

CITY OF COLTON

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324

REGULAR MEETING – Tuesday, February 24, 2026 – 5:30 P.M.

Colton - PC Agenda_02-24-2026_Final

Documents:

[COLTON - PC AGENDA_02-24-2026_FINAL.PDF](#)

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIENCE
- D. APPROVAL OF MEETING MINUTES

Documents:

[01-13-26_PC AGENDA MEETING MINUTES_DRAFT.PDF](#)

- E. PUBLIC COMMENTS
- F. TRAINING SESSIONS

- 1. **STATEMENT OF ECONOMIC INTEREST – FORM 700 – BY DEPUTY CITYCLERK TRAINING.**
- 2. **THE PLANNING APPLICATION FOR ZONING ENTITLEMENTS – HOW TECHNICAL CAN YOU GET? TRAINING FROM PAM STEELE, PRINCIPAL WITH MIG AND DIRECTOR OF THE RIVERSIDE OFFICE**

G. PUBLIC HEARING:

- 1. FILE INDEX NUMBER: DAP25-0047 2025 ADU Ordinance Amendment

APPLICANT: City-initiated

PROPERTY LOCATION: City-wide

REQUEST: Zoning Text Amendment to modify various provisions of Title 18, Section 18.48.150 of the Colton Municipal Code related to Accessory Dwelling Units (ADUs) and Junior ADUs.

ENVIRONMENTAL DETERMINATION: Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California's ADU law and which also regulates ADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily

exempt from CEQA in that the proposed ordinance implements the State's ADU law.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution titled:

RESOLUTION NO. R-03-26 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA (FILE INDEX NO. DAP25-0047)

Documents:

[ITEM H-1_STAFF REPORT_ADU ORDINANCE UPDATE 2025.PDF](#)

H. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

I. COMMISSION COMMENTS

J. ADJOURNMENT Next Scheduled Meeting: Tuesday, March 10, 2026

Documents Related to Open Session Agendas (SB 343). Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 7:30 am to 5:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324. The meeting will be an in-person meeting and comments via telephone or zoom will not be available.

Appeal of Planning Commission Action. If you challenge in court any action of the Planning Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Planning Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.

ADA Compliance. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



CITY OF COLTON PLANNING COMMISSION AGENDA
650 NORTH LA CADENA DRIVE, COLTON, CA 92324 REGULAR MEETING
Tuesday, February 24, 2026 at 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIENCE

D. APPROVAL OF MEETING MINUTES

January 13, 2026, Draft Planning Commission Minutes

E. PUBLIC COMMENTS

F. TRAINING SESSIONS:

1. STATEMENT OF ECONOMIC INTEREST – FORM 700 – BY DEPUTY CITY CLERK TRAINING.

2. THE PLANNING APPLICATION FOR ZONING ENTITLEMENTS – HOW TECHNICAL CAN YOU GET? TRAINING FROM PAM STEELE, PRINCIPLE WITH MIG AND DIRECTOR OF THE RIVERSIDE OFFICE

G. PUBLIC HEARING:

1. FILE INDEX NUMBER: DAP25-0047

2025 ADU Ordinance Amendment

APPLICANT: City-initiated

PROPERTY LOCATION: City-wide

REQUEST: **Zoning Text Amendment** to modify various provisions of Title 18, Section 18.48.150 of the Colton Municipal Code related to Accessory Dwelling Units (ADUs) and Junior ADUs.

ENVIRONMENTAL DETERMINATION: Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution titled:

<p>Commissioners:</p> <p>Richard Prieto, District 1</p> <p>Aдриanna Escarcega, District 2</p> <p>Letitia Baden, District 3</p> <p>Bruce McKillop, District 4</p> <p>Gary Grossich, At Large</p>
--

RESOLUTION NO. R-03-26 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA (FILE INDEX NO. DAP25-0047)

H. DIRECTOR’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

I. COMMISSION COMMENTS

J. ADJOURNMENT Next Scheduled Meeting: Tuesday, March 10, 2026

Documents Related to Open Session Agendas (SB 343). *Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 7:30 am to 5:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324. The meeting will be an in-person meeting and comments via telephone or zoom will not be available.*

Appeal of Planning Commission Action. *If you challenge in court any action of the Planning Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Planning Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant’s receipt of notice of the action.*

ADA Compliance. *In compliance with the American with Disabilities Act, if you need special assistance to participate in a Planning Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*



CITY OF COLTON PLANNING COMMISSION AGENDA MEETING MINUTES

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324
REGULAR MEETING –TUESDAY, JANUARY 13, 2026 – 5:30 P.M.

A. CALL TO ORDER 5:32 p.m.

B. ROLL CALL

Present

Richard Prieto
Adrianna Escarcega
Leticia (“Tish”) Baden
Gary Grossich
Bruce McKillop

Commissioners:

Richard Prieto, District 1
Adrianna Escarcega, District 2
Leticia Baden, District 3
Bruce McKillop, District 4
Gary Grossich, At Large

Commissioners Absent:

None

Staff Present:

Heidi Duron, Development Services Director
Jim Priest, City Attorney from BB&K
Mario Suarez, Planning Manager
Steve Gonzales, Associate Planner
Moises Peralta, Associate Engineer

C. PLEDGE OF ALLEGIANCE Led by Bruce McKillop

D. APPROVAL OF MEETING MINUTES FOR

December 9, 2025, Draft Planning Commission Minutes

Motion and second by Commissioner Grossich / Commissioner Baden

Roll Call vote: Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

E. PUBLIC COMMENTS:

Jacqueline Garcia – Looking for Colton Farmers Market request/within the City other than ARMC.
Gene Valdez – Requests “O” Street properties be included in

F. PUBLIC HEARING

Vacqueline Garcia – Interested in Participating in a Colton Farmer’s Market. Provided samples of her vegan baked goods.

Eugene Valdez – Supports Changes in General Plan and Zoning to South Colton Properties as recommended by the South Colton Corridor Plan and informed the City in initiating “Builders Remedy” for future project in South Colton.

1. FILE INDEX NO.: **DAP-001-744** **Program 10 & 11 Housing Element**

APPLICANT: Various- Citywide

PROPERTY OWNER: City of Colton – Development Services – Planning Division

PROPERTY LOCATION: 0163-211-02, 0163-211-05, 0163-211-25, 0163-074-31, 0163-081-06, 0163-081-07, 0163-081-08, 0163-081-09, 0164-182-38, 0164-182-41, 0164-182-43, 0164-182-46, 0164-182-47, 0164-182-48, 0164-182-51, 0164-182-53, 0164-182-55, 0164-182-57, 0164-182-58, 0164-281-01, 0164-281-02, 0164-281-09, 0164-281-11, 0164-181-08, 0164-181-12, 0276-144-30, 0276-144-31, 0163-172-46, 0163-172-47, 0163-172-49, 0163-172-50, 0163-272-01, 0164-182-52, 0164-182-54, one APN to be assigned also known as 910 S. Hert Street

REQUEST: A request for the Planning Commission to recommend to the City Council amendments to nine areas of the **General Plan Land Use Map and Zoning Map and Amendments to 2013 General Plan Land Use Element and amendments to Title 18 (Zoning Code)** pertaining to Section 18.06.060 (Uses Permitted in each Zone), Chapter 18.16 (R—3 And R-4 Multiple-Family Residential), Chapter 18.23 (Mixed Use – Downtown Zone), and Chapter 18.58 (Administration) of the Colton Municipal Code consistent with adopted 2021-2029 6th Cycle Housing Element Update and adopting **Environmental Findings** pursuant to the California Environmental Quality Act, **adopting a Statement of Overriding Considerations**, Certifying the Final Environmental Impact Report (Sch # 2025010520), and adopting a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL DETERMINATION: A Program Environmental Impact Report (Program EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Housing Element Update Programs 10 & 11 Rezone and General Plan Amendment (State Clearinghouse [SCH] No. 2025010520).

Presented by: Mario Suarez, Planning Manager

STAFF RECOMMENDATION: Staff Recommends that the Planning Commission:

- a. Receive staff presentation.
- b. Receive public comments.
- c. Commission comments and questions.
- d. Adopt resolution entitled:

RESOLUTION NO. R-01-26, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AMENDMENT TO NINE AREAS OF THE GENERAL PLAN LAND USE MAP AND

STAFF RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of the proposed text amendment to the City Council through adoption of the attached Resolution titled:

RESOLUTION NO. R-02-26 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA (FILE INDEX NO. DAP25-0047)

PUBLIC COMMENTS:

None

COMMISSION ACTION

Motion and second by Commissioner Baden / Commissioner Escarcega.

Roll Call vote: Ayes: 5 Noes: 0 Abstained: 0 Absent: 0

G. DIRECTOR’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

- Happy New Year, welcome back!
- Looks like a very busy year ahead.
- Upcoming City Council meetings
 - January 20, 2026 – Update to ADU Ordinance Urgency Ordinance
 - February 3, 2026 - IDI Agua Mansa Logistics actions including reapproval of project zoning entitlements.
 - February 17, 2026 – 2021-2029 Housing Element Rezoning, ADU Ordinance

H. COMMISSION COMMENTS

COMMISSIONER RICHARD PRIETO

- Happy New Year!
- Looks forward in working with the City and getting projects passed.
- Status of chain link fence and signs at the Southeast corner of “O” Street & S. La Cadena.

COMMISSIONER ADRIANNA ESCARCEGA

- Looking forward to the New Year
- Glad to hear staff is busy.

COMMISSIONER LETITIA BADEN

- Happy New Year to staff and Planning Commission Members.
- Good to be back!

