



City of
Jurupa Valley

Staff Report

DATE: MARCH 25, 2026

TO: CHAIR SHULTZ AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR

BY: THOMAS GORHAM, PRINCIPAL PLANNER

SUBJECT: AGENDA NO. 4
PUBLIC HEARING TO CONSIDER 1) ADOPTION OF A RESOLUTION APPROVING ZONING CODE AMENDMENT NO. 26001 (ZCA26001) TO UPDATE SECTION 9.240.290 (ACCESSORY DWELLING UNITS) OF THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO RECENT STATE LEGISLATIVE REVISIONS FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND 2) DETERMINE THAT THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO STATE CEQA GUIDELINES 15282(h) AND 15061(b)(3)

RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. PC-0008 recommending that the City Council adopt an Ordinance amending Section 9.240.290 of the Jurupa Valley Municipal Code (ZCA26001) to update regulations and standards related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) and determining that the action is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15282(h) and 15061(b)(3).

BACKGROUND

On October 2, 2025, the City Council adopted Ordinance No. 2025-22 amending the City's ADU regulations pursuant to two new State laws enacted on January 1, 2025. Subsequent to the adoption, the State Legislature enacted additional bills related to ADU's and JADU's. Senate Bill 9, Senate Bill 543, and Assembly Bill 1154, which became effective January 1, 2026, amended various Government Code sections pertaining to ADUs and JADUs. These bills: (1) clarify the procedures for reviewing and approving ADU and JADU applications; (2) make substantive changes to the requirements for both ADUs and JADUs; and (3) strengthen the role of the California Department of Housing & Community Development ("HCD") in reviewing a local agency's ADU / JADU ordinance. These bills require the City to amend its zoning code to remain in compliance with

State law. On February 5, 2026, the City Council initiated a zoning code amendment (“ZCA”) to proceed with the amendment processing.

ANALYSIS

SB 543

A. New Permitting Timelines for Processing Applications for ADUs and JADUs

Current State law requires that ADUs and JADUs must be approved ministerially, without a discretionary hearing. However, State law does not establish how cities should process applications for ADUs and JADUs with respect to the completeness of applications, resubmittals, and appeals. SB 543 amends State law as follows:

- Local agencies must determine whether an application to create (or service) an ADU is complete within 15 business days of submittal.
- If an application is deemed incomplete, the local agency must provide the applicant, within the same 15 days, with a list of incomplete items along with an explanation of how to cure the defects and make the application complete.
- Agency’s incompleteness determination must be appealable.
- If an application is resubmitted, the agency’s review of the resubmitted application is limited to 15 business days and may only address the items identified in the initial incomplete letter.
- If the agency fails to review any application or resubmittal for completeness within 15 business days of receipt, the application will be deemed complete.
- Agency must approve or deny an application to create an ADU or a JADU within 60 days from the date the agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If an application for an ADU or a JADU is denied, the agency must inform the applicant of their right to appeal that decision in writing. The agency must provide a final written determination no later than 60 business days after receipt of the applicant’s written appeal.

The proposed ordinance includes the new timelines for processing ADUs and JADUs as set forth in SB543.

B. Clarifications on Square Footage for ADU and JADUs

Under existing law, a JADU is defined as a unit no more than 500 square feet in size and contained entirely within a single-family structure. In addition, local agencies are prohibited from establishing by ordinance a maximum square footage for an attached or detached ADU



that is either less than 850 square feet, or 1,000 square feet for an ADU that provides more than one bedroom.

Existing law also prohibits a local agency from establishing by ordinance any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an ADU based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for attached or detached dwellings that does not permit at least an 800-square foot ADU with four-foot side and rear yard setbacks. SB 543 amends State law as follows:

- Amends all of these statutory references to clarify that the allowable square footage of an ADU or a JADU refers to the square footage of “interior livable space.”

The proposed ordinance includes the clarifications on square footage requirements for ADUs and JADUs as set forth in SB 543.

