



Accessory Dwelling Units & Junior Accessory Dwelling Units

City Council

Item 7.2

March 28, 2023

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

Effective, January 1, 2023

- SB 897
- AB 2221



Detached:

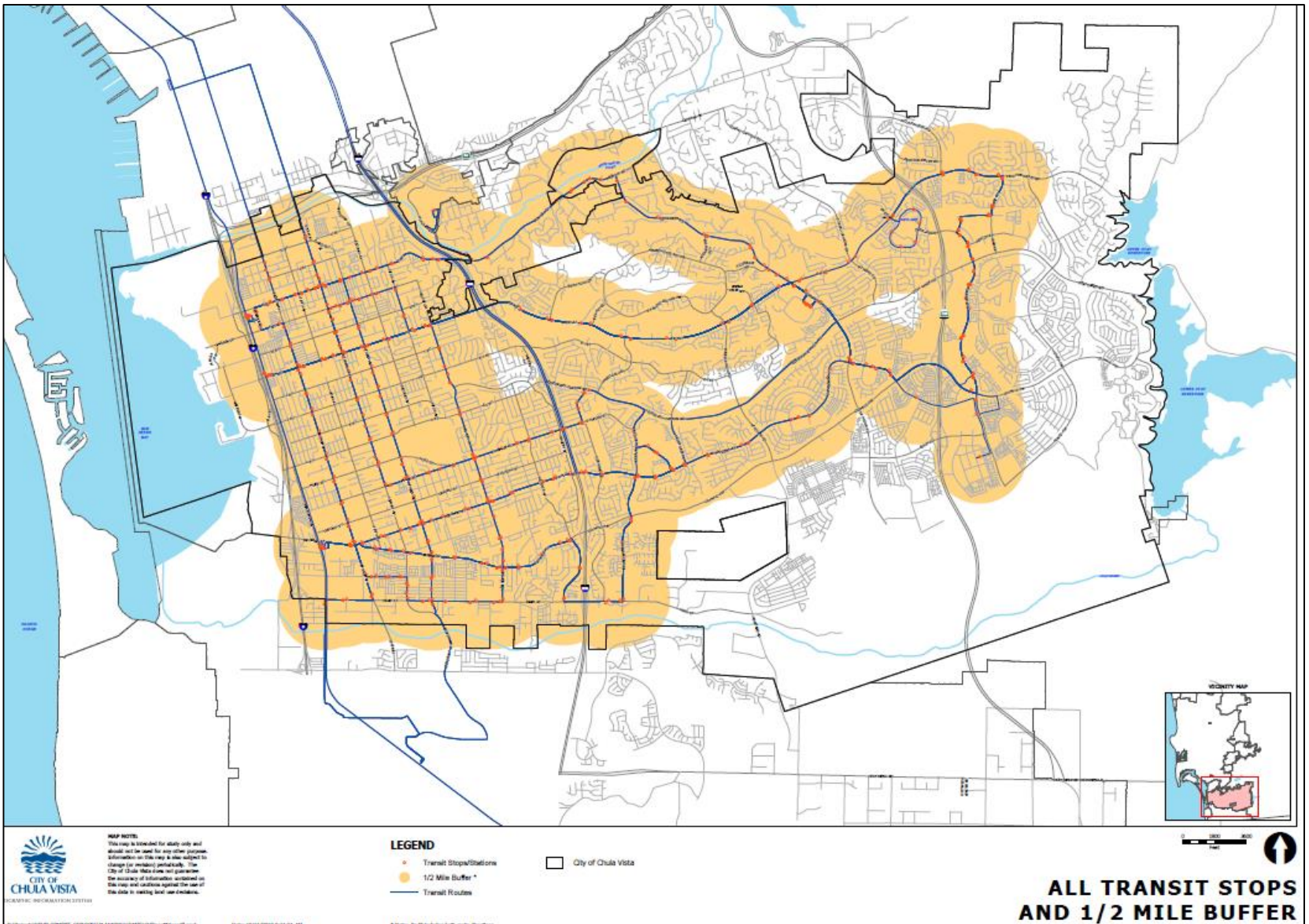
- 18', if within a half-mile of transit
- 20' if necessary to match main house



Attached:

- 25' or as high as underlying zoning allows, whichever is less.

Front yard setback alone cannot prohibit ADU construction



Areas within a half mile of transit

Non-habitable rooms (garages, storage rooms, etc.)
now eligible to be used as JADU.



Photo credit: Levi Design Build

When JADU shares a bathroom with primary, an
entry is now required into the primary's main living
area.

Clear comments to applicant if ADU application is denied.

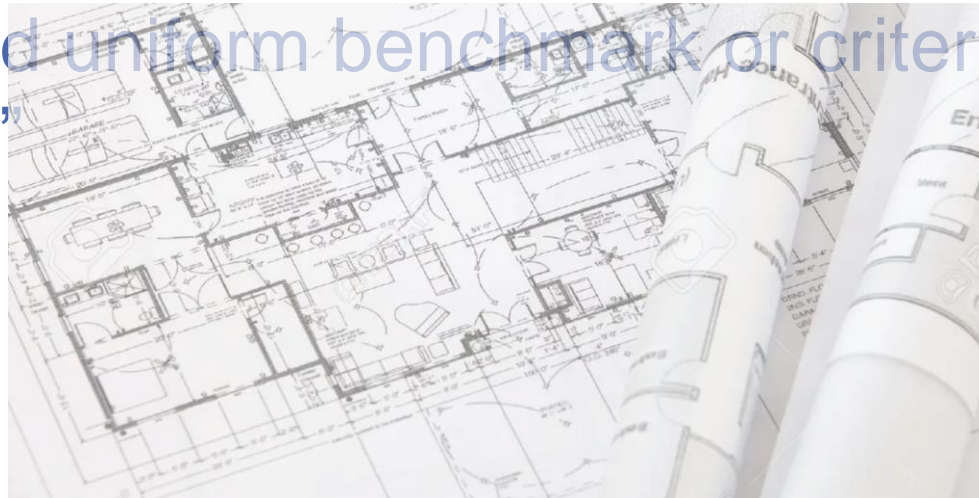
If being replaced, garage demolition permit must be reviewed and issued at the same time as ADU permit.

Cannot deny building permit based on nonconforming zoning conditions and/or building code violations.



Definition of “Objective Standards”

“Objective standards” are those that involve “no personal or subjective judgment by a public official” and are “uniformly verifiable by reference to an external and uniform benchmark or criterion available...”



Proposed Local Clarifications to ADU Regulations

- Number of ADUs allowed on multifamily parcels.
- Add “multifamily” definition – any structure with two or more attached units on a single lot.



Development Oversight Committee

Convened on January 11, 2023.

Overall positive feedback regarding changes;
concern with front yard setback modification.

Planning Commission

Approved unanimously
on February 22, 2023





RECOMMENDATION

Place an ordinance on first reading approving the Chula Vista Municipal Code amendments regarding ADUs and JADUs.