

Accessory Dwelling Unit Guide

Los Angeles, CA

With 2020 California State Rule Updates



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Accessory Dwelling Unit Guide

Los Angeles, CA



Modative

2020 Accessory Dwelling Unit Guide

Volume 1

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REGARDING THIS GUIDE. The included information, development options and guidelines in this packet are diagrammatic explorations meant only to facilitate a discussion about the accessory dwelling unit ordinance in the City of Los Angeles. The information provided in this guide has been secured from sources Modative believes to be reliable at the time this guide was written. However, we make no representations or warranties as to the accuracy of the information presented in this guide. While Modative has followed the standard of care in researching the applicable zoning codes in developing this guide, it must be understood that zoning and building codes change on a regular basis. The reader of this guide must verify any and all information presented in this guide, and bears all risk for any inaccuracies.

Given the diagrammatic nature of this guide, Modative cannot guarantee that all zoning codes have been met, discussed, or addressed in this guide. It is highly recommended that further investigation regarding all applicable codes, pricing, requirements, budgets, goals, lots, and schedules be discussed with the appropriate licensed professional prior to purchasing, developing, and designing a property intended to adhere to the applicable codes in the City of Los Angeles. *Now that the "legal stuff" is out of the way... We hope you enjoy...*



In The ADU Guide:

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2. [Top 10 Things to Know about ADUs in Los Angeles](#)
3. [ADU Ordinance in Simple Terms](#)
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Accessory Dwelling Unit Guide

Los Angeles, CA



1. Introduction



Introduction

This guide provides a basic understanding of Los Angeles's Accessory Dwelling Unit Ordinance and offers suggestions on how to take advantage of this opportunity to add a unit to a conventional single-family property.

What is an ADU?

An Accessory Dwelling Unit is a single legal residential unit that is added to a lot with an existing or proposed home. The unit can be realized through ground-up construction, a garage conversion, an addition to the garage, an addition to the primary residence, or a conversion of part of the existing residence.

The ADU Ordinance

The State of California updated the standard for Accessory Dwelling Units in January of 2017 and again in 2020. The new law allows more flexibility for the construction of ADUs on single-family and multifamily properties. Many cities have passed their own ordinances that conform to state law. LA is in the process of passing their updated ADU Ordinance. In the meantime, state law applies.

More Housing

The State is encouraging home owners and developers to utilize ADUs as a smart-growth plan to provide more housing. Across the state there is a shortage of housing, especially affordable units. ADUs provide a flexible opportunity to provide existing home owners with added income and more affordable housing for renters.

Opportunity

ADUs provide homeowners with new housing in their backyard that can serve as a guest house, granny flat, crash pad, or a rental unit. The following pages include regulations, precedents, and information you need to know to plan your ADU. The information in this guide applies to the City of Los Angeles, but the specifics of other municipalities can be found in the Appendix and on our website.

<http://www.modative.com/adu>



Garage Conversion ADU

Accessory Dwelling Unit Guide

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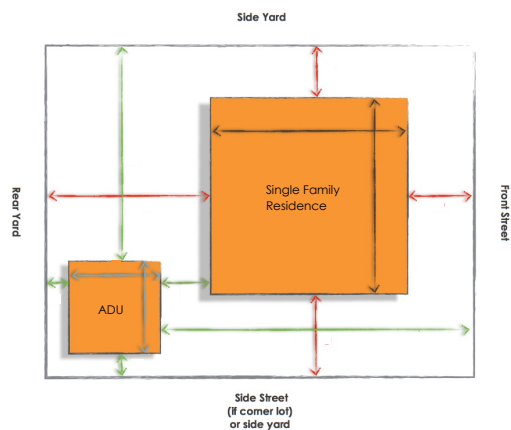


2. Top 10 Things to Know about ADUs in Los Angeles

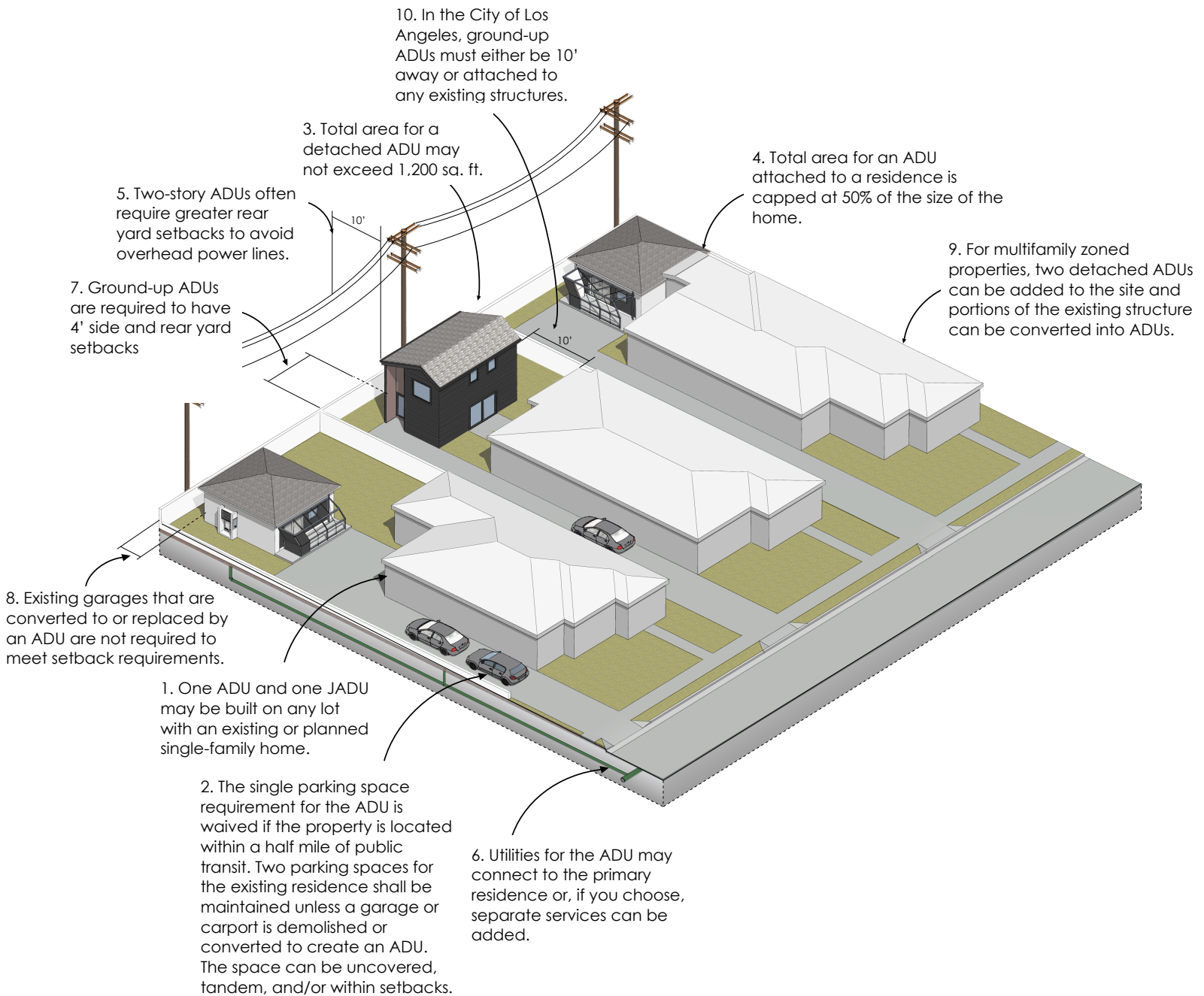


Top 10 Things to Know about ADUs in Los Angeles

- 1** One ADU and one JADU may be built on any lot with an existing or planned single-family home.
- 2** The single parking space requirement for the ADU is waived if the property is located within a half mile of public transit. Two parking spaces for the existing residence shall be maintained unless a garage or carport is demolished or converted to create an ADU. The space can be uncovered, tandem, and/or within setbacks.
- 3** Total area for a detached ADU may not exceed 1,200 sq. ft.
- 4** Total area for an ADU attached to a residence is capped at 50% of the size of the home.
- 5** Take careful consideration of the location of the overhead power lines. Two-story ADUs often require greater rear yard setbacks to avoid overhead power lines.
- 6** Utilities for the ADU may connect to the primary residence or, if you choose, separate services can be added.
- 7** Ground-up ADUs are required to have a 4' setback from the side and rear yard property lines.
- 8** Existing garages that are converted to or replaced by an ADU are not required to meet setback requirements.
- 9** For multifamily zoned properties, two detached ADUs can be added to the site and portions of the existing structure can be converted into ADUs.
- 10** In the City of Los Angeles, ground-up ADUs must either be 10' away or attached to any existing structures.



Top 10 Things to Know about ADUs in Los Angeles



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3. ADU Ordinance in Simple Terms



ADU Ordinance in Simple Terms

Governance

State of California

The 2017 change in ADU regulations originated with two pieces of state legislation, SB 1069 + AB 2299. These bills were intended to address the shortage of affordable housing in the state. [Numerous additional state bills adopted in 2020](#) further facilitate the building of ADUs.

State law prohibits local governments from adopting ordinances that preclude ADUs. All existing local ADU ordinances that do not comply with the 2020 rule changes are null and void.



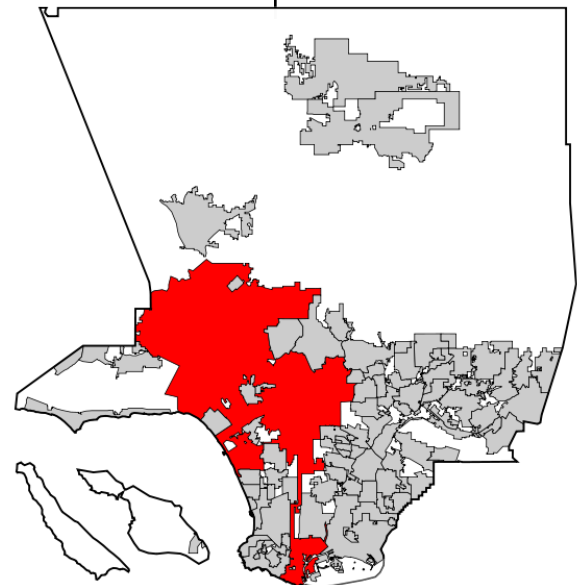
City of Los Angeles

Under the state law, each city can create their own ordinance with some variation but the basic California regulations must be followed. The City of Los Angeles was in the process of adopting its own ADU ordinance. But now has to make revisions to comply with new 2020 state law.

Possible restrictions in LA's ordinance include:

- Hillside restrictions except when located within 1/2 mile of public transit and adjoining a standard street.
- No ADUs between the primary residence and the street.

Until Los Angeles adopts its own ordinance, California state law will apply.