COMMISSIONER BRUCE McKILLOP

- Happy New Year, educational year, appreciate all the due diligence & research from staff before it gets to the Commission.

COMMISSIONER GARY GROSSICH

- Status of project for property on corner of Riverside and Pellisier.
- Unhappy to see comments in media about city without checking with the City.
- Made efforts to contact the media with no returned calls.
- Happy New Year!

I. ADJOURNMENT

Motion Vice Chair Grossich and second by Commission Member McKillop

Meeting adjourned at 6:39 pm

Next Scheduled Meeting: Tuesday, January 27, 2026

Documents Related to Open Session Agendas (SB 343). *Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 7:30 am to 5:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324. The meeting will be an in-person meeting and comments via telephone or zoom will not be available.*

Appeal of Planning Commission Action. *If you challenge in court any action of the Planning Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Planning Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.*

ADA Compliance. *In compliance with the American with Disabilities Act, if you need special assistance to participate in a Planning Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*



Planning Commission Staff Report

City of Colton
Development Services Department

MEETING DATE: February 24, 2026

FILE INDEX NUMBER: DAP25-0047

REQUEST: **Zoning Text Amendment** to modify various provisions of Title 18, Section 18.48.150 of the Colton Municipal Code related to Accessory Dwelling Units (ADUs) and Junior ADUs.

APPLICANT: City-initiated

BACKGROUND

On January 13, 2026, staff presented to the Planning Commission a City initiated zoning text amendment to update the City's Ordinance regarding Accessory Dwelling Units (ADUs) to be consistent with recent State laws that were adopted in 2025 and to take effect in 2026. The new legislation included the following:

1. **AB 462 – Rules Governing the Issuance of a Certificate of Occupancy (C of O) for an ADU**
2. **AB 1154 – JADU Owner-Occupancy; Short-Term Rental**
3. **SB 9 - ADU Ordinance Submittal to HCD**
4. **SB 543 – Approval**

The Planning Commission voted unanimously to recommend approval of the zoning text amendments to City Council with adoption of resolution No. R-02-26. Since this recommendation of the of the new text amendments with regard to the above new legislation, staff received a letter raising concerns about minor inconsistencies with Government Code references and provisions in the HCD Guidelines relating to deed restrictions for ADUs. Staff has since updated the City's ADU Ordinance to address these inconsistencies for the Planning Commission to review and make a recommendation to City Council. The new updates to the City's ADU Ordinance are summarized below.

DISCUSSION

General Requirements:

This section in the Ordinance now adds the terms "*Class 1 and Class 2*" to ADUs and JADUs. Class 1 are statutorily regulated ADUs and JADUs. Clas 2 are locally regulated ADUs and JADUs. Under the "**Zoning**" section, "*A Class 1 ADU*" may be created on a lot in a residential or mixed-use zone. A "*Class 2*" ADU may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use. Also newly included, "*a JADU may only be created on a lot zoned for single-family residences.*" Please refer to red-lined Ordinance to see specific updates.

Deed Restriction:

This section in the Ordinance eliminates all references to “ADUs”. A deed restriction cannot be required for approval of any ADU. A deed restriction is still required for JADUs. Please refer to red-lined Ordinance to see specific updates.

Certificate of Occupancy Timing:

This section is newly added to the City’s Ordinance. This section is actually added as a result of the new State law AB 462 and was summarized in the January 13, 2026 staff report but was mistakenly not included in the Ordinance update.

AB 462 modifies the rules governing the issuance of a certificate of occupancy (C of O) for an ADU. Historically, state law has prohibited a local agency from issuing a C of O for an ADU before one is issued for the primary dwelling (i.e., the primary dwelling must have a C of O before the ADU can receive one). AB 462 creates a narrow exception to this prohibition for detached ADUs when all of the following conditions are satisfied: (1) the Governor has declared a state of emergency for the county on or after February 1, 2025; (2) the primary dwelling was substantially damaged or destroyed by an event referenced in the state of emergency proclamation; and (3) the ADU has been issued construction permits and passed all required inspections. (Gov. Code, § 66328(b).) If these conditions are satisfied, the detached ADU can receive a C of O before the primary dwelling. In all other scenarios, the primary dwelling still needs a C of O before one can be issued for an ADU. Please refer to red-lined Ordinance to see specific updates.

AB 462 was enacted as an urgency measure that *took effect immediately* when signed by the Governor (on October 10, 2025).

Fees:

This section adds the terms of “Class 1” and add “JADUs” to this Class and also adds “Class 2 ADUs” with regard to the “**Impact Fees**” section. This is only a minor clarification. Please refer to red-lined Ordinance to see specific updates.

The newly updated Ordinance also includes a minor clarification in the “**Purpose**” section. Please refer to red-lined Ordinance to see specific update.

ENVIRONMENTAL DETERMINATION

Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

PUBLIC NOTICING:

In accordance with the requirements of Government Code section 65090, this item has been noticed in a newspaper of general circulation as of January 23, 2026.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed text amendment to the City Council through adoption of the attached Resolution titled:

RESOLUTION NO. R-03-26 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA (FILE INDEX NO. DAP25-0047)



Prepared by:
Steve Gonzales, Associate Planner



Reviewed by:
Mario Suarez, AICP, Planning Manager



Approved by:
Heidi Duron, Development Services Director

ATTACHMENTS

1. Draft Planning Commission Resolution R-03-26 with Exhibit A – Draft ADU Ordinance (redlined and strike-thru)
2. Draft Planning Commission Resolution R-03-26 with Exhibit A – Draft ADU Ordinance (clean)

Draft Planning Commission Resolution R-03-26 with Exhibit A- Draft ADU Ordinance
(Redlined and strike-thru)

Attachment 1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

RESOLUTION NO. R-03-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ADOPTION OF THE ORDINANCE TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17 (FILE INDEX NO. DAP25-0047)

WHEREAS, the Planning and Zoning Law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”); and

WHEREAS, in recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that, among other things, amend various sections of the Government Code to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, in 2025, the California Legislature approved, and the Governor signed into law, Assembly Bill 462 (“AB 462”), Assembly Bill 1154 (“AB 1154”), Senate Bill 9 (“SB 9”), and Senate Bill 543 (“SB 543”), which further amend state ADU law; and

WHEREAS, AB 462, AB 1154, SB 9, and SB 543 are in effect, and for the City’s ADU ordinance to remain valid, it must be amended to reflect the requirements of AB 462, AB 1154, SB 9, and SB 543; and

WHEREAS, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to reflect AB 462, AB 1154, SB 9, and SB 543’s changes to state law; and

WHEREAS, on January 13, 2026 and February 24, 2026, the Planning Commission held a duly-noticed public hearing to consider the attached Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COLTON DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. Incorporation. The recitals above are true and correct and are each incorporated by reference and adopted as findings by the Planning Commission.

SECTION 2. CEQA. The Planning Commission recommends that the City Council find that, under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the California Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 66313. Therefore, adoption of the proposed ordinance is statutorily exempt from CEQA in that it implements state ADU law.

1 **SECTION 3. General Plan.** The Planning Commission hereby finds that the adoption of
2 the Ordinance is consistent with the General Plan as a matter of law under Government Code
3 section 66314(c).

4 **SECTION 4. Recommendation.** Given the foregoing, and based on the entire record before
5 the Planning Commission, the Planning Commission hereby recommends that the City Council
6 adopt the ordinance attached hereto as Exhibit "A."
7

8 **SECTION 5. Effective Date.** This Resolution takes effect immediately upon adoption.
9

10 **SECTION 6. Certification; Records.** The secretary shall attest as to the adoption of this
11 Resolution and cause the same to be maintained in the permanent records of the City.

12
13
14
15 PASSED, APPROVED AND ADOPTED this 24th day of February, 2026.
16
17
18
19

20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

Planning Commission Chairperson
Richard Prieto

ATTEST:

Planning Commission Secretary
Heidi Duron, Development Services Director

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Colton at a meeting held on February 24, 2026, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

Planning Commission Secretary
Heidi Duron, Development Services Director

1 **Exhibit-A**

2
3 **ORDINANCE NO. O-07-26**

4 **AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON**
5 **MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR**
6 **ACCESSORY DWELLING UNITS AND DETERMINING THE ADOPTION OF THE**
7 **ORDINANCE TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC**
8 **RESOURCES CODE § 21080.17 (FILE INDEX NO. DAP25-0047)**
9

10 **WHEREAS**, the City Council of the City of Colton desires to amend certain provisions of
11 the Colton Zoning Code to ensure consistency with state law; and
12

13 **WHEREAS**, state law authorizes cities to act by ordinance to provide for the
14 creation and regulation of accessory dwelling units (“ADUs”) and junior accessory
15 dwelling units (“JADUs”); and
16

17 **WHEREAS**, in recent years, the California Legislature has approved, and the
18 Governor has signed into law, numerous bills that, among other things, amend various
19 sections of the Government Code to impose new limits on local authority to regulate ADUs
20 and JADUs; and
21

22 **WHEREAS**, in 2025, the California Legislature approved, and the Governor
23 signed into law, Assembly Bill 462 (“AB 462”), Assembly Bill 1154 (“AB 1154”), Senate
24 Bill 9 (“SB 9”), and Senate Bill 543 (“SB 543”), which further amend state ADU law; and

25 **WHEREAS**, AB 462, AB 1154, SB 9, and SB 543 are in effect, and for the City’s
26 ADU ordinance to remain valid, it must be amended to reflect the requirements of AB 462,
27 AB 1154, SB 9, and SB 543; and

28 **WHEREAS**, the City desires to amend its local regulatory scheme for the
29 construction of ADUs and JADUs to reflect AB 462, AB 1154, SB 9, and SB 543’s changes
30 to state law; and

31 **WHEREAS**, on January 13, 2026 and February 24, 2026 the Planning Commission
32 held a duly-noticed public hearing and considered the staff report, recommendations by
33 staff, and public testimony concerning this proposed Ordinance. Following the public
34 hearing, the Planning Commission voted to forward the Ordinance to the City Council with
35 a recommendation in favor of its adoption; and

36 **WHEREAS**, on March 17, 2026, the City Council held a duly-noticed public
37 hearing to consider the Ordinance, including: (1) the public testimony and agenda reports
38 prepared in connection with the Ordinance, (2) the policy considerations discussed therein,
39 and (3) the consideration and recommendation by the City’s Planning Commission; and

40 **WHEREAS**, all legal prerequisites to the adoption of the Ordinance have occurred.
41

1 **NOW, THEREFORE**, the City Council of the City of Colton does ordain as
2 follows:

3 **SECTION 1. Incorporation.** The recitals above are each incorporated by reference
4 and adopted as findings by the City Council.