C. Impact Fees

Existing law exempts ADUs that are 750 square feet or smaller in size from impact fees. This exemption includes JADUs, which by definition must be smaller than 500 square feet. SB 543 amends State law as follows:

- Clarifies that impact fees may not be imposed on an ADU with 750 square feet of interior livable space or less, or on a JADU with 500 square feet of interior livable space or less.
- Any impact fee imposed on an ADU that has more than 750 square feet of interior livable space must be charged proportionately in relation to the square footage of the primary dwelling unit. See Table 1 Example of Calculation of Impact Fee for ADU.
- Separately, ADUs and JADUs with 500 square feet of interior livable space or less are exempt from school impact fees.

The proposed ordinance includes updates to impact fees as set forth in SB 543.



TABLE 1. EXAMPLE OF CALCULATION OF IMPACT FEE FOR ADU	
Size of ADU (sq. ft.)* *square-footage of interior livable space	800
Size of Primary Home (sq. ft.)	3,000
Ratio of ADU (sq. ft.) to Primary Home (sq. ft.)	26% (800 is 26% of 3,000)
Development Impact Fee	\$5,500.00
Local Development Fee MSCHP	\$4,486.00
Collection Fee MSCHP	\$181.75
<i>Total Cost of Impact Fees</i>	<i>\$10,167.75</i>
Actual Cost of Total Impact Fees for ADU	\$2,643.61 (26% of \$10,167.75)

D. Combination of ADUs and JADUs Permitted by Building Permit

Current law allows four categories of ADUs to be approved ministerially by building permit within a residential or a mixed-use zone (often referred to as the “State exempt ADUs/JADUs”). These include: 1) an ADU and a JADU created on a lot with a proposed or existing single-family dwelling through conversion of space within an existing accessory structure or single-family dwelling; 2) a detached, newly constructed ADU created on a lot with a proposed or existing single-family dwelling; 3) an ADU or ADUs, subject to a specified limit, that are converted from non-livable space within an existing multifamily structure; and 4) detached ADUs, subject to a specified limit, on a lot with a proposed or existing multifamily dwelling. SB 543 amends State law as follows:

- Allows for “any combination” of the categories discussed above. As a result, a lot with a multifamily dwelling can have converted ADUs and detached ADUs. Similarly, a lot with a proposed or existing single-family dwelling can have a converted ADU and JADU, as well as a detached newly constructed ADU. Importantly, for a lot with a single-family dwelling, this means that the total number an applicant may achieve through ADU law is clearly now four units.
- Clarifies that a local agency may not require the installation of fire sprinklers for an ADU or JADU if fire sprinklers are not required in the primary residence.

The proposed ordinance updates building permit requirements for combination of ADU and JADU as set forth in SB 543.



AB 1154

Existing law requires that the property owner occupy either the primary residence or the JADU if a JADU is built within a single-family residence. Owner occupancy is not required in this context if the owner is another governmental agency, land trust, or housing organization. AB 1154 amends State law as follows:

- Require that either the single-family residence or the JADU built within the single-family residence be owner-occupied only if the JADU has shared sanitation facilities with the home.
- If the JADU has separate sanitation facilities, a local agency cannot require owner-occupancy.
- Adds requirement that JADUs must be rented for a term longer than 30 days.

The proposed ordinance includes updated owner occupancy requirements as set forth in AB 1154.

SB 9

Currently, local governments must submit their ADU ordinances to HCD within 60 days of adoption to verify compliance with State law. Local governments are also required to respond to any HCD correspondence regarding noncompliance within 30 days. However, SB 9 adds that if a local agency fails to submit its ADU ordinance to HCD within 60 days after its adoption—or fails to respond to HCD’s findings of noncompliance within 30 days, the ordinance becomes null and void and the local jurisdiction must apply the standards set forth in State ADU Law until it adopts an ordinance that complies with State law.

- SB 543 applies all of these same procedural requirements to a local agency’s adoption of an ordinance regulating JADUs.
- SB 543 also clarifies that State law will supersede any noncompliant local ordinance.

The Municipal Code must be updated to reflect the recent changes in State law. If a local agency fails to adopt an ordinance in the first instance, the agency still must approve or disapprove an application as required by State law. In all of those instances, the local agency must default to State standards to process ADU and JADU applications until a compliant ordinance is adopted.