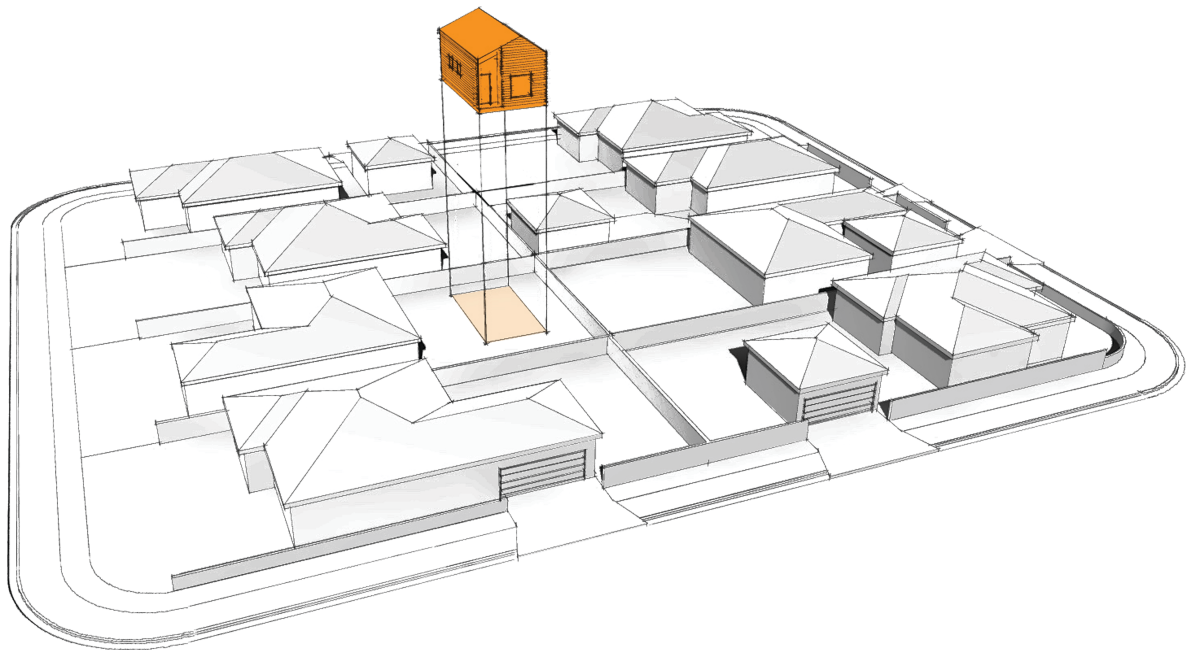


ADU Ordinance in Simple Terms

What changed?

The 2017 and 2020 state laws relaxed many of the previous stringent ADU requirements. The change of regulations on ADUs has made it easier for homeowners to add up to two units to their property. The list below shows several points that have been updated with the current state law.

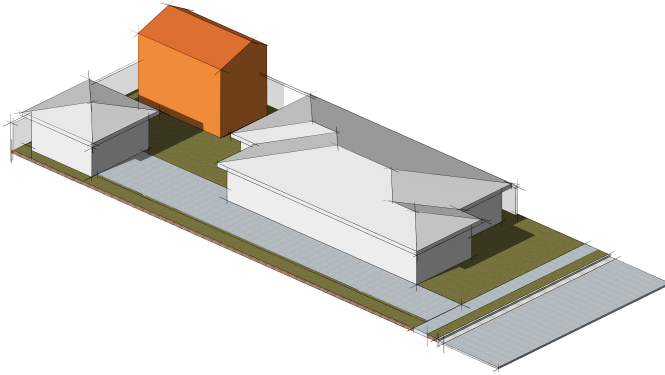
Relaxed Constraints	
Old State ADU Law	New State ADU Rules
Parking required for ADU	ADU parking eliminated if near transit
Small Size Limits	Maximum size limit increased
Limited types	More flexibility allows different types of ADUs
High Utility Fees	Utility fees waived if connected to existing services



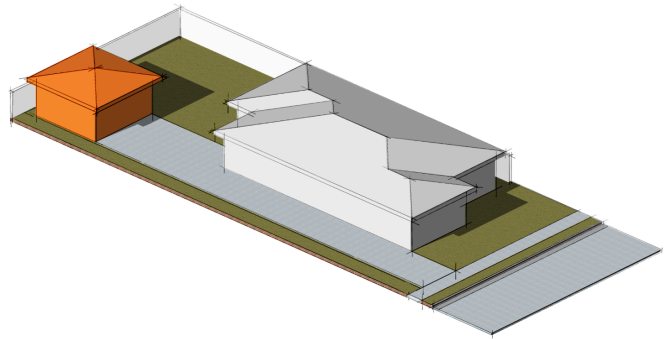
ADU Ordinance in Simple Terms

Types of ADUs

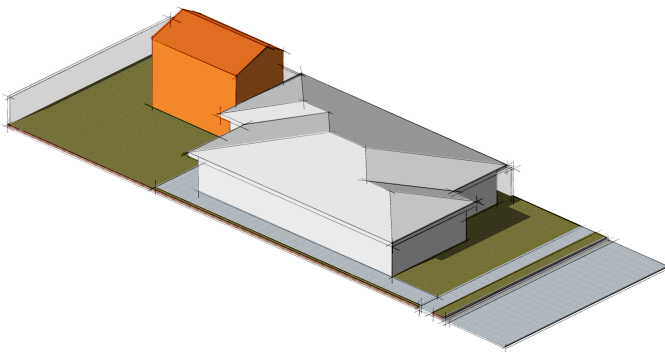
The state law allows for the following types of ADUs:



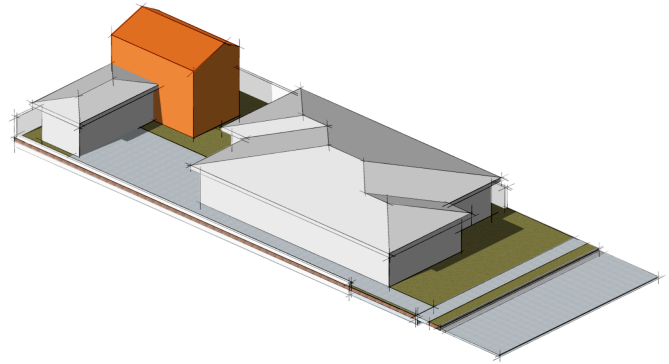
Detached ADU



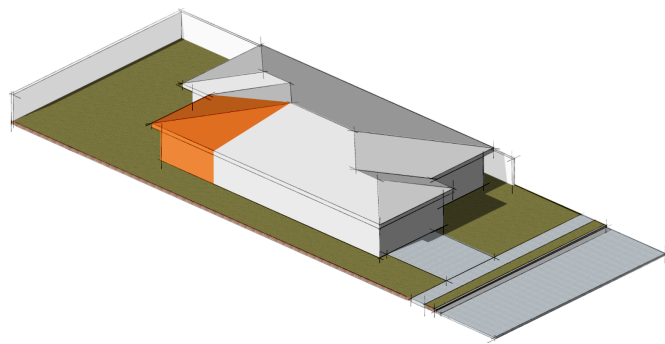
Garage Conversion



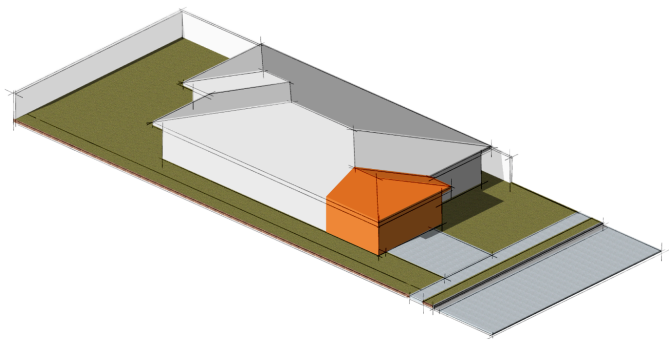
Attached Addition to Existing Home



Attached to Existing Garage



Interior Conversion



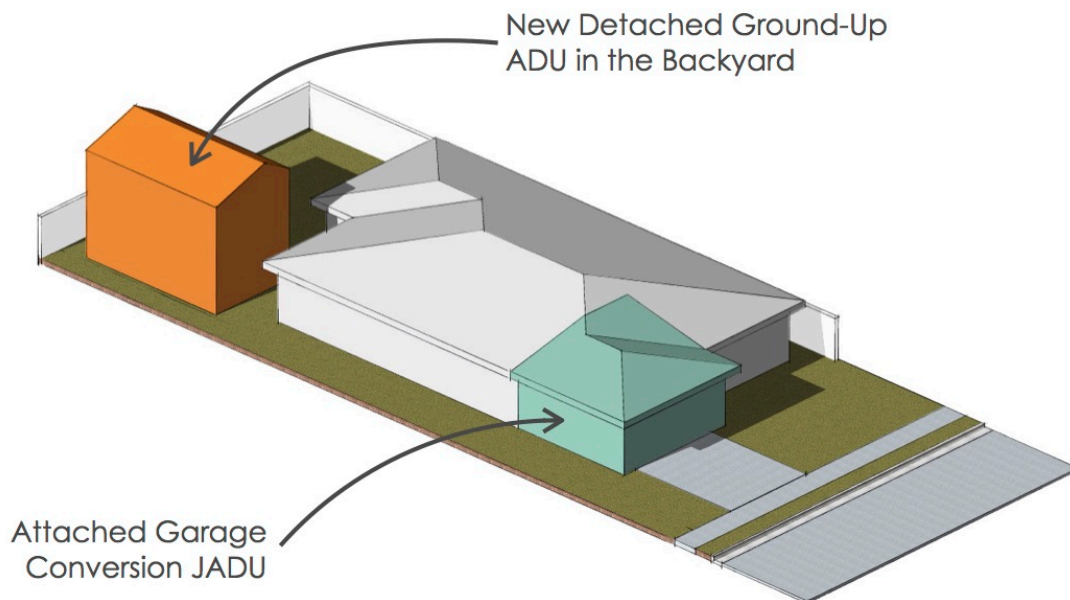
Attached Garage Conversion

ADU Ordinance in Simple Terms

Types of JADUs

One of the most important ADU rule changes for 2020 is a provision that permits both an ADU and a Junior ADU (JADU) on the same lot with a proposed or existing single-family dwelling. So this means that you can add two rental units to your property: an ADU and a JADU. This law applies not just to Los Angeles, but statewide, throughout California

In this example of adding an ADU and JADU to a single family property an attached garage or a spare bedroom is converted to a JADU and a new detached ADU is added to the backyard.



ADU Ordinance in Simple Terms

JADU Rules

Junior Accessory Dwelling Units (JADUs) are exactly as the name describes, a smaller version of an ADU with a few added restrictions. Here are the basic rules regarding JADUs.

- **Size** - 500 sq. ft. max
- **Location** - Must be within a proposed or existing single family dwelling or accessory structure, such as a detached garage or carport.
- **Expansion** - May include an expansion of up to 150 sq. ft. beyond the footprint of the existing accessory structure, but this expansion is limited to accommodating ingress and egress.
- **Separate Entry** - Exterior access (a separate entrance for the JADU) is required from the proposed or existing single family dwelling.
- **Parking** - No parking required for a JADU
- **Bathroom** - May have a separate bathroom or shared with the single family dwelling.
- **Kitchen** - Must meet "Efficiency Kitchen" requirements:
 - The required kitchen sink (16"x16" max.) should have a small drain line (1.5" diameter max.)
 - A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU
 - Appliances that do not require natural or propane gas or electrical service greater than 120 volts