5 **SECTION 2. CEQA.** Under California Public Resources Code section 21080.17,
6 the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an
7 ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of
8 Division 1 of Title 7 of the California Government Code, which is California’s ADU law
9 and which also regulates JADUs, as defined by section 66313. Therefore, adoption of the
10 Ordinance is statutorily exempt from CEQA in that it implements state ADU law.

11 **SECTION 3. General Plan.** The City Council hereby finds that the adoption of the
12 Ordinance is consistent with the General Plan as a matter of law under Government Code
13 section 66314(c).

14 **SECTION 4. Code Amendment.** Section 18.48.150 – ACCESSORY DWELLING
15 UNITS of the Colton Municipal Code is hereby amended and restated to read in its entirety
16 as provided in Exhibit “A-1,” attached hereto and incorporated herein by reference.

17 **SECTION 5. Effective Date.** This Ordinance takes effect 30 days after its adoption.

18 **SECTION 6. HCD Submittal.** In accordance with Government Code section
19 66326, the City Clerk is directed to submit a copy of this Ordinance to the California
20 Department of Housing and Community Development within 60 days after adoption.

21 **SECTION 7. Publication.** The City Clerk is directed to certify to the adoption of
22 this Ordinance and post or publish this Ordinance as required by law.

23 **SECTION 8. Custodian of Records.** The custodian of records for this Ordinance is
24 the City Clerk and the records comprising the administrative record are located at 650 N.
25 La Cadena Drive, Colton, CA 92324.

26 **SECTION 9. Severability.** If any provision of this Ordinance or its application to
27 any person or circumstance is held to be invalid by a court of competent jurisdiction, such
28 invalidity has no effect on the other provisions or applications of the Ordinance that can be
29 given effect without the invalid provision or application, and to this extent, the provisions
30 of this Ordinance are severable. The City Council declares that it would have adopted this
31 Ordinance irrespective of the invalidity of any portion thereof.

32
33
34
35

Exhibit “A-1”

SECTION 18.48.150 – ACCESSORY DWELLING UNITS

Section 18.48.150 - Accessory Dwelling Units

(a) **Purpose.** The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22, Chapter 13 of Division 1 of Title 7 of the California Government Code.

(b) **Effect of Conforming.** An ADU or JADU that conforms to the standards in this section will not be:

- (1) Deemed to be inconsistent with the City’s general plan and zoning designation for the lot on which the ADU or JADU is located.
- (2) Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
- (3) Considered in the application of any local ordinance, policy, or program to limit residential growth.
- (4) Required to correct a nonconforming zoning condition, as defined in subsection (c)(8) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code section 17980.12.

(c) **Definitions.** As used in this section, terms are defined as follows:

- (1) “Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - (A) An efficiency unit, as defined by section 17958.1 of the California Health and Safety Code; and
 - (B) A manufactured home, as defined by section 18007 of the California Health and Safety Code.
- (2) “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.
- (3) “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
- (4) “Efficiency kitchen” means a kitchen that includes all of the following:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

- (A) A cooking facility with appliances.
- (B) A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

(5) “Junior accessory dwelling unit” or “JADU” means a residential unit that satisfies all of the following:

- (A) It is no more than 500 square feet of **interior livable space** in size.
- (B) It is contained entirely within an existing or proposed single-family structure. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure.
- (C) It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure.
- (D) If the unit does not include its own separate bathroom, then it contains an interior entrance to the main living area of the existing or proposed single-family structure in addition to an exterior entrance that is separate from the main entrance to the primary dwelling.
- (E) It includes an efficiency kitchen, as defined in subsection (c)(4) above.

(6) “Livable space” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(7) “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(8) “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.

(9) “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

(10) “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

(11) “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

1 (12) "Tandem parking" means that two or more automobiles are parked on a driveway
2 or in any other location on a lot, lined up behind one another.

3 (d) **Approvals.** The following approvals apply to ADUs and JADUs under this section:

4 (1) Ministerial ADU and Building Permits Required. Every ADU and JADU
5 requires an ADU permit and a building permit. The city will review and
6 approve permit applications in accordance with subsection (d)(3) below.

7 (2) Processing Fee. The city may charge a fee to reimburse it for costs incurred in
8 processing ADU permits, including the costs of adopting or amending the
9 city's ADU ordinance. The ADU-permit processing fee is determined by the
10 Development Services Director and approved by the city council by resolution.

11 (3) **Process and Timing.**

12 (A) Completeness.

13 (i) Determination in 15 days. The city will determine whether an
14 application to create or serve an ADU or JADU is complete and
15 will provide written notice of the determination to the applicant
16 within 15 business days after the city receives the application
17 submittal.

18 (ii) Incomplete items. If the city's determination under subsection
19 (d)(3)(A)(i) above is that the application is incomplete, the city's
20 notice must list the incomplete items and describe how the
21 application can be made complete.

22 (iii) Cure. After receiving a notice that the application is incomplete,
23 the applicant may cure and address the items that were deemed
24 by the city to be incomplete.

25 (iv) Subsequent submittals. If the applicant submits additional
26 information to address incomplete items, within 15 business
27 days of the subsequent submittal the city will determine in
28 writing whether the additional information remedies all the
29 incomplete items that the city identified in its original notice.
30 The city may not require the application to include an item that
31 was not included in the original notice.

32 (v) Deemed complete. If the city does not make a timely
33 determination as required by this subsection (A), the application
34 or resubmitted application is deemed complete for the purposes
35 of subsection (d)(3)(C) below.

36 (vi) Appeal of incompleteness. An applicant may appeal the city's
37 determination that the application is incomplete by submitting
38 a written appeal to the city clerk. The planning commission will

review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

(B) No discretion or hearing. Ministerial permits for an ADU or JADU are considered and approved without discretionary review or a hearing.

(C) Deadline to approve or deny ministerial approvals. The city must approve or deny an application to create an ADU or JADU within 60 days from the date that the city receives a complete application. If the city has not approved or denied the complete application within 60 days, the application is deemed approved unless either:

(i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

(ii) When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

(D) Denial. If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (d)(3)(C) above.

(E) Appeal of denial. An applicant may appeal the city's denial of the application by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

(F) Concurrent review of demolition. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

(e) **Classes.**

(1) **Class 1: Statutorily Regulated.** Class 1 ADUs and JADUs are approved under Government Code section 66323. If an ADU or JADU complies with each of the general requirements in subsection (f) below, it is allowed in each of the scenarios

1 provided in this subsection (e)(1). An ADU and JADU approved under
2 subsection (e)(1)(A) may be combined with an ADU approved under
3 subsection (e)(1)(B), and ADUs approved under subsection (e)(1)(C) may be
4 combined with ADUs approved under subsection (e)(1)(D).

5 (A) **Converted on Lot with Single-Family:** One ADU as described in this
6 subsection (e)(1)(A) and one JADU on a lot with a proposed or existing
7 single-family dwelling on it, where the ADU or JADU:

8 (i) Is either: within the space of a proposed single-family dwelling;
9 within the existing space of an existing single-family dwelling; or
10 (in the case of an ADU only) within the existing space of an
11 accessory structure, plus up to 150 additional square feet if the
12 expansion is limited to accommodating ingress and egress; and

13 (ii) Has exterior access that is independent of that for the single-family
14 dwelling; and

15 (iii) Has side and rear setbacks sufficient for fire and safety, as dictated
16 by applicable building and fire codes.

17 (iv) The JADU complies with the requirements of Government Code
18 sections 66333 through 66339.

19 (B) **Limited Detached on Lot with Single-Family:** One detached, new-
20 construction ADU on a lot with a proposed or existing single-family
21 dwelling, if the detached ADU satisfies each of the following limitations:

22 (i) The side- and rear-yard setbacks are at least four feet.

23 (ii) The total floor area is 800 square feet of livable space or smaller.

24 (iii) The peak height above grade does not exceed the applicable height
25 limit in subsection (f)(2) below.

26 (C) **Converted on Lot with Multifamily:** One or more ADUs within portions
27 of existing multifamily dwelling structures that are not used as livable
28 space, including but not limited to storage rooms, boiler rooms,
29 passageways, attics, basements, or garages, if each converted ADU
30 complies with state building standards for dwellings. Under this subsection
31 (e)(1)(C), at least one converted ADU is allowed within an existing
32 multifamily dwelling, up to a quantity equal to 25 percent of the existing
33 multifamily dwelling units.

