

# ZOA24-0003 – ADU Ordinance Amendment

CITY COUNCIL

NOVEMBER 14, 2024



# Zoning Ordinance Overview

---

- The City's ADU ordinance must comply with AB 2533 and SB 1211 (January 1, 2025)
- AB 2533 – Unpermitted ADUs and JADUs
  - Expands existing state law prohibiting a city from denying a permit to legalize an unpermitted ADU to include JADUs and extend the existing cutoff date.
- SB 1211 – Replacement Parking Requirements; Multifamily ADUs
  - No replacement parking of demolished parking includes covered and uncovered parking spaces.
  - Existing multifamily can now have up to eight detached ADUs, or as many detached ADUs as there are primary dwelling units on the lot, whichever is less.
- City staff is also recommending streamlined revisions:
  - No separate ADU Permit, no Income reporting, deed restrictions only for JADUs, and clean up of standards

# Recommendation

---

- The adoption of the proposed ordinance amendment is exempt from CEQA pursuant to California Public Resources Code (PRC) §21080.17.
- A public hearing notice was published a minimum of 10 days before the hearing date on Friday, November, 2024, in *The Desert Sun* newspaper.
- Planning Commission recommended approval on October 29, 2024