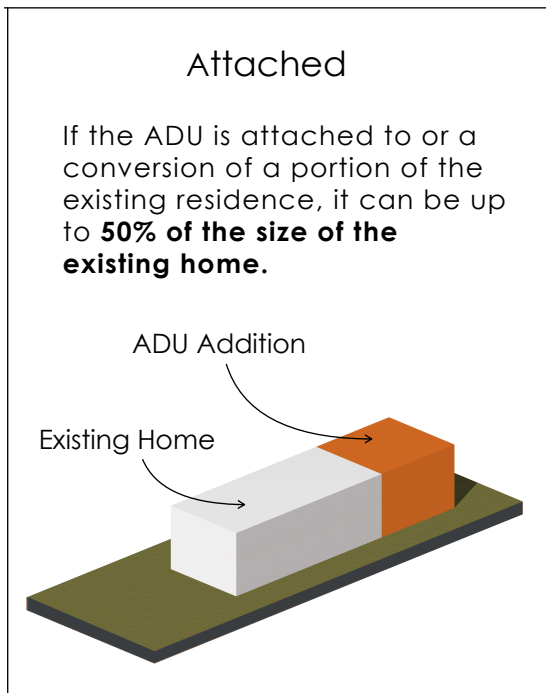


This [ADU garage conversion](#) by Modative could also work as a JADU

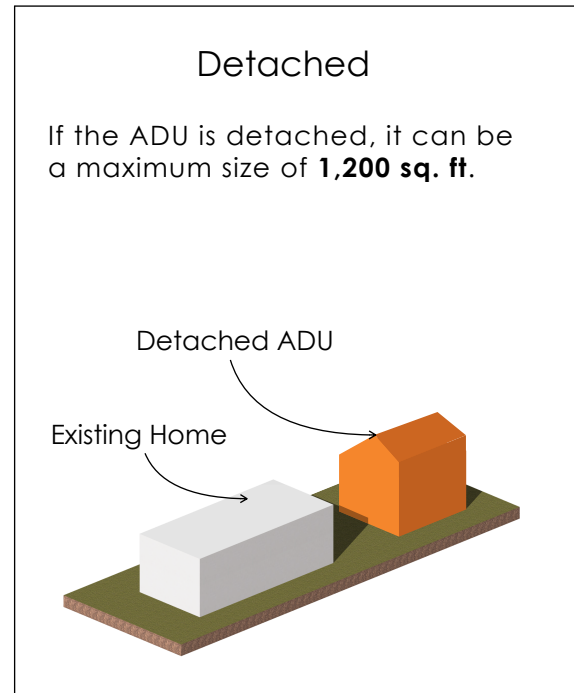
ADU Ordinance in Simple Terms

Size

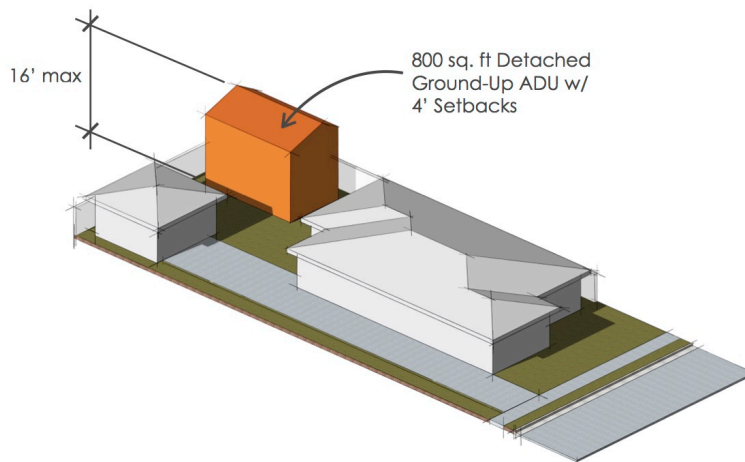
The maximum permitted size of your ADU depends on whether it is attached to or detached from your existing residence.



-or-



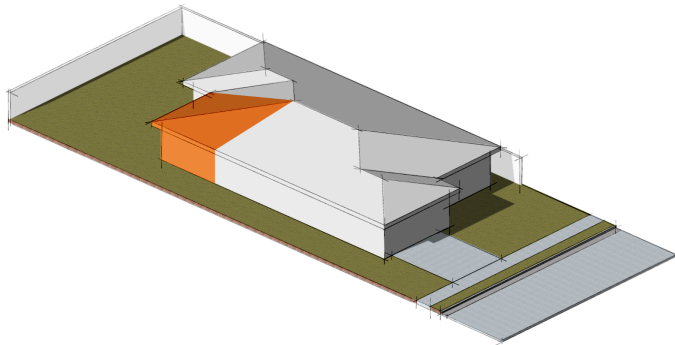
As part of the 2020 ADU rule updates, all cities must now permit the following three types of ADUs without applying any local standards such as lot size, height, setbacks, unit size, or lot coverage:



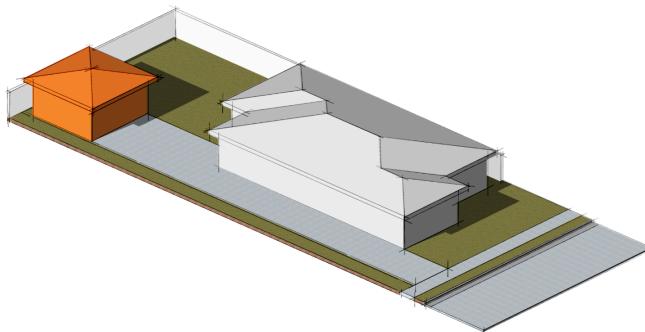
- 1. New 800 sq. ft. max 16'** detached ADU with max height and **4'** side and rear yard setbacks.

ADU Ordinance in Simple Terms

Size



2. ADU or JADU created by converting an existing space in the main residence.



3. ADU or JADU created by converting an existing garage or carport.

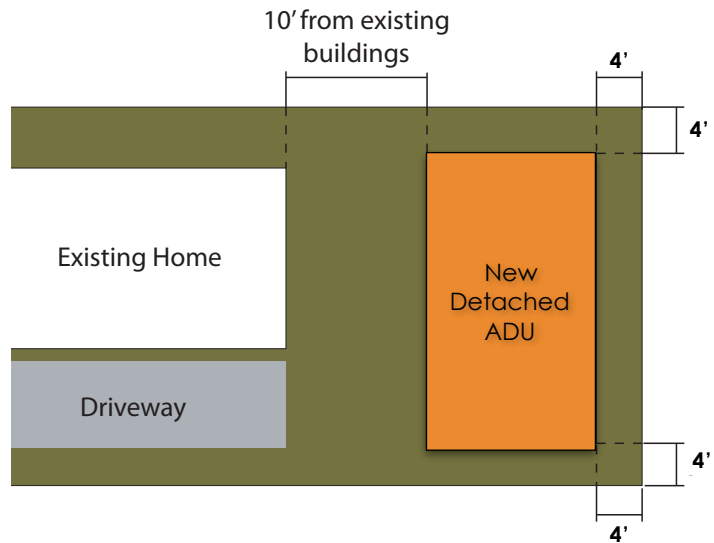
If a local municipality adopts their own ADU ordinance, they must permit an attached or detached ADU that is at least **850 sq. ft.** or **1,000 sq. ft.** for an ADU that provides more than one bedroom.

ADU Ordinance in Simple Terms

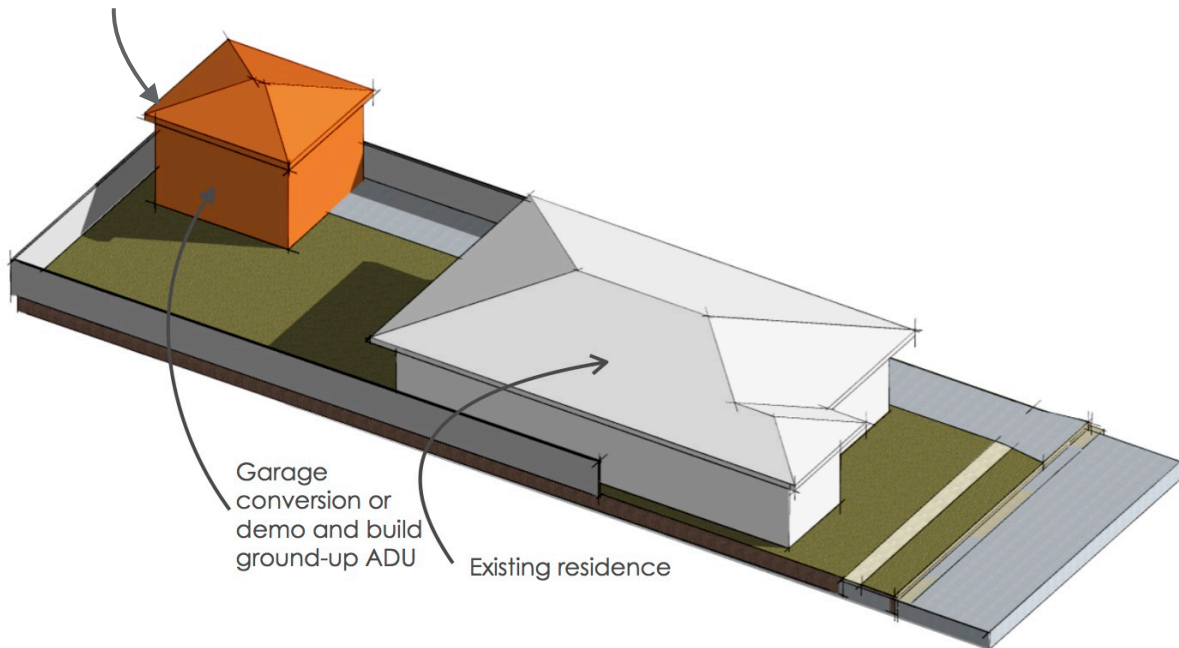
Setbacks

ADUs are required to comply with certain setback rules.

For new detached ADUs, setback requirements are 4' from side and rear property lines.



Existing setbacks can remain

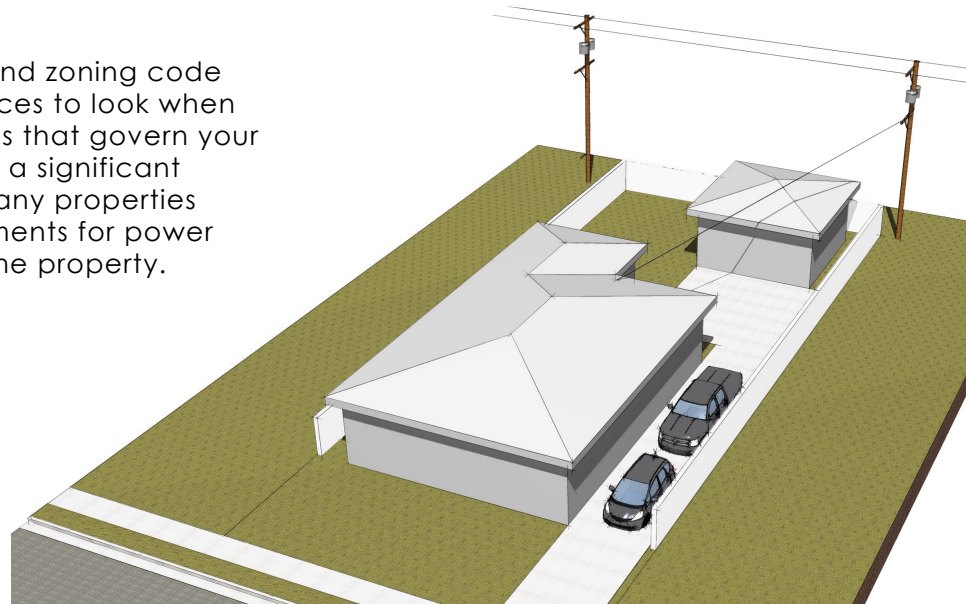


Existing garages, carports, and other accessory structures do not require a 4' setback and can maintain their existing setbacks whenever you convert the existing structure or remove and replace the structure with a new ADU in the same location.