34 (D) **Limited Detached on Lot with Multifamily:** No more than two detached
35 ADUs on a lot with a proposed multifamily dwelling, or up to eight
36 detached ADUs on a lot with an existing multifamily dwelling, if each
37 detached ADU satisfies all of the following:

- (i) The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the multifamily dwelling as a condition of approving the ADU.
- (ii) The peak height above grade does not exceed the applicable height limit provided in subsection (f)(2) below.
- (iii) If the lot has an existing multifamily dwelling, the quantity of detached ADUs does not exceed the number of primary dwelling units on the lot.

(2) **Class 2: Locally Regulated.** Class 2 ADUs are approved under Government Code sections 66314–66322. Except for Class 1 ADUs approved under subsection (e)(1) above, all ADUs are subject to the standards set forth in subsections (f) and (g) below.

(f) **General ADU and JADU Requirements.** The following requirements apply to all **Class 1 and Class 2** ADUs and JADUs ~~that are approved under subsections Error! Reference source not found. or (e)(2) above:~~

(1) **Zoning.**

- (A) ~~Class 1 ADU approved under subsection (e)(1) An ADU or JADU subject only to a building permit under subsection Error! Reference source not found.~~ may be created on a lot in a residential or mixed-use zone.
- (B) ~~An Class 2 ADU or JADU subject to an ADU permit approved~~ under subsection (e)(2) above may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
- (C) In accordance with Government Code section 66333(a), a JADU may only be created on a lot zoned for single-family residences.

(2) **Height.**

- (A) Except as otherwise provided by subsections (f)(2)(B) and (f)(2)(C) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed 35 feet in height.
- (B) A detached ADU may be up to two stories with a maximum height of 30 feet if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the

Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 32 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

(C) A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed two stories or 30 feet in height.

(D) An ADU that is attached to the primary dwelling may not exceed 35 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (f)(2)(D) may not exceed two stories.

(E) For purposes of this subsection (f)(2), height is measured above existing legal grade to the peak of the structure.

(3) Fire Sprinklers.

(A) Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

(B) The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(4) Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

(5) No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 65852.26, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

(6) Septic System. If the ADU or JADU will connect to an onsite wastewater-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

(7) Owner Occupancy.

(A) **ADUs. ADUs are not subject to an owner-occupancy requirement.**

(B) **JADUs.**

(i) **Generally. As required by state law, JADUs are generally subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the**

property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence.

(ii) Exceptions. The owner-occupancy requirement in this subsection (f)(7)(B) does not apply in either of the following situations:

(I) The JADU has separate sanitation facilities (i.e., does not share sanitation facilities with the existing primary dwelling unit structure).

(II) The property is entirely owned by another governmental agency, land trust, or housing organization.

(8) **Deed Restriction.** Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Director or designee. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:

(A) ~~Except as otherwise provided in Government Code Section 65852.26, The ADU or~~ JADU may not be sold separately from the primary dwelling.

(B) The ~~ADU or~~ JADU is restricted to the approved size and to other attributes allowed by this section.

(C) The deed restriction runs with the land and may be enforced against future property owners.

(D) The deed restriction may be removed if the owner eliminates the ~~ADU or~~ JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the ~~ADU or~~ JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ~~ADU or~~ JADU has been eliminated. Appeal may be taken from the Director's determination consistent with other provisions of this Code. If the ~~ADU or~~ JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of ~~an ADU or~~ JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.

(E) The deed restriction is enforceable by the director or his or her designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not

1 limited to, obtaining an injunction enjoining the use of the ADU
2 or JADU in violation of the recorded restrictions or abatement of
3 the illegal unit.

4 **(9) Income Reporting.** In order to facilitate the City’s obligation to identify adequate
5 sites for housing in accordance with Government Code sections 65583.1 and
6 **65852.2**, the following requirements must be satisfied:

- 7 (A) With the **Certificate of Occupancy (C of O) building permit**
8 **application**, the applicant must provide the City with an estimate
9 of the projected annualized rent that will be charged for the ADU
10 or JADU.
- 11 (B) Within 90 days after each yearly anniversary of the issuance of
12 the **Certificate of Occupancy (C of O) building permit**, the owner
13 must report the actual rent charged for the ADU or JADU during
14 the prior year. If the City does not receive the report within the
15 90-day period, the owner is in violation of this Code, and the City
16 may send the owner a notice of violation and allow the owner
17 another 30 days to submit the report. If the owner fails to submit
18 the report within the 30-day period, the City may enforce this
19 provision in accordance with applicable law.

20 **(10) Building & Safety.**

- 21 (A) **Must comply with building code.** Subject to subsection
22 (f)(10)(B) below, all ADUs and JADUs must comply with all
23 local building code requirements.
- 24 (B) **No change of occupancy.** Construction of an ADU does not
25 constitute a Group R occupancy change under the local building
26 code, as described in Section 310 of the California Building Code,
27 unless the Building Official **or Code Enforcement Division**
28 **officer** makes a written finding based on substantial evidence in
29 the record that the construction of the ADU could have a specific,
30 adverse impact on public health and safety. Nothing in this
31 subsection (f)(10)(B) prevents the City from changing the
32 occupancy code of a space that was uninhabitable space or that
33 was only permitted for nonresidential use and was subsequently
34 converted for residential use in accordance with this section.

35 **(11) Certificate of Occupancy Timing.**

- 36 (A) **Generally. No certificate of occupancy for an ADU or JADU may be**
37 **issued before the certificate of occupancy is issued for the primary**
38 **dwelling unit.**
- 39 (B) **Limited Exception for State-declared Emergencies. Notwithstanding**
40 **subsection (f)(11)(A) above, a certificate of occupancy for an ADU may**

1 be issued before a certificate of occupancy for the primary dwelling if
2 each of the following requirements are met:

3 (i) The county is subject to a proclamation of a state of emergency
4 made by the California Governor on or after February 1, 2025.

5 (ii) The primary dwelling was substantially damaged or destroyed
6 by an event referenced in the Governor's state of emergency
7 proclamation.

8 (iii) The ADU has been issued construction permits and has passed
9 all required inspections.

10 (iv) The ADU is not attached to the primary dwelling.

11
12 (g) **Specific ADU Requirements.** The following requirements apply only to ADUs that
13 require an ADU permit under subsection (e)(2) above.

14 (1) **Maximum Size.**

15 (A) The maximum size of a detached or attached ADU subject to this
16 subsection (g) is 850 square feet for a studio or one-bedroom unit
17 and 1,200 square feet for a unit with two or more bedrooms.

18 (B) An attached ADU that is created on a lot with an existing primary
19 dwelling is further limited to 75 percent of the floor area of the
20 existing primary dwelling.

21 (C) Application of other development standards in this subsection (g),
22 such as FAR or lot coverage, might further limit the size of the
23 ADU, but no application of the percent-based size limit in
24 subsection (g)(1)(B) above or of an FAR, front setback, lot
25 coverage limit, or open-space requirement may require the ADU
26 to be less than 800 square feet.

27 (2) **Floor Area Ratio (FAR). No ADU subject to this subsection (g) may cause the**
28 **total FAR of the lot to exceed 45 percent, subject to subsection (g)(1)(C) above.**

29 (3) **Setbacks.**

30 (A) An ADU that is subject to this subsection (g) must conform to a
31 25-foot front-yard setback.

32 (B) ADU that is subject to this subsection (g) must conform to 4-foot
33 side- and rear-yard setbacks. iimmmmmm

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

(C) No setback is required for an ADU that is subject to this subsection (g) if the ADU is constructed in the same location and to the same dimensions as an existing structure.

(4) Lot Coverage. No ADU subject to this subsection (g) may cause the total lot coverage of the lot to exceed ~~55~~**50** percent, subject to subsection (g)(1)(C) above.

(5) Minimum Open Space. No ADU subject to this subsection (g) may cause the total percentage of open space of the lot to fall below ~~30~~**50** percent, subject to subsection (g)(1)(C) above.

(6) Passageway. No passageway, as defined by subsection (c)(9) above, is required for an ADU.

(7) Parking.

(A) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection (c)(12) above. Off-street parking shall be permitted in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based on specific site or regional topographical or fire and safety conditions.

(B) The required parking space for the ADU must be located on the same lot as the ADU.

(C) Access to all required parking for the ADU and primary dwelling must be from a public street, an alley, or a recorded access easement. For any lot served by a panhandle or easement access, the access must be a minimum 20 feet in width.

(D) Curb cuts providing access from the public right-of-way to on-site parking spaces must be approved by the City Engineer in accordance with established, objective standards. A construction permit from the City Engineer shall be obtained for any new or widened curb cuts.

(E) Required parking spaces or required maneuvering area must be free of any utility poles, support wires, guard rails, stand pipes or meters.

(F) All required parking spaces must be kept clear for parking purposes only.

(G) Exceptions. No parking under subsection (~~g~~)(~~7~~)(A) is required in the following situations:

- (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection (c)(11) above.
- (ii) The ADU is located within an architecturally and historically significant historic district.
- (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (e)(1)(A) above.
- (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
- (v) When there is an established car share vehicle stop located within one block of the ADU.
- (vi) When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (g)(7)(G)(i) through (v) above.
- (H) No Replacement. When a garage, carport, or covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

(8) Architectural Requirements.

- (A) The materials and colors of the exterior walls, roof, and windows and doors must match the appearance and architectural design of those of the primary dwelling.
- (B) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
- (C) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
- (D) The ADU must have an independent exterior entrance, apart from that of the primary dwelling.
- (E) The interior horizontal dimensions of an ADU must be at least 10 feet wide in every direction, with a minimum interior wall height of seven feet.
- (F) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or

1 privacy glass may be used to provide screening and prevent a
2 direct line of sight.