NOTICING REQUIREMENTS

Notice of this public hearing was published in the Press Enterprise on March 5, 2026. At the time of preparation of this report, no comments or concerns have been received from any members of the public.



ENVIRONMENTAL DETERMINATION

The proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15282(h) and 15061(b)(3).

Prepared by:



Thomas Gorham
Principal Planner

Submitted by:



Joe Perez
Assistant City Manager/Community
Development Director

Reviewed by:

//s//

Maricela Marroquin
Deputy City Attorney

ATTACHMENTS:

1. Resolution PC-0008
 - a. Exhibit A. Proposed Ordinance



ATTACHMENT 1:
RESOLUTION NO. 26-0008

RESOLUTION NO. 26-0008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPT AN ORDINANCE AMENDING CHAPTER 9.240 (ACCESSORY DWELLING UNITS) OF THE JURUPA VALLEY MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS IN ACCORDANCE WITH STATE LAW AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15282(h) AND 15061 (b)(3)

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES
RESOLVE AS FOLLOWS:**

Section 1. **Project.** On March 11, 2026, the City Council initiated Zoning Code Amendment No. 26001(ZCA26001) to adopt an ordinance amending the accessory dwelling unit (“ADU”) and junior accessory dwelling unit (“JADU”) regulations consistent with recent changes in State law (“Zoning Code Amendment” or “Project”).

Section 2. **Zoning Code Amendment.**

(a) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 may be initiated by either the Planning Commission or the City Council.

(b) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 shall be made in accordance with the procedure set forth in Government Code Section 65800 et seq., as now enacted and hereafter amended, and the requirements of Chapter 9.285.

(c) Section 9.285.030 of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code that propose to regulate the use of buildings, structures, and land as between industry, business, residents, open space, and other purposes, and that propose to regulate the use of lots, yards, courts, and other open spaces, shall be adopted in the manner set forth in Section 9.285.040. Further, Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment proposes to impose any regulations listed in Government Code Section 65850 not theretofore imposed, must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive.

(d) Section 9.285.040 of the Jurupa Valley Municipal Code provides that the Planning Commission must hold a public hearing on the proposed amendment. After closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which must contain the reasons for the recommendation. If the Planning Commission does not reach a decision due to a

tie vote, that fact must be reported to the City Council, and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(e) Government Code Section 65853 provides that when the legislative body has requested the planning commission to study and report upon an amendment to the zoning ordinance and the planning commission fails to act upon such request within a reasonable time, the legislative body may, by written notice, require the planning commission to render its report within 40 days. Upon receipt of the written notice, the planning commission, if it has not done so, shall conduct the public hearing as required by Section 65854. Failure to so report to the legislative body within the above time period shall be deemed to be approval of the proposed amendment to the zoning ordinance.

(f) Government Code Section 65854 provides that the planning commission shall hold a public hearing on the proposed amendment to a zoning ordinance. Notice of the hearing shall be given pursuant to Government Code Section 65090.

(g) Government Code Section 65855 provides that after the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body. Such recommendation shall include the reasons for the recommendation, the relationship of the proposed amendment to the general plan, and shall be transmitted to the legislative body in such form and manner as may be specified by the legislative body.

Section 3. **Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On March 25, 2026, the Planning Commission of the City of Jurupa Valley held a duly noticed public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on the matter. The Planning Commission, following the receipt of public testimony, closed the public hearing.

(c) All legal preconditions to the adoption of this Resolution have occurred.

Section 4. **California Environmental Quality Act Findings.** The Planning Commission hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

The City Council hereby finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15282(h) which creates a statutory exemption for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city to implement the provisions of Sections 65852.1, Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title 7 of the Government Code as set forth in Section 21080.17 of the Public Resources Code. In addition, the City Council finds that the Ordinance is

exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that amendments to the City's ADU, and JADU regulations in accordance with State Law will have a significant effect on the environment.

Section 5. **Findings for Recommendation of Approval of Zoning Code Amendment.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that the Project should be adopted because the proposed Zoning Code Amendment is consistent with the City of Jurupa General Plan in that:

(a) The City of Jurupa Valley Housing Element contains policies to support and promote State of California efforts to address the State Housing crises, including the implementation of legislative mandates to allow Accessory Dwelling Units and Junior Accessory Dwelling Units.