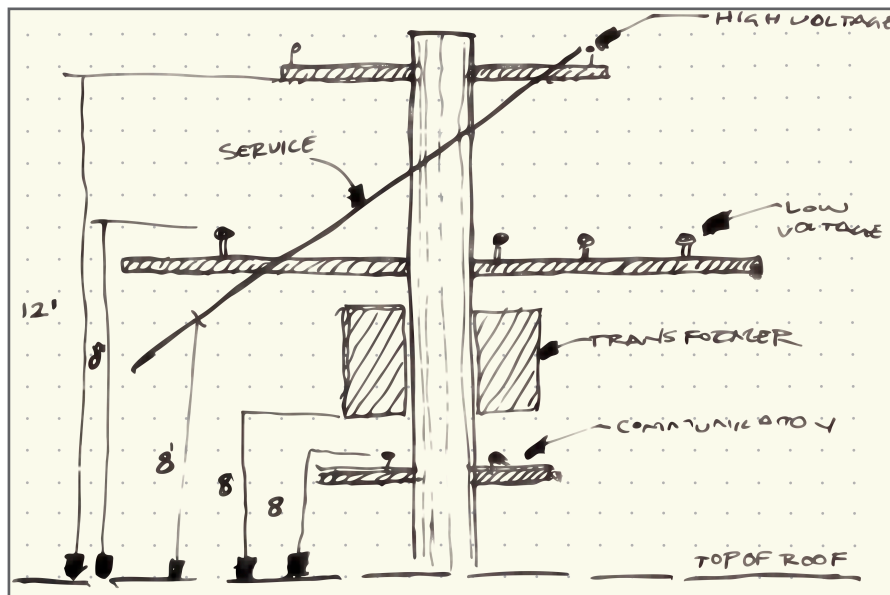
ADU Ordinance in Simple Terms

Easements

The ADU state law and zoning code are not the only places to look when determining the rules that govern your ADU. Easements are a significant consideration, as many properties contain utility easements for power lines at the rear of the property.



In Los Angeles, most properties have LADWP power lines running across the back yard. LADWP will now permit an ADU conversion if your garage is directly under the high voltage lines as long as it meets the clearances requirements below.



LADWP guideline clearances from power lines to ADUs - subject to LADWP field inspection. The primary concern is the high voltage lines that typically run at the very top of the power pole.

Power lines are generally not a problem for garage conversions, but still may provide clearance issues if you are considering a two-story ADU or a second story addition above a garage.

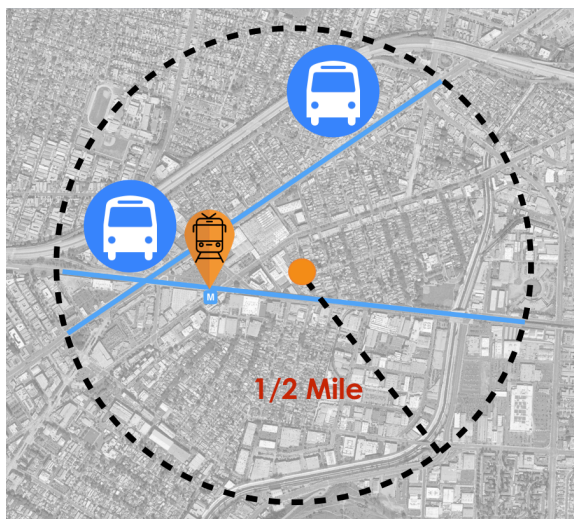
If the proposed ADU is located within 10 feet of the easement, you must file an encroachment permit with LADWP. If the ADU is located more than 10 feet from the utility easement, you do not need to file an encroachment permit.

ADU Ordinance in Simple Terms

Parking

To encourage the use of public transportation and relieve streets of congestion, ADU state law has relaxed parking requirements even further starting in 2020. Here is a summary of the current ADU parking requirements:

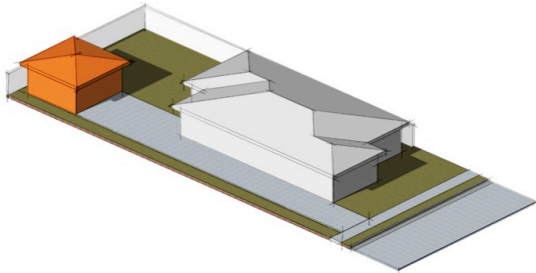
Parking for the ADU	Parking for the Main House
<p>One parking space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway.</p> <p>ADUs do not need to provide any parking if they are:</p> <ul style="list-style-type: none"> • Within a half mile from public transit. • Within an architecturally and historically significant historic district. • Part of an existing primary residence or an existing accessory structure (garage, carport, etc.). • In an area where on-street parking permits are required, but not offered to the occupant of the ADU. • Located within one block of a car share area. 	<ul style="list-style-type: none"> • Two parking spaces for the existing residence must be maintained. The parking spaces may be uncovered, tandem, and/or located within setbacks, such as on an existing driveway. • No replacement parking is required for the main residence when the garage or carport is demolished or converted to create an ADU.



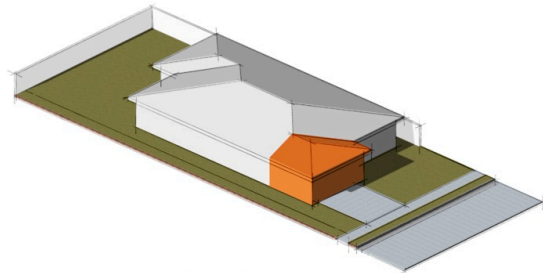
ADU Ordinance in Simple Terms

Parking

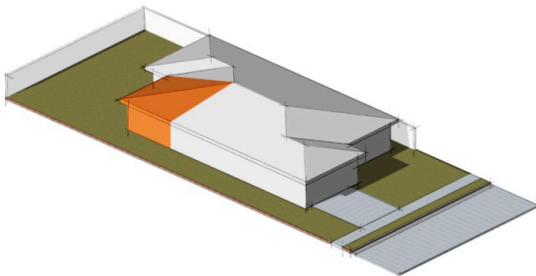
Here are four ADU types that do not require parking for the ADU:



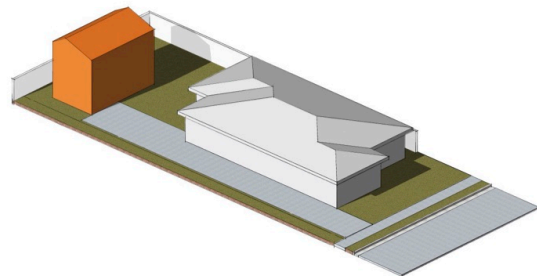
Detached Garage Conversion



Attached Garage Conversion



Interior Conversion



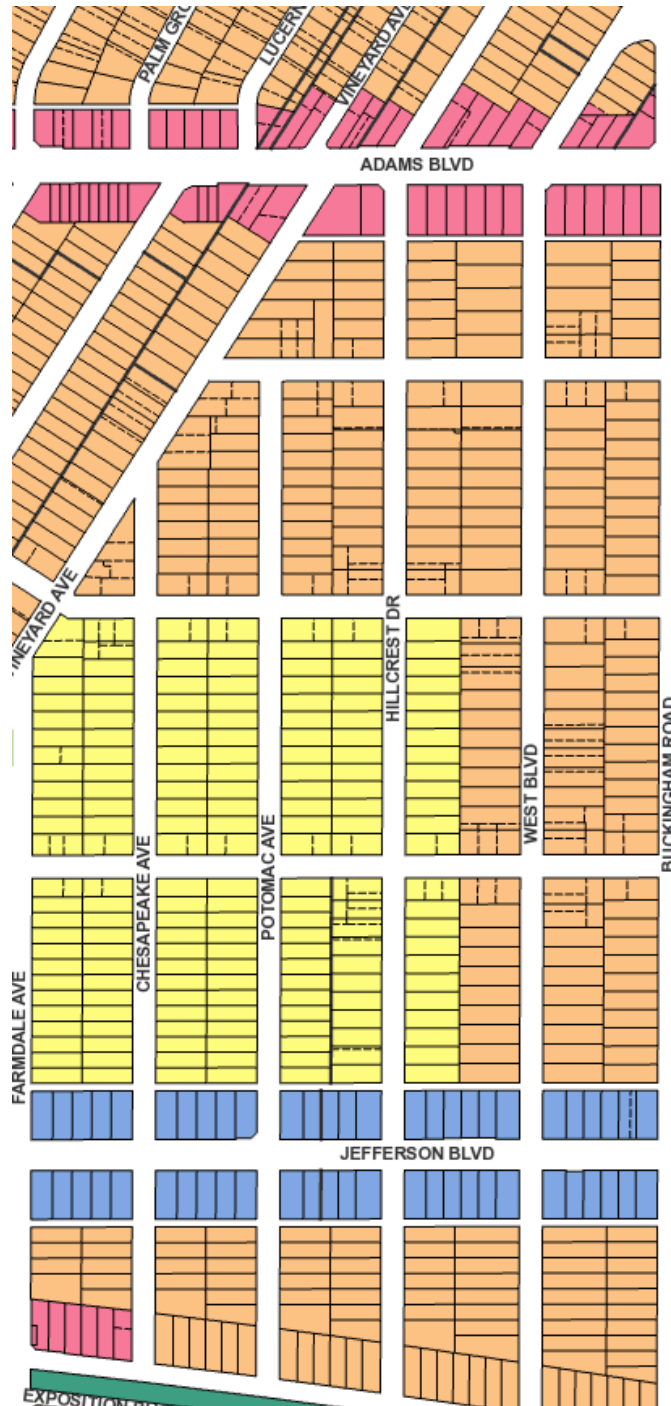
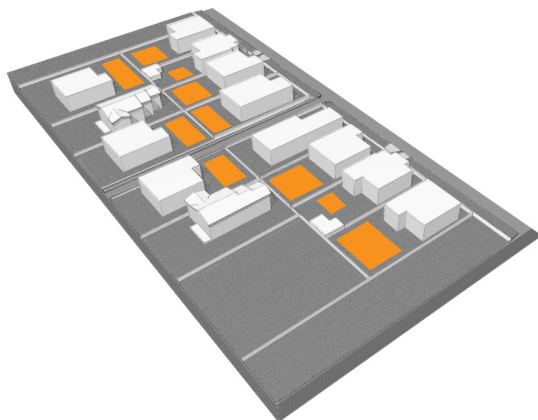
Detached Garage Demolished for New ADU

ADU Ordinance in Simple Terms

Multifamily Zones

Starting in 2020 in California, you can now add ADUs to multifamily dwelling structures as follows:

- Converting existing structures to ADUs that are not used as livable space, such as storage rooms, garages, carports, mechanical rooms, attics or basements. Note that all building codes apply to newly created ADUs in these spaces.
- At least one ADU can be created though this method and up to 25% of the existing unit count.
- Up to two ground-up, detached ADUs can be created on a multifamily zoned lot with a 16' height limit and 4' rear and side yard setbacks.



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4. The Best Lots on which to Build an ADU

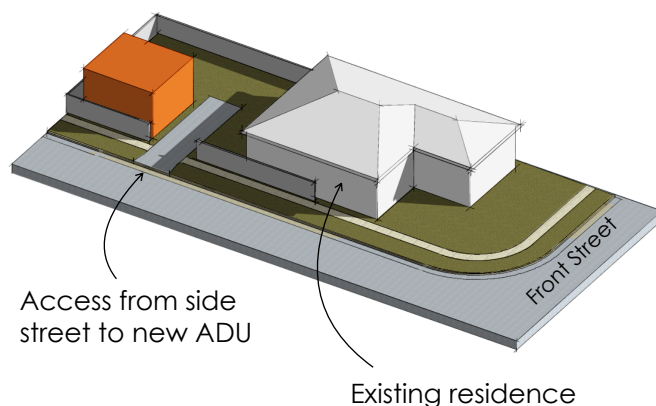
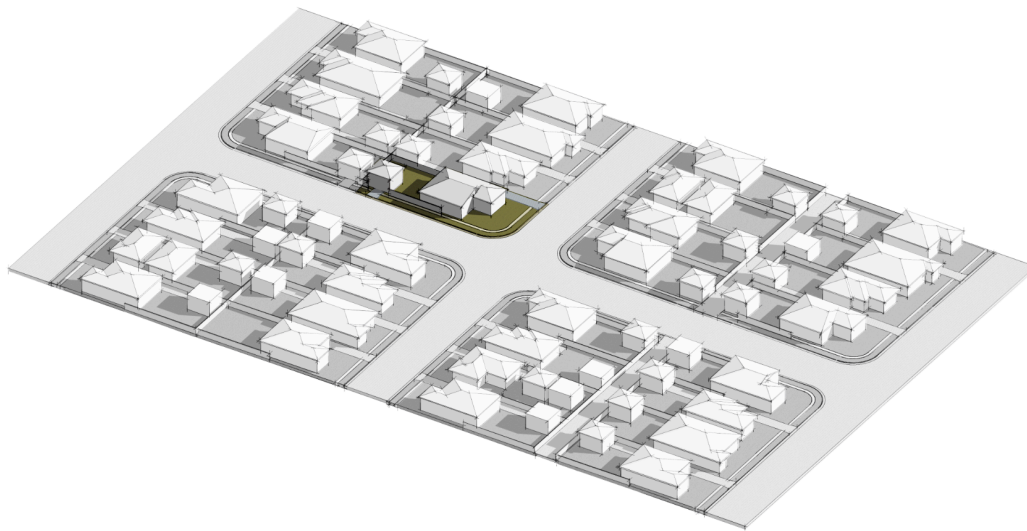


The Best Lots on which to Build an ADU

Although lots in Los Angeles come in many shapes and sizes, our research has shown there are a few common and important characteristics that can help determine how best to locate an ADU on your property.