- 3 (G) All windows and doors in an ADU are less than 30 feet from a
4 property line that is not a public right-of-way line must either be
5 (for windows) clerestory with the bottom of the glass at least six
6 feet above the finished floor, or (for windows and for doors)
7 utilize frosted or obscure glass.

8 **(9) Landscape Requirements.** Evergreen landscape screening must be planted and
9 maintained between the ADU and adjacent parcels as follows:

- 10 (A) At least one 15-gallon size plant shall be provided for every five
11 linear feet of exterior wall. Alternatively, at least one 24” box size
12 plant shall be provided for every ten linear feet of exterior wall.
- 13 (B) Plant specimens must be at least six feet tall when installed. As an
14 alternative, a solid fence of at least 6 feet in height may be
15 installed.
- 16 (C) All landscaping must be drought-tolerant.
- 17 (D) All landscaping must be from the City’s approved plant list.

18 **(10) Historical Protections.** An ADU that is on or within 600 feet of real property that
19 is listed in the California Register of Historic Resources must be located so as to
20 not be visible from any public right-of-way.

- 21 (h) **Fees.** The following requirements apply to all **Class 1 ADUs and JADUs and Class 2**
22 **ADUs** that are approved under subsections **Error! Reference source not found.** or
23 (e)(2) above.

24 **(1) Impact Fees.**

- 25 (A) No impact fee is required for an ADU that is less than 750 square
26 feet in size. For purposes of this subsection (h)(1), “impact fee”
27 means a “fee” under the Mitigation Fee Act (Gov. Code
28 § 66000(b)) and a fee under the Quimby Act (Gov. Code
29 § 66477). “Impact fee” here does not include any connection fee
30 or capacity charge for water or sewer service.
- 31 (B) **A JADU or ADU with less than 500 square feet of interior**
32 **livable space does not increase assessable space by 500 square**
33 **feet for purposes of Education Code section 17620(a)(1)(C),**
34 **and is therefore not subject to school fees under Education**
35 **Code section 17620.**
- 36 (C) Any impact fee that is required for an ADU that is 750 square feet
37 or larger in size must be charged proportionately in relation to the

1 square footage of the primary dwelling unit. (E.g., the floor area
2 of the ADU, divided by the floor area of the primary dwelling,
3 times the typical fee amount charged for a new dwelling.)

4 **(2) Utility Fees.**

5 (A) If an ADU is constructed with a new single-family home, a
6 separate utility connection directly between the ADU and the
7 utility and payment of the normal connection fee and capacity
8 charge for a new dwelling are required.

9 (B) Except as described in subsection (h)(2)(A), converted ADUs on a
10 single-family lot that are created under subsection (e)(1)(A) above
11 are not required to have a new or separate utility connection
12 directly between the ADU and the utility. Nor is a connection fee
13 or capacity charge required.

14 (C) Except as described in subsection (h)(2)(A), all ADUs that are not covered
15 by subsection (h)(2)(B) require a new, separate utility connection directly
16 between the ADU and the utility **for any utility that is provided by the**
17 **city. All utilities that are not provided by the city are subject to the**
18 **connection and fee requirements of the utility provider.**

19 (i) The connection is subject to a connection fee or capacity
20 charge that is proportionate to the burden created by the
21 ADU based on either the floor area or the number of
22 drainage-fixture units (DFU) values, as defined by the
23 Uniform Plumbing Code, upon the water or sewer system.

24 (ii) The portion of the fee or charge that is charged by the City
25 may not exceed the reasonable cost of providing this
26 service.

27 **(i) Nonconforming Zoning Code Conditions, Building Code Violations, and**
28 **Unpermitted Structures.**

29 **(1) Generally.** The City will not deny an ADU or JADU application due to a
30 nonconforming zoning condition, building code violation, or unpermitted
31 structure on the lot that does not present a threat to the public health and safety
32 and that is not affected by the construction of the ADU or JADU.

33 **(2) Unpermitted ADUs and JADUs constructed before 2020.**

34 (A) **Permit to Legalize.** As required by state law, the City may not
35 deny a permit to legalize an existing but unpermitted ADU or
36 JADU that was constructed before January 1, 2020, if denial is
37 based on either of the following grounds:

38 (i) The ADU or JADU violates applicable building standards, or

1 (ii) The ADU or JADU does not comply with the state ADU or JADU
2 law (Government Code section 65852.2) or this ADU ordinance
3 (section 18.48.150).

4 (B) **Exceptions:**

5 (i) Notwithstanding subsection (i)(2)(A) above, the City may deny a
6 permit to legalize an existing but unpermitted ADU or JADU that
7 was constructed before January 1, 2020, if the City makes a
8 finding that correcting a violation is necessary to comply with
9 standards specified in California Health and Safety Code section
10 17920.3.

11 (ii) Subsection (i)(2)(A) above does not apply to a building that is
12 deemed to be substandard in accordance with California Health
13 and Safety Code section 17920.3.

14 (j) ~~Noneonforming ADUs and Discretionary Approval. Any proposed ADU or JADU that
15 does not conform to the objective standards set forth in subsections (a) through (i) of this
16 section may be allowed by the City with a conditional use permit, in accordance with the
17 other provisions of this title.~~

18
19 **SECTION 3. SEVERABILITY.** If any section, subsection, subdivision, paragraph,
20 sentence, clause, or phrase in this ordinance or any part thereof is for any reason held to be
21 unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision
22 shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part
23 thereof. The City Council hereby declares that it would have passed each section, subsection,
24 subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one (1)
25 or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared
26 unconstitutional, or invalid, or ineffective.

27
28 **SECTION 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT**
29 **FINDING.** The City Council Finds that under California Public Resources Code section
30 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the
31 adoption of an ordinance by a city or county implementing the provisions of section
32 65852.2 of the Government Code, which is California’s ADU law and which also regulates
33 JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily
34 exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

35
36 **SECTION 5. EFFECTIVE DATE.** This ordinance shall go into effect and be in
37 full force and operation from and after thirty (30) days after its final passage and adoption.

38
39 **SECTION 6. PUBLICATION.** The City Clerk shall certify to the adoption of this
40 ordinance. Not later than fifteen (15) days following the passage of this ordinance, the
41 ordinance, or a summary thereof, along with the names of the City Council members voting
42 for and against the ordinance, shall be published in a newspaper of general circulation in
43 the City of Colton.

Draft Planning Commission Resolution R-03-26 with Exhibit A- Draft ADU Ordinance (clean)

Attachment 2

1
2
3
4
5
6
7
8
9
10

RESOLUTION NO. R-03-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ADOPTION OF THE ORDINANCE TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17 (FILE INDEX NO. DAP25-0047)

11 **WHEREAS**, the Planning and Zoning Law authorizes cities to act by ordinance to
12 provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior
13 accessory dwelling units (“JADUs”); and

14 **WHEREAS**, in recent years, the California Legislature has approved, and the Governor
15 has signed into law, a number of bills that, among other things, amend various sections of the
16 Government Code to impose new limits on local authority to regulate ADUs and JADUs; and

17 **WHEREAS**, in 2025, the California Legislature approved, and the Governor signed into
18 law, Assembly Bill 462 (“AB 462”), Assembly Bill 1154 (“AB 1154”), Senate Bill 9 (“SB 9”),
19 and Senate Bill 543 (“SB 543”), which further amend state ADU law; and

20 **WHEREAS**, AB 462, AB 1154, SB 9, and SB 543 are in effect, and for the City’s
21 ADU ordinance to remain valid, it must be amended to reflect the requirements of AB 462,
22 AB 1154, SB 9, and SB 543; and

23 **WHEREAS**, the City desires to amend its local regulatory scheme for the
24 construction of ADUs and JADUs to reflect AB 462, AB 1154, SB 9, and SB 543’s changes
25 to state law; and

26 **WHEREAS**, on January 13, 2026 and February 24, 2026, the Planning Commission held
27 a duly-noticed public hearing to consider the attached Ordinance; and

28 **WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

29 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
30 **COLTON DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:**

31 **SECTION 1. Incorporation.** The recitals above are true and correct and are each
32 incorporated by reference and adopted as findings by the Planning Commission.

33 **SECTION 2. CEQA.** The Planning Commission recommends that the City Council find
34 that, under California Public Resources Code section 21080.17, the California Environmental
35 Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county
36 implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the California
37 Government Code, which is California’s ADU law and which also regulates JADUs, as defined
38 by section 66313. Therefore, adoption of the proposed ordinance is statutorily exempt from CEQA
39 in that it implements state ADU law.

