as all properties that lie between the Pacific Coast north to Westminster Avenue.
- *Size:* There may be maximum size limits for ADUs.
- *Setbacks:* The ADU must meet minimum setback requirements from property lines and other structures.
- *Utilities:* The ADU must have its own separate water, sewer, and electrical connections.
- *Parking:* There may be parking requirements for ADU's depending on size.

Additional Information

For more information about ADUs and the permit review process, please contact the Building Department at comdev@sealbeachca.gov or (562) 431-2527 x 1323. You can also find helpful information on the websites of the following organizations:

- California Department of Housing and Community Development (HCD): <https://www.hcd.ca.gov/manufactured-and-mobilehomes/registration-and-titling/forms>
- National Association of Home Builders (NAHB): <https://www.nahb.org/>
- Accessory Dwelling Unit Institute (ADU Institute): <https://www.tinyhouseallianceusa.org/adu-mandated-state-laws-in-california/>
- California Coastal Commission <https://www.coastal.ca.gov/>
 - Coastal Development Permit Applications and Appeal Forms: <https://www.coastal.ca.gov/cdp/cdp-forms.html>