



Accessory Dwelling Units & Junior Accessory Dwelling Units

Planning Commission

Item 6.1

February 26, 2025

Accessory Dwelling Units (ADU and Junior Accessory Dwelling Units (JADU)

Effective January 1, 2025 – SB1211 makes further changes to ADU regulations

- Eight detached ADUs alongside an existing multi-family dwelling.
- Remove replacement parking requirement when ADU replaces uncovered parking space.



Ordinances not in compliance become null and

- State changes require local municipalities to continually update their ADU ordinances to align with State Law.
 - Government Code Section 65852.2(a)(4)
- State ADU and JADU laws have frequently been amended to support housing development.
 - Continuous compliance or risk of adverse enforcement action from HCD.
- Repeal of CVMC 19.58.022 (ADU) and 19.58.023 (JADU) in their entirety will avoid the continuous need to update the CVMC and will ensure compliance by deferring to the California Government Code and other relevant regulations.



RECOMMENDATION

Adopt a Resolution recommending the City Council adopt an Ordinance repealing, in their entirety, Chula Vista Municipal Code sections 19.58.022 (ADU) and 19.58.023 (JADU).