1 **Exhibit-A**

2
3 **ORDINANCE NO. O-07-26**

4 **AN ORDINANCE AMENDING TITLE 18, SECTION 18.48.150 OF THE COLTON**
5 **MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR**
6 **ACCESSORY DWELLING UNITS AND DETERMINING THE ADOPTION OF THE**
7 **ORDINANCE TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC**
8 **RESOURCES CODE § 21080.17 (FILE INDEX NO. DAP25-0047)**
9

10 **WHEREAS**, the City Council of the City of Colton desires to amend certain provisions of
11 the Colton Zoning Code to ensure consistency with state law; and
12

13 **WHEREAS**, state law authorizes cities to act by ordinance to provide for the
14 creation and regulation of accessory dwelling units (“ADUs”) and junior accessory
15 dwelling units (“JADUs”); and
16

17 **WHEREAS**, in recent years, the California Legislature has approved, and the
18 Governor has signed into law, numerous bills that, among other things, amend various
19 sections of the Government Code to impose new limits on local authority to regulate ADUs
20 and JADUs; and
21

22 **WHEREAS**, in 2025, the California Legislature approved, and the Governor
23 signed into law, Assembly Bill 462 (“AB 462”), Assembly Bill 1154 (“AB 1154”), Senate
24 Bill 9 (“SB 9”), and Senate Bill 543 (“SB 543”), which further amend state ADU law; and

25 **WHEREAS**, AB 462, AB 1154, SB 9, and SB 543 are in effect, and for the City’s
26 ADU ordinance to remain valid, it must be amended to reflect the requirements of AB 462,
27 AB 1154, SB 9, and SB 543; and

28 **WHEREAS**, the City desires to amend its local regulatory scheme for the
29 construction of ADUs and JADUs to reflect AB 462, AB 1154, SB 9, and SB 543’s changes
30 to state law; and

31 **WHEREAS**, on January 13, 2026 and February 24, 2026 the Planning Commission
32 held a duly-noticed public hearing and considered the staff report, recommendations by
33 staff, and public testimony concerning this proposed Ordinance. Following the public
34 hearing, the Planning Commission voted to forward the Ordinance to the City Council with
35 a recommendation in favor of its adoption; and

36 **WHEREAS**, on March 17, 2026, the City Council held a duly-noticed public
37 hearing to consider the Ordinance, including: (1) the public testimony and agenda reports
38 prepared in connection with the Ordinance, (2) the policy considerations discussed therein,
39 and (3) the consideration and recommendation by the City’s Planning Commission; and

40 **WHEREAS**, all legal prerequisites to the adoption of the Ordinance have occurred.
41

1 **NOW, THEREFORE**, the City Council of the City of Colton does ordain as
2 follows:

3 **SECTION 1. Incorporation.** The recitals above are each incorporated by reference
4 and adopted as findings by the City Council.

5 **SECTION 2. CEQA.** Under California Public Resources Code section 21080.17,
6 the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an
7 ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of
8 Division 1 of Title 7 of the California Government Code, which is California’s ADU law
9 and which also regulates JADUs, as defined by section 66313. Therefore, adoption of the
10 Ordinance is statutorily exempt from CEQA in that it implements state ADU law.

11 **SECTION 3. General Plan.** The City Council hereby finds that the adoption of the
12 Ordinance is consistent with the General Plan as a matter of law under Government Code
13 section 66314(c).

14 **SECTION 4. Code Amendment.** Section 18.48.150 – ACCESSORY DWELLING
15 UNITS of the Colton Municipal Code is hereby amended and restated to read in its entirety
16 as provided in Exhibit “A-1,” attached hereto and incorporated herein by reference.

17 **SECTION 5. Effective Date.** This Ordinance takes effect 30 days after its adoption.

18 **SECTION 6. HCD Submittal.** In accordance with Government Code section
19 66326, the City Clerk is directed to submit a copy of this Ordinance to the California
20 Department of Housing and Community Development within 60 days after adoption.

21 **SECTION 7. Publication.** The City Clerk is directed to certify to the adoption of
22 this Ordinance and post or publish this Ordinance as required by law.

23 **SECTION 8. Custodian of Records.** The custodian of records for this Ordinance is
24 the City Clerk and the records comprising the administrative record are located at 650 N.
25 La Cadena Drive, Colton, CA 92324.

26 **SECTION 9. Severability.** If any provision of this Ordinance or its application to
27 any person or circumstance is held to be invalid by a court of competent jurisdiction, such
28 invalidity has no effect on the other provisions or applications of the Ordinance that can be
29 given effect without the invalid provision or application, and to this extent, the provisions
30 of this Ordinance are severable. The City Council declares that it would have adopted this
31 Ordinance irrespective of the invalidity of any portion thereof.

Exhibit "A-1"

SECTION 18.48.150 – ACCESSORY DWELLING UNITS

Section 18.48.150 - Accessory Dwelling Units

(a) **Purpose.** The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code.

(b) **Effect of Conforming.** An ADU or JADU that conforms to the standards in this section will not be:

(1) Deemed to be inconsistent with the City’s general plan and zoning designation for the lot on which the ADU or JADU is located.

(2) Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.

(3) Considered in the application of any local ordinance, policy, or program to limit residential growth.

(4) Required to correct a nonconforming zoning condition, as defined in subsection (c)(8) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code section 17980.12.

(c) **Definitions.** As used in this section, terms are defined as follows:

(1) “Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

(A) An efficiency unit, as defined by section 17958.1 of the California Health and Safety Code; and

(B) A manufactured home, as defined by section 18007 of the California Health and Safety Code.

(2) “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

(4) “Efficiency kitchen” means a kitchen that includes all of the following:

- 1 (A) A cooking facility with appliances.
- 2 (B) A food preparation counter and storage cabinets that are of a
3 reasonable size in relation to the size of the JADU.
- 4 (5) “Junior accessory dwelling unit” or “JADU” means a residential unit that satisfies
5 all of the following:
- 6 (A) It is no more than 500 square feet of interior livable space in size.
- 7 (B) It is contained entirely within an existing or proposed single-
8 family structure. An enclosed use within the residence, such as an
9 attached garage, is considered to be a part of and contained within
10 the single-family structure.
- 11 (C) It includes its own separate sanitation facilities or shares
12 sanitation facilities with the existing or proposed single-family
13 structure.
- 14 (D) If the unit does not include its own separate bathroom, then it
15 contains an interior entrance to the main living area of the existing
16 or proposed single-family structure in addition to an exterior
17 entrance that is separate from the main entrance to the primary
18 dwelling.
- 19 (E) It includes an efficiency kitchen, as defined in subsection (c)(4)
20 above.
- 21 (6) “Livable space” means a space in a dwelling intended for human habitation,
22 including living, sleeping, eating, cooking, or sanitation.
- 23 (7) “Living area” means the interior habitable area of a dwelling unit, including
24 basements and attics, but does not include a garage or any accessory structure.
- 25 (8) “Nonconforming zoning condition” means a physical improvement on a property
26 that does not conform with current zoning standards.
- 27 (9) “Passageway” means a pathway that is unobstructed clear to the sky and extends
28 from a street to one entrance of the ADU or JADU.
- 29 (10) “Proposed dwelling” means a dwelling that is the subject of a permit application
30 and that meets the requirements for permitting.
- 31 (11) “Public transit” means a location, including, but not limited to, a bus stop or train
32 station, where the public may access buses, trains, subways, and other forms of
33 transportation that charge set fares, run on fixed routes, and are available to the
34 public.

1 (12) “Tandem parking” means that two or more automobiles are parked on a driveway
2 or in any other location on a lot, lined up behind one another.

3 (d) **Approvals.** The following approvals apply to ADUs and JADUs under this section:

4 (1) Ministerial ADU and Building Permits Required. Every ADU and JADU requires
5 an ADU permit and a building permit. The city will review and approve permit
6 applications in accordance with subsection (d)(3) below.

7 (2) Processing Fee. The city may charge a fee to reimburse it for costs incurred in
8 processing ADU permits, including the costs of adopting or amending the city’s
9 ADU ordinance. The ADU-permit processing fee is determined by the
10 Development Services Director and approved by the city council by resolution.

11 (3) **Process and Timing.**

12 (A) Completeness.

13 (i) Determination in 15 days. The city will determine whether an
14 application to create or serve an ADU or JADU is complete and will
15 provide written notice of the determination to the applicant within
16 15 business days after the city receives the application submittal.

17 (ii) Incomplete items. If the city’s determination under subsection
18 (d)(3)(A)(i) above is that the application is incomplete, the city’s
19 notice must list the incomplete items and describe how the
20 application can be made complete.

21 (iii) Cure. After receiving a notice that the application is incomplete, the
22 applicant may cure and address the items that were deemed by the
23 city to be incomplete.

24 (iv) Subsequent submittals. If the applicant submits additional
25 information to address incomplete items, within 15 business days of
26 the subsequent submittal the city will determine in writing whether
27 the additional information remedies all the incomplete items that the
28 city identified in its original notice. The city may not require the
29 application to include an item that was not included in the original
30 notice.

31 (v) Deemed complete. If the city does not make a timely determination
32 as required by this subsection (A), the application or resubmitted
33 application is deemed complete for the purposes of subsection
34 (d)(3)(C) below.

35 (vi) Appeal of incompleteness. An applicant may appeal the city’s
36 determination that the application is incomplete by submitting a
37 written appeal to the city clerk. The planning commission will
38 review the written appeal and affirm or reverse the completeness

determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

(B) No discretion or hearing. Ministerial permits for an ADU or JADU are considered and approved without discretionary review or a hearing.

(C) Deadline to approve or deny ministerial approvals. The city must approve or deny an application to create an ADU or JADU within 60 days from the date that the city receives a complete application. If the city has not approved or denied the complete application within 60 days, the application is deemed approved unless either:

(i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

(ii) When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

(D) Denial. If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (d)(3)(C) above.

(E) Appeal of denial. An applicant may appeal the city's denial of the application by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

(F) Concurrent review of demolition. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

(e) **Classes.**

(1) **Class 1: Statutorily Regulated.** Class 1 ADUs and JADUs are approved under Government Code section 66323. If an ADU or JADU complies with each of the general requirements in subsection (f) below, it is allowed in each of the scenarios provided in this subsection (e)(1). An ADU and JADU approved under subsection (e)(1)(A) may be combined with an ADU approved under subsection (e)(1)(B), and ADUs approved under subsection (e)(1)(C) may be combined with ADUs approved under subsection (e)(1)(D).