With a little creativity, almost all properties with a single-family home can be designed to properly utilize an ADU. However, in our experience, what really makes the difference in the success of a project is recognizing the maximum potential and type of ADU that works best for a particular lot.

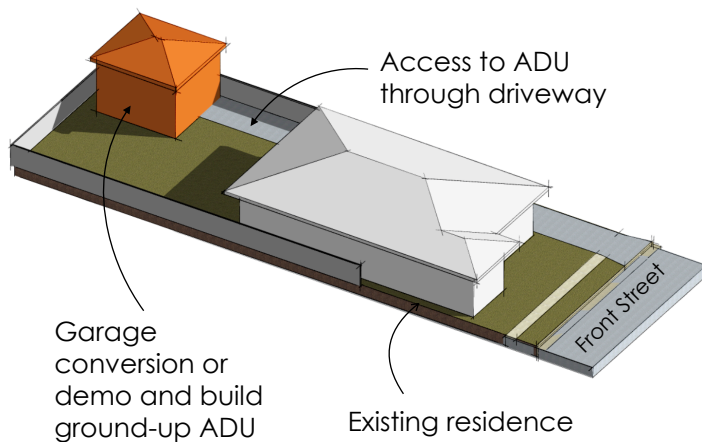
Corner Lots



- Corner lots provide easy access and flexible driveway layouts. If the ADU fronts the side street, an extra curb cut and driveway may be added for the unit.
- Backyard clear spaces of roughly 40'x 30' can provide enough room for a new ground-up ADU.
- If lot space is tight, but there is an existing garage, a garage conversion may be a viable option.

The Best Lots on which to Build an ADU

Infill Lots



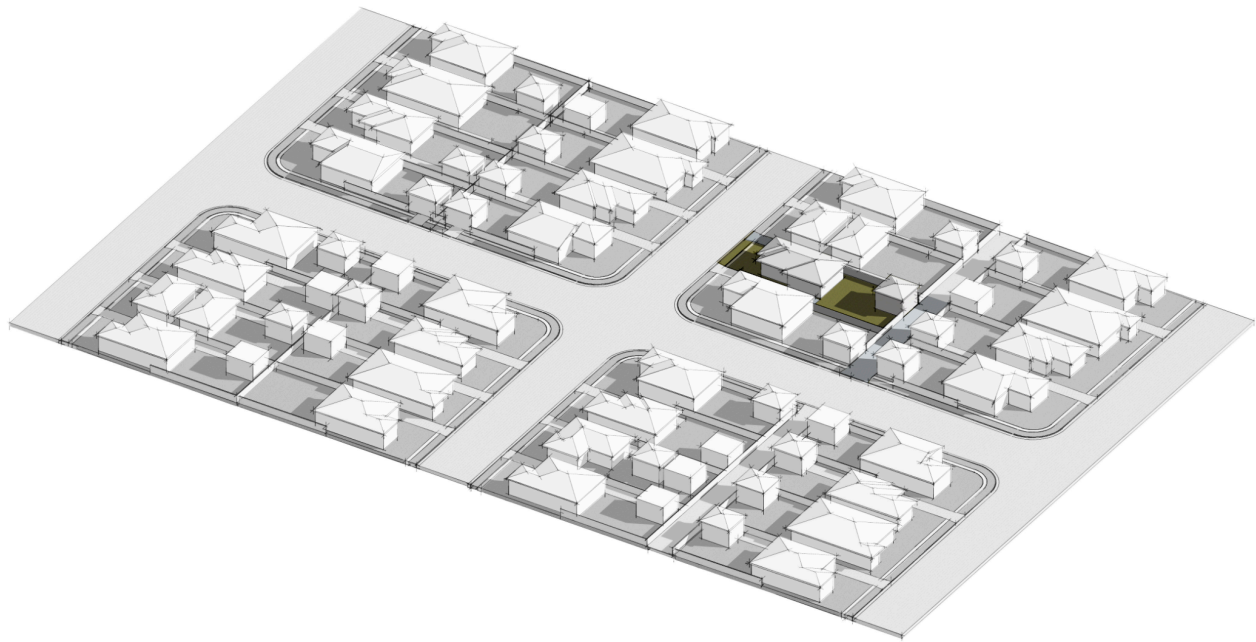
The most common lot type is an infill lot which has neighbors on three sides. Often, the existing driveway can be used for access to a backyard ground-up or garage conversion ADU.

These lots often have detached garages near the back of the property accessed via a driveway. Although not required, parking for the existing home can be located on the driveway in tandem if the creation of an ADU eliminates the garage parking.

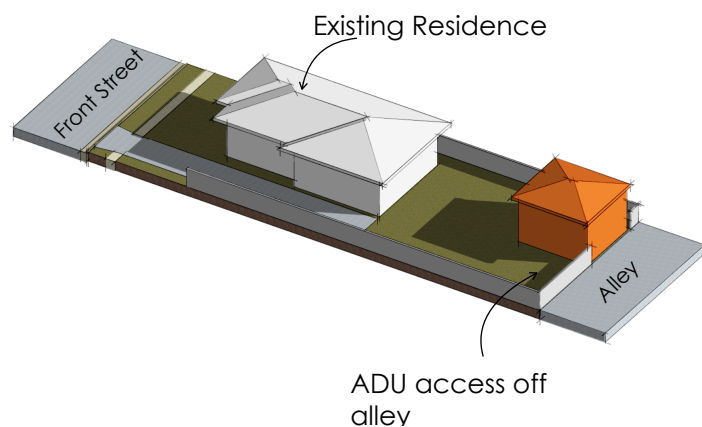
- Large backyards provide adequate space for a ground-up ADU. This is covered in more detail in the next chapter.

The Best Lots on which to Build an ADU

Rear Alley Lots



- A lot with an alley opens up opportunities to provide direct access to the ADU from the back of the property.
- Half of the alley width counts toward your rear setback, resulting in a zero-foot setback at the rear. However, as mentioned before, LADWP easements may necessitate a larger rear setback for a two-story ADU.
- Parking spaces can be provided off the alley, adjacent to the ADU and can be in the side yard setbacks.
- You can also opt to add a fence between the main residence and the ADU to give the units more privacy.



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5. ADU Size + Space Requirements



ADU Size + Space Requirements

Once you've determined your lot is eligible to build an ADU, it's time to decide on the unit size and type. Through our analysis of lots we have found a series of unit sizes that function within different backyards.

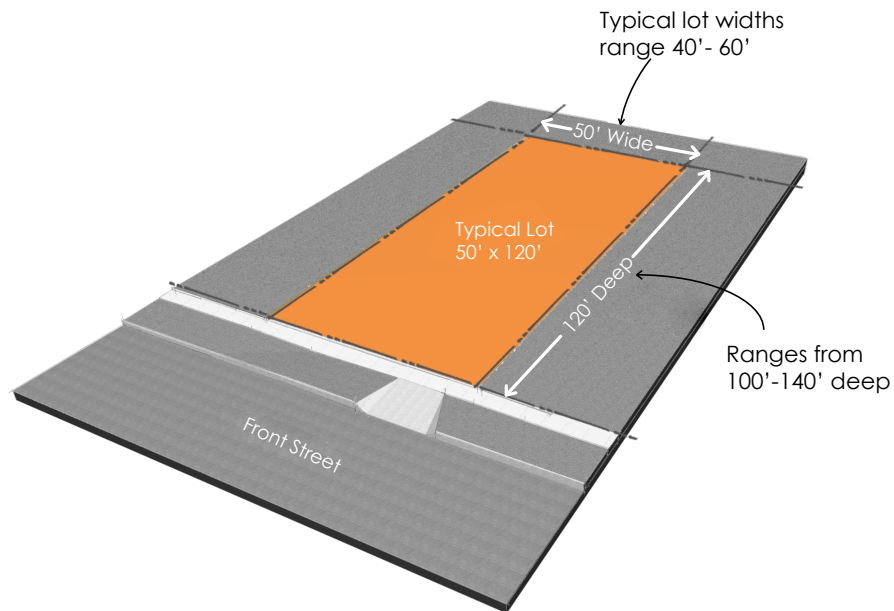
Size	Type	Size	Stories	Footprint
Large	Ground-Up: 2 Bed, 2.5 Bath	1,200 sq. ft.*	2	20' x 30'
Medium	Ground-Up: 1 Bed, 1 Bath	600 sq. ft.*	2	15' x 24'
Small	Ground-Up: 1 Bed, 1 Bath	448 sq. ft.	1	16' x 28'
X-Small	Garage conversion: Studio	306 sq. ft.	1	17.5' x 17.5'

Note: The total space for a ground-up ADU will depend on setbacks. See the examples that follow for illustrations.

*Stairs are not calculated in square footage

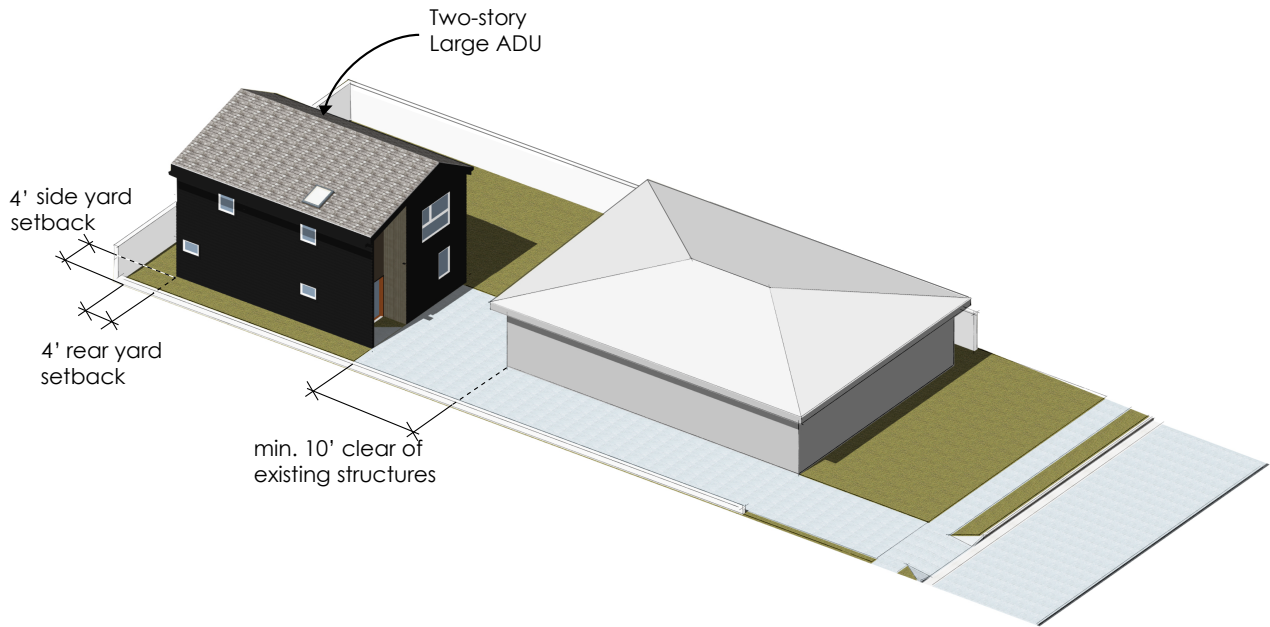
Typical Lot Size

The dimensions of most R1 zoned properties in Los Angeles are 40'- 60' wide by 100'-140' deep, with the most common size being 50' wide by 120' deep.