Section 6. **Recommendation of Adoption of Zoning Code Amendment.**

Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt Zoning Code Amendment No. 26001 in substantially the same form attached hereto as Exhibit "A"

Section 7. **Certification.**

The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 25th day of March, 2026.

Laura Shultz, Chair of Jurupa Valley Planning Commission

ATTEST:

Joe Perez, Assistant City Manager/Community Development Director/Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF JURUPA VALLEY)

I, Joe Perez, Assistant City Manager/Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. PC-2026-0008 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 25th day of March, 2026, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT 1A:
Exhibit A Draft Ordinance

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMENDING CHAPTER 9.240 (ACCESSORY DWELLING UNITS) OF THE JURUPA VALLEY MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS IN ACCORDANCE WITH STATE LAW, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15282(h) AND 15061(b)(3)

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. **Procedural Findings.** The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

- A. Senate Bill 9, Senate Bill 543, and Assembly Bill 1154, effective January 1, 2026, amended various Government Code sections pertaining to Accessory Dwelling Units (“ADU”) and Junior ADUs (“JADU”) (Chapter 13 of Division 1 of Title 7 of the Government Code).
- B. Portions of the City’s current regulations for ADUs and JADUs require amendment to remain consistent with State Law.
- C. The Planning Commission considered the proposed amendments to Title 9 (Zoning) and Title 7 (Subdivisions) of the Jurupa Valley Municipal Code (“Ordinance”) on March 25, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support of or opposition to this matter. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. PC-0008, recommending that the City Council approve the Title 9 amendments.
- D. The City Council, at a regular meeting, considered the Ordinance on _____, 2026, at a duly noticed public hearing, as prescribed by law, at which time the City Staff and interested persons had an opportunity to and did testify either in support or opposition to this matter. At the conclusion of the public hearing, the City Council closed the public hearing and considered the entire record of information received at the public hearings before the Planning Commission and City Council.

Section 2. The City Council of the City of Jurupa Valley hereby amends Section 9.240.290 (Accessory Dwelling units) of Chapter 9.240 (General Provisions) of Title 9 (Zoning)

of the Jurupa Valley Municipal Code to read as follows, with additions shown in underlined text and deletions shown in strikethrough text and with all other provisions to remain unchanged:

“Sec. 9.240.290. Accessory dwelling units.

A. Purpose and applicability. The purpose of this chapter is to implement the requirements of California Government Code Section 66313, et seq. to allow accessory dwelling units and junior accessory dwelling units in a manner that encourages their development but simultaneously minimizes impacts on traffic, parking, density, and other areas where the city is still permitted to exercise local control.

B. Definitions. For the purposes of this section, the following definitions apply.

Accessory dwelling unit or ADU has the same meaning ascribed in California Government Code Section 66313(a), as the same may be amended from time to time.

Attached ADU means an ADU that is constructed as a physical expansion (i.e., addition) of the primary dwelling or existing structure and shares a common wall with the primary dwelling or existing structure.

Detached ADU means an ADU that is constructed as a separate structure from the primary dwelling or an existing structure, which does not share any walls with the primary dwelling or existing structure.

Existing structure means an existing single-family dwelling or other residential accessory structure, including a detached garage, that can be safely converted into habitable space under the California Building Standards Code, as amended by the city, and other applicable law.

Junior accessory dwelling unit or JADU has the same meaning ascribed in California Government Code Section 66313 (d), as the same may be amended from time to time.

Livable space has the same meaning ascribed in California Government Code Sections 66313(e) and 66323(a)(3)(A), as the same may be amended from time to time.

Primary dwelling, for purposes of this chapter, means the existing or proposed single-family dwelling on the lot where an ADU would be located.

Public transit, for purposes of this chapter, has the meaning ascribed in California Government Code Section 66313 (m), as the same may be amended from time to time.

C. Building permit approval only.

(1) An ADU ~~accessory dwelling unit~~ application is not required to be filed with the Community Development Director for an ADU or JADU that satisfies the requirements of subsection C.(2) of this section (California Government Code Section 66323, as the same may be amended from time to time), subsections G., H., and I. of this section, and Title 8, Building and

Construction, of the Jurupa Valley Municipal Code. A building permit application is required to be filed with the Building and Safety Department.