1 (A) **Converted on Lot with Single-Family:** One ADU as described in this
2 subsection (e)(1)(A) and one JADU on a lot with a proposed or existing
3 single-family dwelling on it, where the ADU or JADU:

4 (i) Is either: within the space of a proposed single-family dwelling;
5 within the existing space of an existing single-family dwelling; or
6 (in the case of an ADU only) within the existing space of an
7 accessory structure, plus up to 150 additional square feet if the
8 expansion is limited to accommodating ingress and egress; and

9 (ii) Has exterior access that is independent of that for the single-family
10 dwelling; and

11 (iii) Has side and rear setbacks sufficient for fire and safety, as dictated
12 by applicable building and fire codes.

13 (iv) The JADU complies with the requirements of Government Code
14 sections 66333 through 66339.

15 (B) **Limited Detached on Lot with Single-Family:** One detached, new-
16 construction ADU on a lot with a proposed or existing single-family
17 dwelling, if the detached ADU satisfies each of the following limitations:

18 (i) The side- and rear-yard setbacks are at least four feet.

19 (ii) The total floor area is 800 square feet of livable space or smaller.

20 (iii) The peak height above grade does not exceed the applicable height
21 limit in subsection (f)(2) below.

22 (C) **Converted on Lot with Multifamily:** One or more ADUs within portions
23 of existing multifamily dwelling structures that are not used as livable
24 space, including but not limited to storage rooms, boiler rooms,
25 passageways, attics, basements, or garages, if each converted ADU
26 complies with state building standards for dwellings. Under this subsection
27 (e)(1)(C), at least one converted ADU is allowed within an existing
28 multifamily dwelling, up to a quantity equal to 25 percent of the existing
29 multifamily dwelling units.

30 (D) **Limited Detached on Lot with Multifamily:** No more than two detached
31 ADUs on a lot with a proposed multifamily dwelling, or up to eight
32 detached ADUs on a lot with an existing multifamily dwelling, if each
33 detached ADU satisfies all of the following:

34 (i) The side- and rear-yard setbacks are at least four feet. If the existing
35 multifamily dwelling has a rear or side yard setback of less than four
36 feet, the city will not require any modification to the multifamily
37 dwelling as a condition of approving the ADU.

1 (ii) The peak height above grade does not exceed the applicable height
2 limit provided in subsection (f)(2) below.

3 (iii) If the lot has an existing multifamily dwelling, the quantity of
4 detached ADUs does not exceed the number of primary dwelling
5 units on the lot.

6 (2) **Class 2: Locally Regulated.** Class 2 ADUs are approved under Government Code
7 sections 66314–66322. Except for Class 1 ADUs approved under subsection (e)(1)
8 above, all ADUs are subject to the standards set forth in subsections (f) and (g)
9 below.

10 (f) **General Requirements.** The following requirements apply to all Class 1 and Class 2
11 ADUs and JADUs

12 (1) **Zoning.**

13 (A) Class 1 ADU approved under subsection (e)(1) may be created on
14 a lot in a residential or mixed-use zone.

15 (B) A Class 2 ADU approved under subsection (e)(2) above may be
16 created on a lot that is zoned to allow single-family dwelling
17 residential use or multifamily dwelling residential use.

18 (C) In accordance with Government Code section 66333(a), a JADU
19 may only be created on a lot zoned for single-family residences.

20 (2) **Height.**

21 (A) Except as otherwise provided by subsections (f)(2)(B) and
22 (f)(2)(C) below, a detached ADU created on a lot with an existing
23 or proposed single family or multifamily dwelling unit may not
24 exceed 35 feet in height.

25 (B) A detached ADU may be up to two stories with a maximum height
26 of 30 feet if it is created on a lot with an existing or proposed single
27 family or multifamily dwelling unit that is located within one-half
28 mile walking distance of a major transit stop or a high quality
29 transit corridor, as those terms are defined in Section 21155 of the
30 Public Resources Code, and the ADU may be up to two additional
31 feet in height (for a maximum of 32 feet) if necessary to
32 accommodate a roof pitch on the ADU that is aligned with the roof
33 pitch of the primary dwelling unit.

34 (C) A detached ADU created on a lot with an existing or proposed
35 multifamily dwelling that has more than one story above grade
36 may not exceed two stories or 30 feet in height.

1 (D) An ADU that is attached to the primary dwelling may not exceed
2 35 feet in height or the height limitation imposed by the
3 underlying zone that applies to the primary dwelling, whichever is
4 lower. Notwithstanding the foregoing, ADUs subject to this
5 subsection (f)(2)(D) may not exceed two stories.

6 (E) For purposes of this subsection (f)(2), height is measured above
7 existing legal grade to the peak of the structure.

8 **(3) Fire Sprinklers.**

9 (A) Fire sprinklers are required in an ADU if sprinklers are required
10 in the primary residence.

11 (B) The construction of an ADU does not trigger a requirement for
12 fire sprinklers to be installed in the existing primary dwelling.

13 **(4) Rental Term.** No ADU or JADU may be rented for a term that is shorter than 30
14 days. This prohibition applies regardless of when the ADU or JADU was created.

15 **(5) No Separate Conveyance.** An ADU or JADU may be rented, but, except as
16 otherwise provided in Government Code Section 65852.26, no ADU or JADU
17 may be sold or otherwise conveyed separately from the lot and the primary
18 dwelling (in the case of a single-family lot) or from the lot and all of the dwellings
19 (in the case of a multifamily lot).

20 **(6) Septic System.** If the ADU or JADU will connect to an onsite wastewater-
21 treatment system, the owner must include with the application a percolation test
22 completed within the last five years or, if the percolation test has been recertified,
23 within the last 10 years.

24 **(7) Owner Occupancy.**

25 (A) ADUs. ADUs are not subject to an owner-occupancy requirement.

26 (B) JADUs.

27 (i) Generally. As required by state law, JADUs are generally subject to
28 an owner-occupancy requirement. A natural person with legal or
29 equitable title to the property must reside on the property, in either
30 the primary dwelling or JADU, as the person's legal domicile and
31 permanent residence.

32 (ii) Exceptions. The owner-occupancy requirement in this subsection
33 (f)(7)(B) does not apply in either of the following situations:

34 (I) The JADU has separate sanitation facilities (i.e., does not
35 share sanitation facilities with the existing primary dwelling
36 unit structure).

(II) The property is entirely owned by another governmental agency, land trust, or housing organization.

(8) **Deed Restriction.** Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder’s office and a copy filed with the Director or designee. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:

(A) The JADU may not be sold separately from the primary dwelling.

(B) The JADU is restricted to the approved size and to other attributes allowed by this section.

(C) The deed restriction runs with the land and may be enforced against future property owners.

(D) The deed restriction may be removed if the owner eliminates the JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the JADU has been eliminated. Appeal may be taken from the Director’s determination consistent with other provisions of this Code. If the JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of a JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.

(E) The deed restriction is enforceable by the director or his or her designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.

(9) **Income Reporting.** In order to facilitate the City’s obligation to identify adequate sites for housing in accordance with Government Code sections 65583.1, the following requirements must be satisfied:

(A) With the Certificate of Occupancy (C of O), the applicant must provide the City with an estimate of the projected annualized rent that will be charged for the ADU or JADU.

(B) Within 90 days after each yearly anniversary of the issuance of the Certificate of Occupancy (C of O), the owner must report the

1 actual rent charged for the ADU or JADU during the prior year. If
2 the City does not receive the report within the 90-day period, the
3 owner is in violation of this Code, and the City may send the
4 owner a notice of violation and allow the owner another 30 days
5 to submit the report. If the owner fails to submit the report within
6 the 30-day period, the City may enforce this provision in
7 accordance with applicable law.

8 **(10) Building & Safety.**

9 (A) **Must comply with building code.** Subject to subsection
10 (f)(10)(B) below, all ADUs and JADUs must comply with all
11 local building code requirements.

12 (B) **No change of occupancy.** Construction of an ADU does not
13 constitute a Group R occupancy change under the local building
14 code, as described in Section 310 of the California Building Code,
15 unless the Building Official or Code Enforcement Division officer
16 makes a written finding based on substantial evidence in the
17 record that the construction of the ADU could have a specific,
18 adverse impact on public health and safety. Nothing in this
19 subsection (f)(10)(B) prevents the City from changing the
20 occupancy code of a space that was uninhabitable space or that
21 was only permitted for nonresidential use and was subsequently
22 converted for residential use in accordance with this section.

23 **(11) Certificate of Occupancy Timing.**

24 (A) **Generally.** No certificate of occupancy for an ADU or JADU may be issued
25 before the certificate of occupancy is issued for the primary dwelling unit.

26 (B) **Limited Exception for State-declared Emergencies.** Notwithstanding
27 subsection (f)(11)(A) above, a certificate of occupancy for an ADU may be
28 issued before a certificate of occupancy for the primary dwelling if each of
29 the following requirements are met:

30 (i) The county is subject to a proclamation of a state of emergency
31 made by the California Governor on or after February 1, 2025.

32 (ii) The primary dwelling was substantially damaged or destroyed by an
33 event referenced in the Governor's state of emergency
34 proclamation.

35 (iii) The ADU has been issued construction permits and has passed all
36 required inspections.

37 (iv) The ADU is not attached to the primary dwelling.

38

1 (g) **Specific ADU Requirements.** The following requirements apply only to ADUs that
2 require an ADU permit under subsection (e)(2) above.

3 (1) **Maximum Size.**

4 (A) The maximum size of a detached or attached ADU subject to this
5 subsection (g) is 850 square feet for a studio or one-bedroom unit
6 and 1,200 square feet for a unit with two or more bedrooms.