ADU Size + Space Requirements

Large Backyard Space

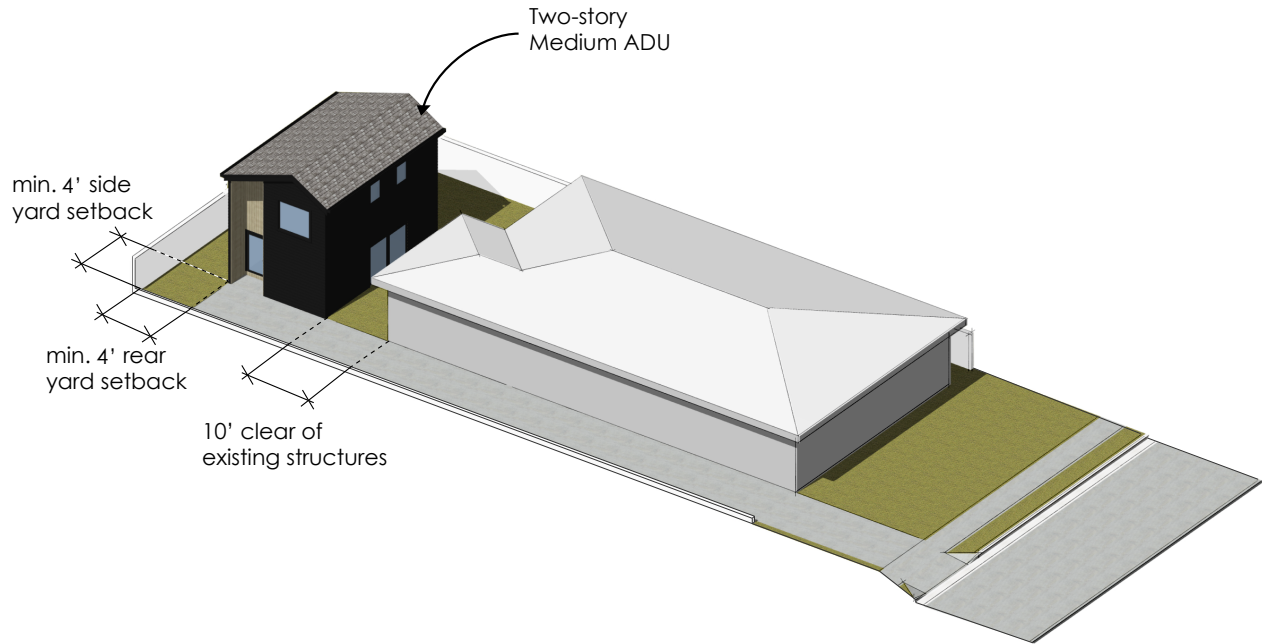


<p>Space</p>	<p>If your backyard has a clear space of roughly 30' x 40', you may have space for a larger, two-story ground-up ADU. In this example, the ADU footprint is 20' x 30'.</p>
<p>ADU Description</p>	<p>This ADU contains 2 bedrooms and 2.5 bathrooms. The ground level consists of an open living, dining, and kitchen area with a powder room. Two bedrooms, each with an attached bathroom, are located on the second level.</p>



Size + Space Requirements

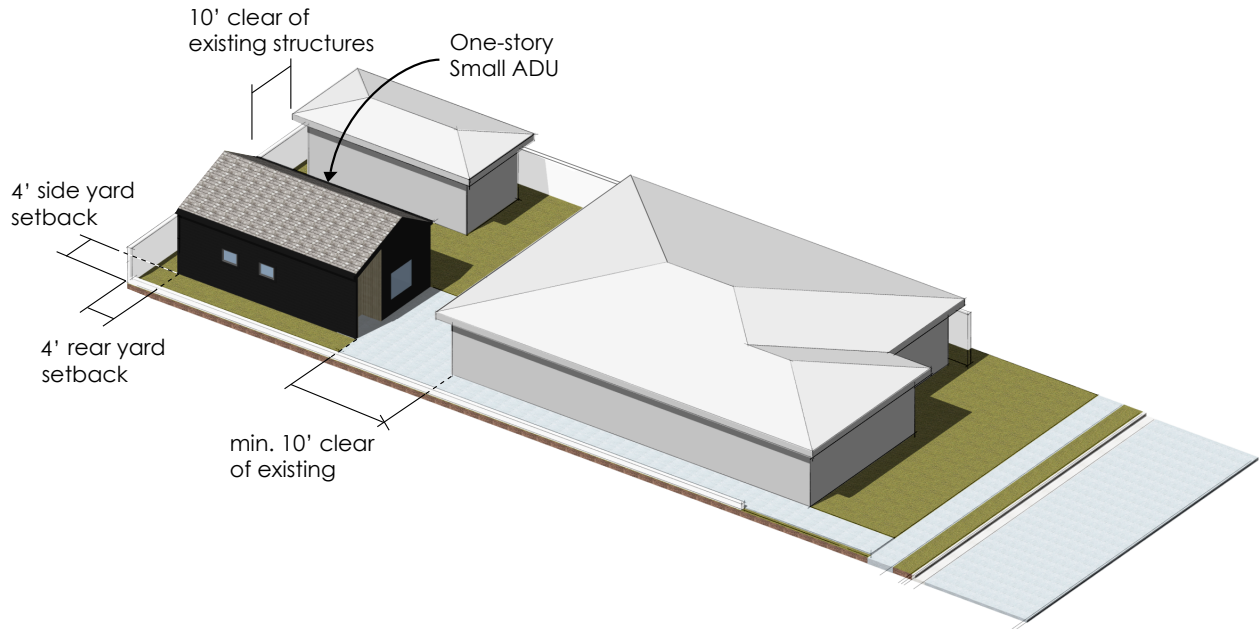
Medium Backyard Space



<p>Space</p>	<p>If your backyard has a clear space of roughly 30' x 34', you may have space for a medium-sized, two-story ground-up ADU. In this example, the ADU footprint is 15' x 24'.</p>
<p>ADU Description</p>	<p>This medium-size ADU contains an open living, dining, and kitchen space on the ground level and a lofted bedroom and bathroom on the second level.</p>

ADU Size + Space Requirements

Medium Backyard Space

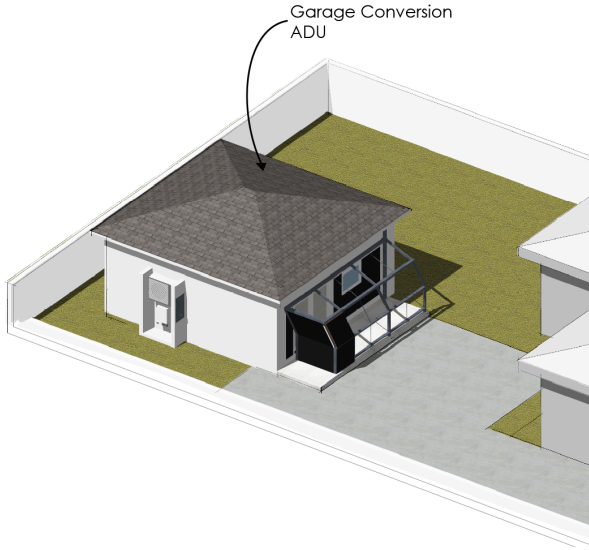


<p>Space</p>	<p>If your backyard has a clear space of roughly 31' x 43' then you have the opportunity for a smaller sized, one-story ground-up ADU. In this example the ADU footprint is 16' x 28'.</p>
<p>ADU Description</p>	<p>This smaller ADU contains 1 bedroom and 1 bathroom. The bed and bath are at the back of the unit and the entry opens into a combined living, dining, and kitchen space.</p>



ADU Size + Space Requirements

Small Backyard



<p>Space</p>	<p>If your backyard has limited space, or you want to keep your open space, and you have an existing rear garage; a garage conversion ADU may be your best option. Converted garages do not have to comply with setback requirements. A garage with a minimum interior dimension of 17.5' by 17.5' can comfortably accommodate a studio apartment.</p>
<p>ADU Description</p>	<p>This garage conversion ADU is an efficient studio space with a large storage wall, open living area, full kitchen, one bathroom, and a bedroom nook.</p>



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6. Parking + Access



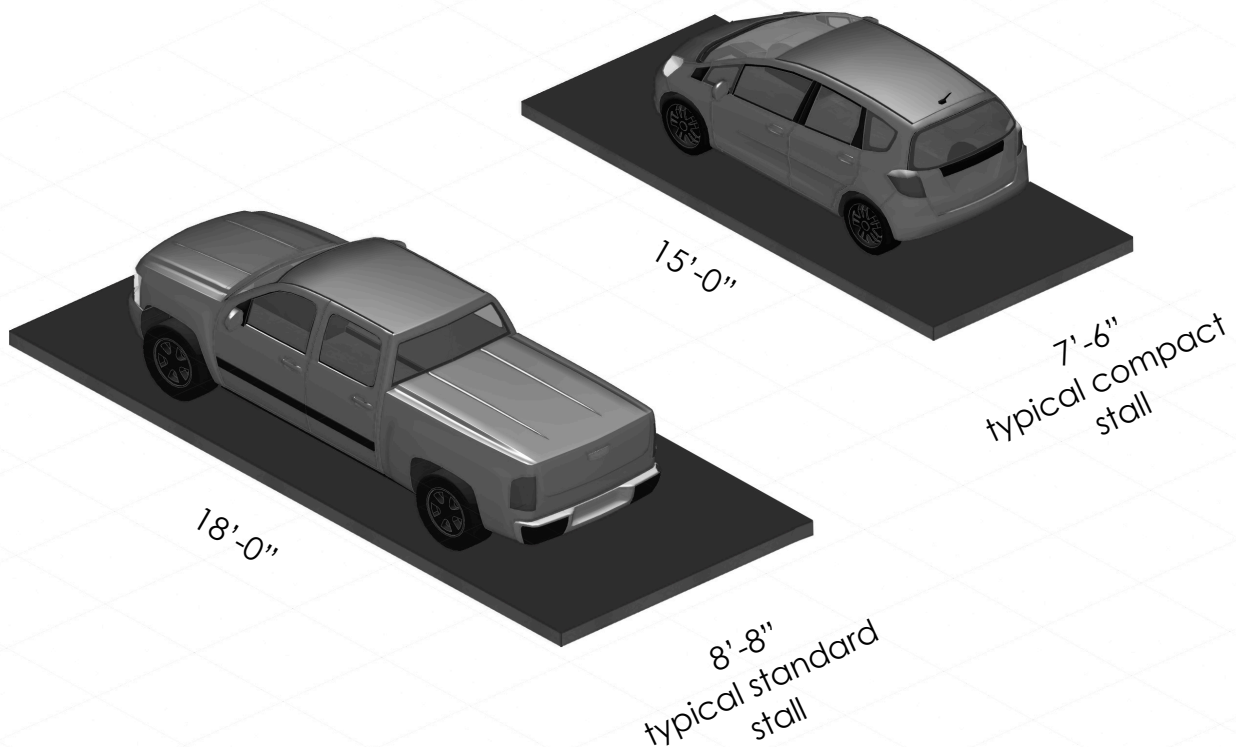
Parking + Access

In addition to meeting the requirements of setbacks and sizes, it is also equally important to provide adequate access to the property for pedestrians and vehicles. Although no additional parking is required, if the property is located within a half-mile of public transportation, two parking spaces may need to be maintained for the existing residence.