(2) Pursuant to California Government Code Section 66323, the city shall ministerially approve an application for a building permit within a residential zone or mixed use zone that allows residential uses to create any of the following:

(a) ADU and JADU within a primary dwelling and ADUs within existing accessory structures. One (1) ADU and one (1) JADU per lot with a proposed or existing single-family dwelling if all of the following apply:

(i) The ADU or JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure. The ADU may include an expansion of not more than one hundred fifty (150) square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(ii) The space has exterior access from the proposed or existing single-family dwelling.

(iii) The JADU contains an interior entry to the primary dwelling's main living area, independent of the exterior entrances of the JADU and primary dwelling.

(iv) The side and rear setbacks are sufficient for fire and safety.

(v) The JADU complies with the requirements of California Government Code Sections 66333, et seq. and with the requirements set forth in subsection F. of this section.

(vi) The ADU or JADU shall be no more than twenty five (25) feet in height or the height limitation in the zone that applies to the primary dwelling, whichever is lower.

(b) Detached new construction ADU for primary dwelling. One (1) detached, new construction ADU for a lot with a proposed or existing single-family dwelling if all of the following apply. The ADU may be combined with a JADU described in subsection C.(2)(a) of this section.

(i) The ADU shall be no more than eight hundred (800) square feet of interior livable space in size.

(ii) The ADU shall be no more than sixteen (16) feet in height on a lot with a proposed or existing single-family.

(iii) The ADU shall not exceed a height limit of eighteen (18) feet, including an additional two (2) feet to accommodate roof pitch that aligns with the primary dwelling, when it is located within a half-mile of a major transit stop or high-quality transit corridor.

(iv) The ADU shall be setback a minimum of four (4) feet from side and rear lot lines.

(c) ADU within non-livable space in existing multifamily dwelling. One (1) ADU within the portions of existing multifamily dwelling structures that are not used as livable space (as defined in Government Code Sections 66313 (e) and 66323 (a)(3)(A)), including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. If requested, multiple ADUs shall be allowed, up to the number of ADUs that equals twenty-five (25) percent of the existing multifamily dwelling units in the structure.

(d) Detached new construction ADUs for existing or proposed multi-story multifamily dwelling. Detached ADUs for a proposed multifamily dwelling on a lot shall not exceed two (2) detached ADUs. Detached ADUs for an existing multifamily dwelling on a lot shall not exceed the number of existing units on the lot, and the number of detached ADUs shall not exceed eight (8) units. Such detached ADUs are subject to a height limit of eighteen (18) feet and minimum four-foot rear yard and side setbacks.

D. Planning permit application.

(1) An ADU accessory dwelling unit application is required to be filed with the Community Development Director for an ADU that does not satisfy the requirements of subsection C.(2) of this section. An ADU accessory dwelling unit application shall be made in writing to the Community Development Director on the forms provided by the Planning Division, shall be accompanied by the filing fee as established by resolution of the City Council, and shall include the following information:

- (a) Name and address of the applicant.
- (b) Completed owner's affidavit.
- (c) Assessor's parcel number(s) of the property.
- (d) A site plan drawn in sufficient detail to clearly describe the following:
 - (i) Physical dimensions of the property.
 - (ii) Location and dimensions of all existing and proposed structures, walls, and fences.
 - (iii) Location and dimensions of all existing and proposed easements, septic tanks, leach lines, seepage pits, drainage structures, and utilities.
 - (iv) Location, dimensions, and names of all adjacent roads, whether public or private.

(v) Setbacks.

(vi) Existing and proposed methods of circulation, including ingress and egress, driveways, parking areas, and parking structures.

(vii) Panoramic color photographs showing the property from all sides and showing adjacent properties.

(viii) A description of architectural treatments proposed for the ADU.

(ix) Written confirmation from any water district or sewer district providing service of the availability of service.

(e) Floor plans. For an attached ADU, the plans must include the primary dwelling as well.

(f) Elevations. For an attached ADU, the plans must include the primary dwelling as well.