7 (B) An attached ADU that is created on a lot with an existing primary
8 dwelling is further limited to 75 percent of the floor area of the
9 existing primary dwelling.

10 (C) Application of other development standards in this subsection (g),
11 such as FAR or lot coverage, might further limit the size of the
12 ADU, but no application of the percent-based size limit in
13 subsection (g)(1)(B) above or of an FAR, front setback, lot
14 coverage limit, or open-space requirement may require the ADU
15 to be less than 800 square feet.

16 (2) **Floor Area Ratio (FAR).** No ADU subject to this subsection (g) may cause the total
17 FAR of the lot to exceed 45 percent, subject to subsection (g)(1)(C) above.

18 (3) **Setbacks.**

19 (A) An ADU that is subject to this subsection (g) must conform to a
20 25-foot front-yard setback.

21 (B) ADU that is subject to this subsection (g) must conform to 4-foot
22 side- and rear-yard setbacks.

23 (C) No setback is required for an ADU that is subject to this
24 subsection (g) if the ADU is constructed in the same location and
25 to the same dimensions as an existing structure.

26 (4) **Lot Coverage.** No ADU subject to this subsection (g) may cause the total lot
27 coverage of the lot to exceed 50 percent, subject to subsection (g)(1)(C) above.

28 (5) **Minimum Open Space.** No ADU subject to this subsection (g) may cause the
29 total percentage of open space of the lot to fall below 50 percent, subject to
30 subsection (g)(1)(C) above.

31 (6) **Passageway.** No passageway, as defined by subsection (c)(9) above, is required
32 for an ADU.

33 (7) **Parking.**

34 (A) Generally. One off-street parking space is required for each ADU.
35 The parking space may be provided in setback areas or as tandem

1 parking, as defined by subsection (c)(12) above. Off-street
2 parking shall be permitted in setback areas or through tandem
3 parking, unless specific findings are made that parking in
4 setback areas or tandem parking is not feasible based on specific
5 site or regional topographical or fire and safety conditions.

6 (B) The required parking space for the ADU must be located on the
7 same lot as the ADU.

8 (C) Access to all required parking for the ADU and primary dwelling
9 must be from a public street, an alley, or a recorded access
10 easement. For any lot served by a panhandle or easement access,
11 the access must be a minimum 20 feet in width.

12 (D) Curb cuts providing access from the public right-of-way to on-site
13 parking spaces must be approved by the City Engineer in
14 accordance with established, objective standards. A construction
15 permit from the City Engineer shall be obtained for any new or
16 widened curb cuts.

17 (E) Required parking spaces or required maneuvering area must be
18 free of any utility poles, support wires, guard rails, stand pipes or
19 meters.

20 (F) All required parking spaces must be kept clear for parking
21 purposes only.

22 (G) Exceptions. No parking under subsection (g)(7)(A) is required in
23 the following situations:

24 (i) The ADU is located within one-half mile walking distance of
25 public transit, as defined in subsection (c)(11) above.

26 (ii) The ADU is located within an architecturally and historically
27 significant historic district.

28 (iii) The ADU is part of the proposed or existing primary residence or
29 an accessory structure under subsection (e)(1)(A) above.

30 (iv) When on-street parking permits are required but not offered to the
31 occupant of the ADU.

32 (v) When there is an established car share vehicle stop located within
33 one block of the ADU.

34 (vi) When the permit application to create an ADU is submitted with an
35 application to create a new single-family or new multifamily
36 dwelling on the same lot, provided that the ADU or the lot satisfies

1 any other criteria listed in subsections (g)(7)(G)(i) through (v)
2 above.

- 3 (H) No Replacement. When a garage, carport, or covered parking
4 structure, or uncovered parking space is demolished in
5 conjunction with the construction of an ADU or converted to an
6 ADU, those off-street parking spaces are not required to be
7 replaced.

8 **(8) Architectural Requirements.**

- 9 (A) The materials and colors of the exterior walls, roof, and windows
10 and doors must match the appearance and architectural design of
11 those of the primary dwelling.
- 12 (B) The roof slope must match that of the dominant roof slope of the
13 primary dwelling. The dominant roof slope is the slope shared by
14 the largest portion of the roof.
- 15 (C) The exterior lighting must be limited to down-lights or as
16 otherwise required by the building or fire code.
- 17 (D) The ADU must have an independent exterior entrance, apart from
18 that of the primary dwelling.
- 19 (E) The interior horizontal dimensions of an ADU must be at least 10
20 feet wide in every direction, with a minimum interior wall height
21 of seven feet.
- 22 (F) Windows and doors of the ADU may not have a direct line of
23 sight to an adjoining residential property. Fencing, landscaping, or
24 privacy glass may be used to provide screening and prevent a
25 direct line of sight.
- 26 (G) All windows and doors in an ADU are less than 30 feet from a
27 property line that is not a public right-of-way line must either be
28 (for windows) clerestory with the bottom of the glass at least six
29 feet above the finished floor, or (for windows and for doors)
30 utilize frosted or obscure glass.

31 **(9) Landscape Requirements.** Evergreen landscape screening must be planted and
32 maintained between the ADU and adjacent parcels as follows:

- 33 (A) At least one 15-gallon size plant shall be provided for every five
34 linear feet of exterior wall. Alternatively, at least one 24" box size
35 plant shall be provided for every ten linear feet of exterior wall.

- 1 (B) Plant specimens must be at least six feet tall when installed. As an
2 alternative, a solid fence of at least 6 feet in height may be
3 installed.
- 4 (C) All landscaping must be drought-tolerant.
- 5 (D) All landscaping must be from the City's approved plant list.

6 **(10) Historical Protections.** An ADU that is on or within 600 feet of real property that
7 is listed in the California Register of Historic Resources must be located so as to
8 not be visible from any public right-of-way.

9 (h) **Fees.** The following requirements apply to all Class 1 ADUs and JADUs and Class 2
10 ADUs that are approved under subsections **Error! Reference source not found.** or
11 (e)(2) above.

12 **(1) Impact Fees.**

- 13 (A) No impact fee is required for an ADU that is less than 750 square
14 feet in size. For purposes of this subsection (h)(1), "impact fee"
15 means a "fee" under the Mitigation Fee Act (Gov. Code
16 § 66000(b)) and a fee under the Quimby Act (Gov. Code
17 § 66477). "Impact fee" here does not include any connection fee
18 or capacity charge for water or sewer service.
- 19 (B) A JADU or ADU with less than 500 square feet of interior livable
20 space does not increase assessable space by 500 square feet for
21 purposes of Education Code section 17620(a)(1)(C), and is
22 therefore not subject to school fees under Education Code section
23 17620.
- 24 (C) Any impact fee that is required for an ADU that is 750 square feet
25 or larger in size must be charged proportionately in relation to the
26 square footage of the primary dwelling unit. (E.g., the floor area
27 of the ADU, divided by the floor area of the primary dwelling,
28 times the typical fee amount charged for a new dwelling.)

29 **(2) Utility Fees.**

- 30 (A) If an ADU is constructed with a new single-family home, a
31 separate utility connection directly between the ADU and the
32 utility and payment of the normal connection fee and capacity
33 charge for a new dwelling are required.
- 34 (B) Except as described in subsection (h)(2)(A), converted ADUs on a
35 single-family lot that are created under subsection (e)(1)(A) above
36 are not required to have a new or separate utility connection
37 directly between the ADU and the utility. Nor is a connection fee
38 or capacity charge required.

1 (C) Except as described in subsection (h)(2)(A), all ADUs that are not covered
2 by subsection (h)(2)(B) require a new, separate utility connection directly
3 between the ADU and the utility for any utility that is provided by the city.
4 All utilities that are not provided by the city are subject to the connection
5 and fee requirements of the utility provider.

6 (i) The connection is subject to a connection fee or capacity
7 charge that is proportionate to the burden created by the
8 ADU based on either the floor area or the number of
9 drainage-fixture units (DFU) values, as defined by the
10 Uniform Plumbing Code, upon the water or sewer system.

11 (ii) The portion of the fee or charge that is charged by the City
12 may not exceed the reasonable cost of providing this
13 service.

14 (i) **Nonconforming Zoning Code Conditions, Building Code Violations, and**
15 **Unpermitted Structures.**

16 (1) **Generally.** The City will not deny an ADU or JADU application due to a
17 nonconforming zoning condition, building code violation, or unpermitted
18 structure on the lot that does not present a threat to the public health and safety
19 and that is not affected by the construction of the ADU or JADU.

20 (2) **Unpermitted ADUs and JADUs constructed before 2020.**

21 (A) **Permit to Legalize.** As required by state law, the City may not
22 deny a permit to legalize an existing but unpermitted ADU or
23 JADU that was constructed before January 1, 2020, if denial is
24 based on either of the following grounds:

25 (i) The ADU or JADU violates applicable building standards, or

26 (ii) The ADU or JADU does not comply with the state ADU or JADU
27 law (Government Code section 65852.2) or this ADU ordinance
28 (section 18.48.150).

29 (B) **Exceptions:**

30 (i) Notwithstanding subsection (i)(2)(A) above, the City may deny a
31 permit to legalize an existing but unpermitted ADU or JADU that
32 was constructed before January 1, 2020, if the City makes a
33 finding that correcting a violation is necessary to comply with
34 standards specified in California Health and Safety Code section
35 17920.3.

36 (ii) Subsection (i)(2)(A) above does not apply to a building that is
37 deemed to be substandard in accordance with California Health
38 and Safety Code section 17920.3.