Minimum parking stall dimensions must be maintained when considering where to locate any required parking spaces.

Stall Widths and Depths serving Dwelling Units

Compact Stalls		Standard Stalls	
Stall Width	Stall Depth	Stall Width	Stall Depth
7'-6" min.	15'-0" min.	8'-8" min.	18'-0" min.

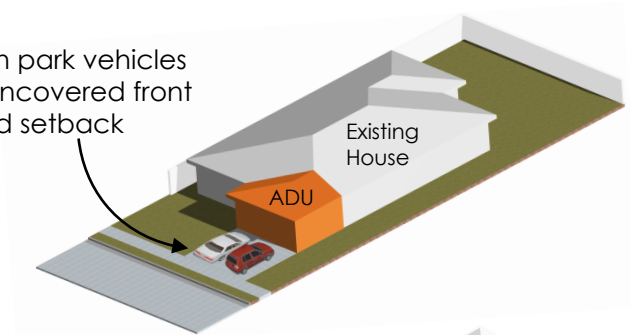


Parking + Access

Parking

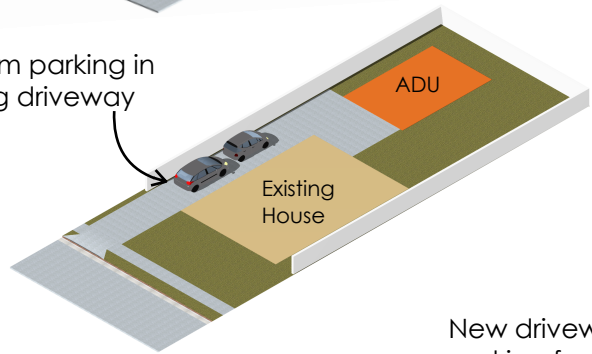
If you are demolishing or converting a garage to make way for an ADU, you do not need to replace these parking spots. If desired, you may park vehicles within setbacks. This means that your driveway can be used for parking.

Can park vehicles in uncovered front yard setback



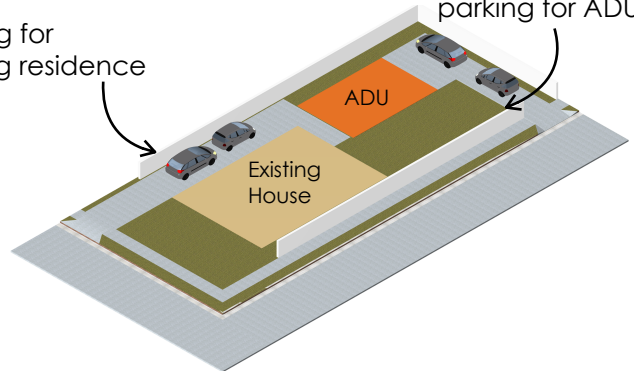
If you are not demolishing or converting a garage for an ADU, parking may not be located in front setbacks. If you have a corner lot or a rear alley lot, another driveway could be added. If parking is off an alley, the alley itself can be used as back up space.

Tandem parking in existing driveway



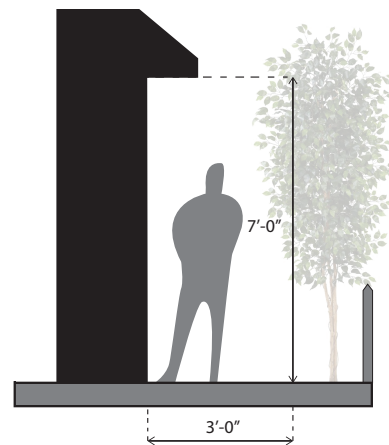
Parking for existing residence

New driveway and parking for ADU



Pedestrian

All ADUs require pedestrian access via a walking path. Code requires that walking paths to the ADU be at least 3 feet in width along the entire distance and head clearance may be no less than 7 feet. The pathway must lead from the ADU to the front yard, sidewalk, or any public right of way. A driveway may serve as this path, or a path may be added to a side yard.



Accessory Dwelling Unit Guide

Los Angeles, CA



7. ADU Case Study



ADU Case Study

Project Start

In the Spring of 2018, Modative started construction on a new, ground-up Accessory Dwelling Unit in West Los Angeles.

Modative was approached by a homeowner to examine the viability of designing an ADU for their backyard. The goal was to design an ADU that would maximize both rental potential and overall property resale value.



Sawtelle area of West Los Angeles

The Perfect Lot

After carefully studying the lot dimensions, the criteria established by the client, and the property location, it was determined that the site was perfectly suited to take advantage of the many positive aspects offered by the Accessory Dwelling Unit state law.



The Property

The lot type, size, and shape would allow for a large ADU with its own separate access from the side street.

Opportunity in a Strong Rental Market

The existing property contained a single-family residence, with a detached garage and a sizable backyard. In view of the increase in rents and lack of housing in the area, the homeowner decided to add a legal rentable unit in their backyard.

ADU Case Study

Property Location

Located in the western part of the Los Angeles Basin, the site is adjacent to several business and attraction centers. The property is within walking distance of the Expo line Bundy Station, Stoner Park, and many tech startups on the edge of Santa Monica. The property is centrally located, only 3 miles from Westwood and Century City, 4 miles from the coast, and 9.3 miles from LAX.

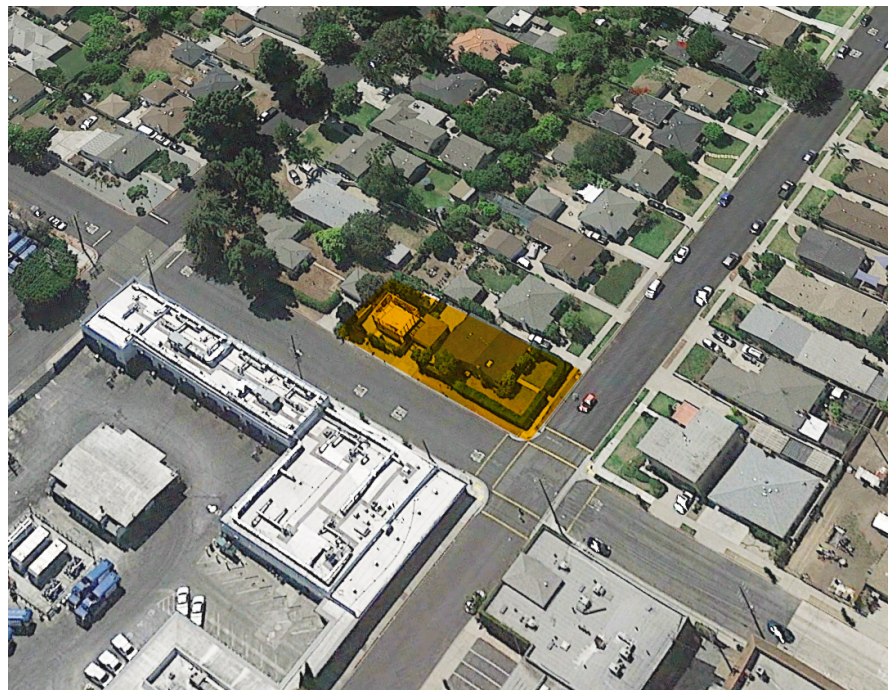


Location Overview

Property Info

The corner lot provides excellent access to the backyard. Single-family residences border the property on three sides and public facilities are located across the street. The backyard includes a large avocado tree and overhead power lines along the rear property line.

Lot Size: 8,085 Sq. Ft.
Lot Dimension: 55' X 147'
Zone: R1-1
Max Bldg. Height: 27'



Aerial Photo of the Site

ADU Case Study

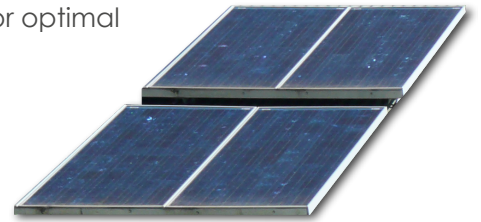
Proposed Development

Accessory Dwelling Unit, Pursuant to Section 65852.2.

One detached accessory dwelling unit within 1/2 mile of public transportation to be exempt from parking requirements.

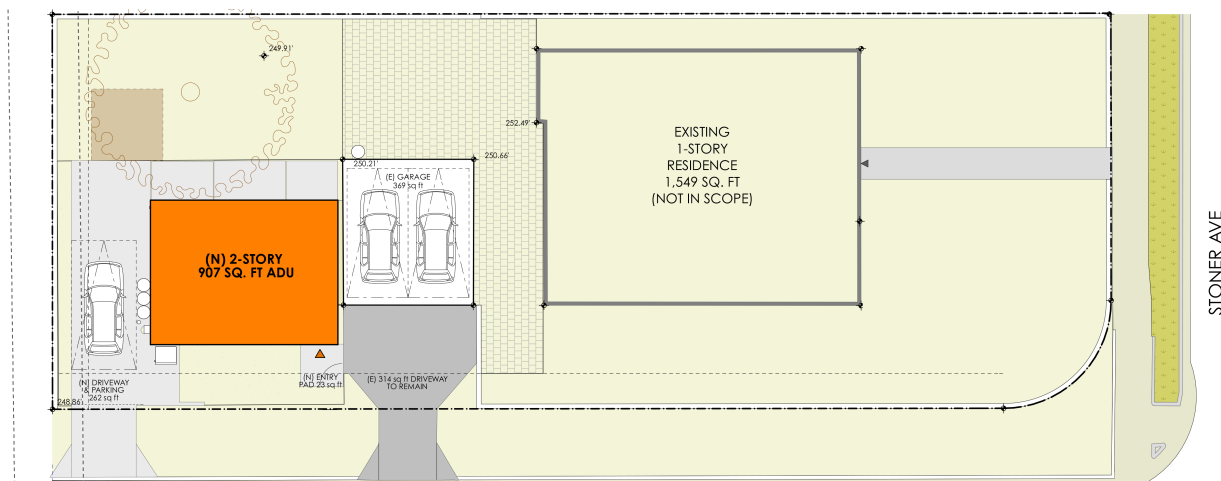
The project incorporates the following green features:

- Future connections for Solar Panels on a sloping roof designed for optimal solar exposure
- Rainwater retention and reuse (rain barrels)
- Drought-tolerant landscaping
- Compact building footprint to reduce energy costs
- Use of recycled and rapidly-renewable materials
- Use of low or no-VOC paints, adhesives, and materials



The project program included an Accessory Dwelling Unit consisting of:

- 2 stories, totaling 1,019 square feet
- 2 bedrooms, with a shared bath
- Master bedroom with walk-in closet
- Living/kitchen level with powder room, laundry, and access to a private backyard
- A new driveway and parking adjacent to the ADU per owner's request (not required as property is within 1/2 mile of transit). New utility line connections for the ADU to provide separate metering.



ADU Case Study

The first floor of the ADU opens from the living room to the kitchen, creating a large space within a small envelope. The open space is maximized by tucking storage and a power room under the stair.



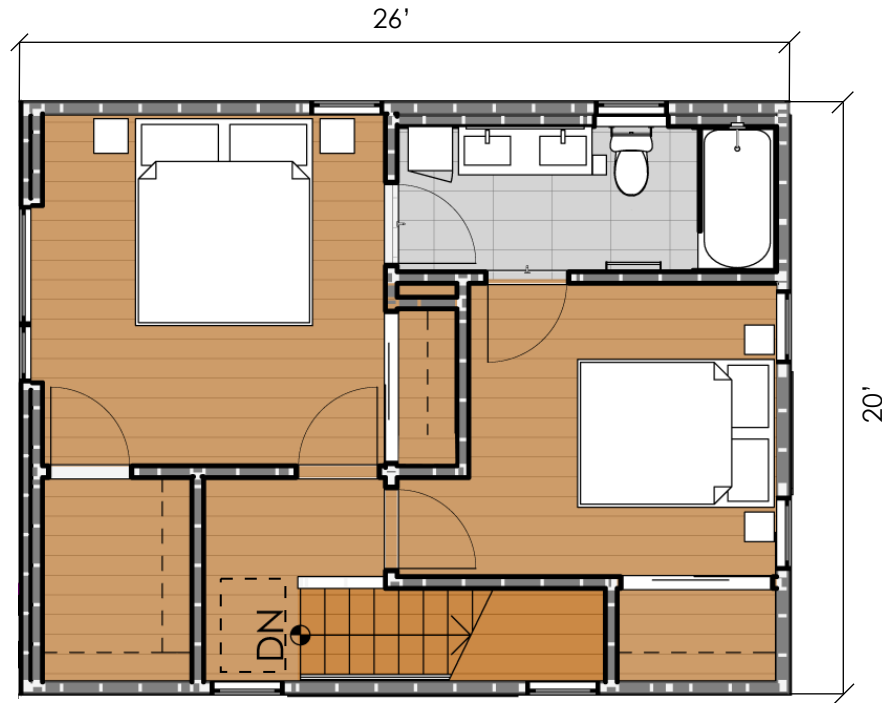
First Floor Plan



First Floor Framing

ADU Case Study

On the second floor, a skylight and several windows bring natural light into the hallway. Each bedroom has its own closet and shares a spacious bath.



Second Floor Plan



Second Floor Framing

ADU Case Study

This accessory dwelling unit provides a new unit in a strong rental market. The ADU was rented within one week of construction completion and receiving the certificate of occupancy. The efficient footprint and flexible application of ADUs provides an opportunity for homeowners to generate added income while also adding a dwelling unit to a depleted housing stock.



Accessory Dwelling Unit Guide

Los Angeles, CA



8. Project Cost + Income Estimates



Project Cost + Income Estimates

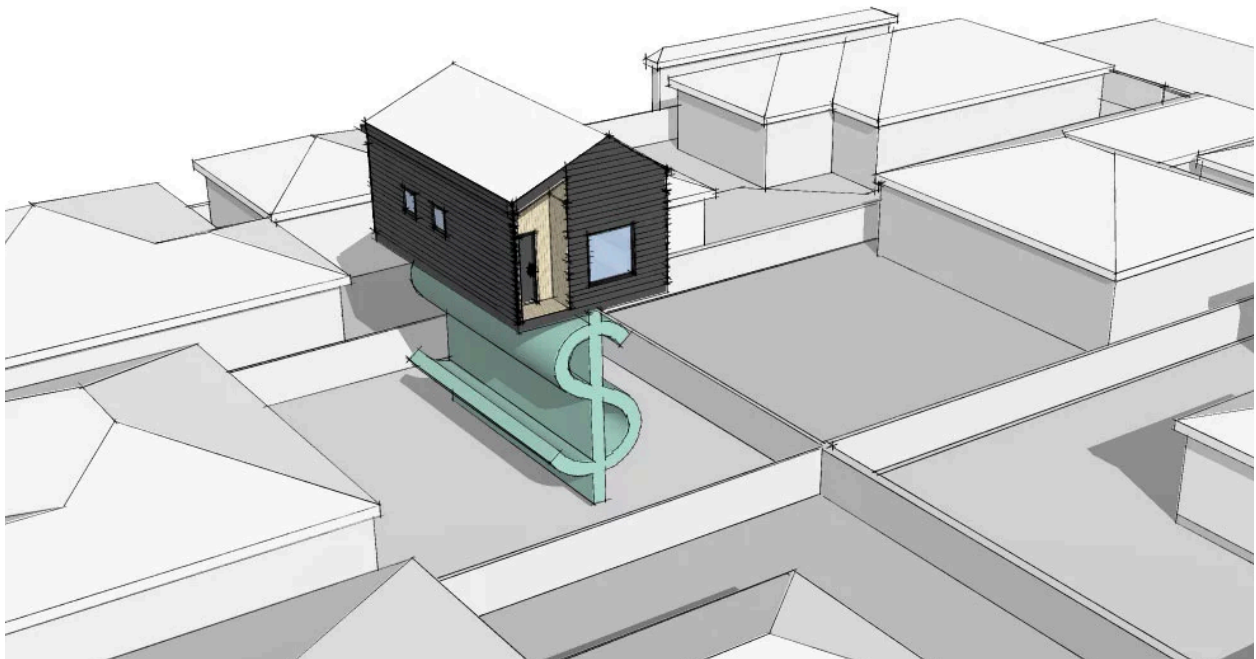
It Pays to Build in Los Angeles!

Los Angeles is an extremely viable market for ADUs. It pays to build an ADU in your backyard because:

- 1 The land is (basically) free
- 2 Financing is available and relatively inexpensive
- 3 Rents are high in Los Angeles
- 4 ADUs tend to cash flow immediately and can provide tens of thousands of dollars of rental income per year
- 5 ADUs add enormous resale value to your property
- 6 Modative's ADU models provide cost and schedule predictability

Although costs and rental prices vary depending on project location, we've provided the following simplified financial models for three different types of ADUs that will give you an idea of how much money you can make by adding an ADU to your backyard:

- 1 A large, 2-bedroom, 1.5 bathroom, 2-story ground-up ADU (our case study)
- 2 A medium 1-bedroom, 1 bathroom, 2-story ground-up ADU
- 3 A two-car garage conversion studio ADU



Project Cost + Income Estimates

Case Study Example



Size: 1,019 sq. ft.

Beds: 2

Bath: 1.5

Dimensions: 20' W x 26' L x 24' H

ADU Cost: \$409,800

ADU CASE STUDY FINANCIAL MODEL	
Items	Amount
Estimated ADU Annual Income	\$17,640
Monthly Projections	
Estimated Monthly Rents	\$4,200
Estimate Loan Payment (360 month, 5.54% APR)	-\$2,200
Property Tax Increase	-\$350
HO Insurance Increase	-\$80
Maintenance Allowance	-\$100
Estimated ADU Monthly Income	\$1,470
Project Costs	
Architecture, Engineering, & Permit Processing	\$23,300
City Fees / Permit	\$10,000
Estimated Loan Processing	\$4,000
New Construction	\$335,000
Utilities and Site Improvements (owner requested new separate utility connections)	\$35,000
Insurance	\$2,500
Total Project Cost	\$409,800

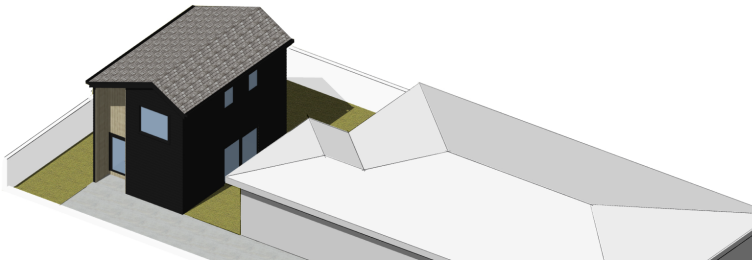
Estimated Return on Investment

Resale Price: \$500-\$800 / sq. ft.

Increased Property Value: \$500k-\$800k

Rental Profit over 5 Years: \$88,200

Project Cost + Income Estimates



Size: 600 sq. ft.
Beds: 1
Bath: 1
Dimensions: 15' W x 24' L x 24' H
Estimated ADU Cost: \$239,000

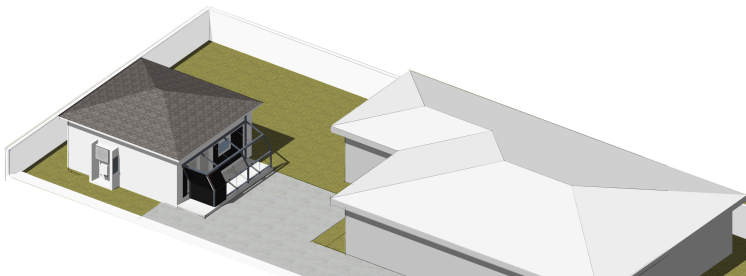
MEDIUM SIZED ADU	
Items	Amount
Estimated ADU Annual Income	\$13,800
Estimated ADU Monthly Income	\$1,150
Estimated ADU Monthly Rent	\$3,800
Estimated Monthly Loan Payment from ADU	-\$2,100
Property Tax & Home Owners Insurance Increase from ADU	-\$450
Monthly Maintenance Allowance	-\$100

Estimated Return on Investment

Resale Price: \$500-\$800 / sq. ft.

Increased Property Value: \$300k-\$480k

Rental Profit over 5 Years: \$69,000



Size: 306 sq. ft.
Beds: 1
Bath: 1
Dimensions: 17.5' x 17.5'
Estimated ADU Cost: \$130,000

GARAGE CONVERSION ADU	
Items	Amount
Estimated ADU Annual Income	\$10,800
Estimated ADU Monthly Income	\$900
Estimated ADU Monthly Rent	\$1,900
Estimated Monthly Loan Payment from ADU	-\$745
Property Tax & Home Owners Insurance Increase from ADU	-\$175
Monthly Maintenance Allowance	-\$80

Estimated Return on Investment

Resale Price: \$500-\$800 / sq. ft.

Increased Property Value: \$153k-\$245k

Rental Profit over 5 Years: \$54,000

Accessory Dwelling Unit Guide

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9. ADUs + Modative



ADUs + Modative



Modative

EST. 2006

Modative is a design/build operation in Los Angeles for detached, ground-up ADUs and garage conversions. We are a one-stop-shop with semi-custom, predesigned models. Modative handles all aspects of the process, including:



Architecture

We've been designing small, yet efficient, homes since our founding in 2006.



Construction

Our experienced construction team will bring your ADU from concept to reality.



Engineering

We partner with the best structural, electrical, and civil engineers in town to ensure your ADU is safe and energy efficient.



Finish & Fixture Options

We offer a range of finish options to customize your ADU. Enough to keep it interesting without being overwhelming.



Permit Processing

Our secret weapon is that we're really good at the boring stuff too, like expeditiously permitting your ADU.



Financing Partnerships

We partner with local lenders that can offer you great financing options on your backyard home.



Our team in action

ADUs + Modative

Models



Two Story Ground-up ADU
2 bed, 2-1/2 bath
1036 sq. ft.



Two Story Ground-up ADU
2 bed, 1-1/2 bath
1019 sq. ft.



Two Story Ground-up ADU
1 bed, 1 bath
600 sq. ft.



One Story Ground-up ADU
1 bed, 1 bath
448 sq. ft.



Garage Conversion ADU
Studio
306 sq. ft.

For more information and new models visit www.modative.com/adu.



P: 888.368.2721
E: info@modative.com
W: www.modative.com/adu

Accessory Dwelling Unit Guide

Los Angeles, CA



10. Appendix



Appendix

The rules governing Accessory Dwelling Units are continually being reviewed and updated. This appendix is a resource for portions that have been updated since the first publishing of this guide. It also covers topics related to jurisdictions outside the City of Los Angeles. Consult our [website](#), and revisions of this appendix, for new developments in the ADU world.



Under Construction

California State Bills passed in 2020 voided all local ADU ordinances created prior to these new statewide regulations. State law will govern until local jurisdictions create new ordinances to comply with the 2020 changes. The appendix will be updated as new local ordinances become available.