(g) A title report dated within thirty (30) days of application submittal, or as may be extended by mutual consent of the applicant and Community Development Director.

(h) Such additional information as shall be required by the Community Development Director.

(2) All ADUs shall satisfy the requirements of Title 8, Building and Construction, of the Jurupa Valley Municipal Code. A building permit application is required to be filed with the Building Division.

(3) In accordance with state law, ADUs are an accessory use or an accessory structure to the primary dwelling on the lot. ADUs shall not be considered to exceed the allowable density for the lot.

(4) The Community Development Director shall ministerially review the ADU application and determine if the application is complete within 15 business days of submittal. The Community Development Director shall and approve an ADU accessory dwelling unit application, provided that the submitted application is complete and demonstrates that the ADU complies with the requirements contained in this chapter and any other applicable law. If an application is deemed incomplete, the applicant may appeal the determination of incompleteness pursuant to California Government Code section 66317.

(5) Completed Accessory dwelling unit ADU applications subject to ministerial approval shall be processed within the timelines established by California Government Code Section 66317. The city shall act upon the ADU accessory dwelling unit permit within sixty (60) days of receiving the completed application, or as the deadline required by Government Code Section 66317, as the same may be amended from time to time. Notice of decision on the application shall be mailed to the applicant. If a completed ADU accessory dwelling unit application is denied, the applicant may

appeal the denial pursuant to California Government Code section 66317. The decision of the Community Development Director shall be final.

(6) Where an ~~accessory dwelling unit~~ application for an ADU is submitted with an application for a primary dwelling that is subject to discretionary review under Title 9 of the Jurupa Valley Municipal Code, the ADU ~~accessory dwelling unit~~ application shall be processed in accordance with this section, separately without discretionary review or a public hearing, following action on the portion of the project subject to discretionary review.

(7) Any ADU that is approved shall be used within two (2) years from the effective date thereof, or otherwise the ADU permit shall be null and void. Notwithstanding the foregoing, the applicant or their successor-in-interest may, prior to its expiration, request an extension of time in which to use the ADU permit. A request for an extension of time shall be made on forms provided by the Community Development Department and shall be filed with the Community Development Director, accompanied by a fee set forth by resolution of the City Council. An extension of time may be granted upon a determination that valid reason exists for the applicant or their successor-in-interest not using the ADU permit within the required period of time. If an extension is granted, the total time allowed for use of the ADU permit shall not exceed five (5) years, calculated from the date of issuance of the ADU permit. The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion.

E. Standards for ADUs. Except those ADUs approved pursuant to subsection C. of this section (building permit approval only), ADUs shall comply with the following development standards:

(1) Location restrictions. One (1) ADU shall be allowed on a lot with a proposed or existing primary dwelling that is zoned to allow single family or multifamily residential use.

(2) Number of Units on Lot. Not more than two detached ADUs located on a lot with a proposed multifamily dwelling, subject to the height limits described in Subsection C.(2)(b) above, as applicable, and no more than four-foot rear yard and side setbacks. Not more than eight detached ADUs or a quantity equal to the number of the existing primary dwelling units on the lot, whichever is fewer, on a lot that has an existing multifamily dwelling, subject to the height limits described in Subsection C.(2)(b) above, as applicable, and no more than four-foot rear yard and side setbacks.

(3) Development standards.

(a) Size restrictions. If there is an existing primary dwelling, an attached ADU shall not exceed fifty (50) percent of the gross floor area for the primary dwelling. An attached ADU that is proposed with a new primary dwelling shall not exceed eight hundred fifty (850) square feet of interior livable space ~~in gross floor area~~ or one thousand (1,000) square feet of interior livable space ~~in gross floor area~~ if more than one (1) bedroom. A detached ADU shall not exceed eight hundred fifty (850) square feet of interior livable space ~~in gross floor area~~ or one thousand (1,000) square feet of interior livable space ~~in gross floor area~~ if more than one (1) bedroom. In no case

shall an ADU be less than an "efficiency unit" as defined in California Health and Safety Code Section 17958.1 with respect to square footage.

(b) Height restrictions.

(i) A detached ADU shall not exceed sixteen (16) feet in height, with the following exceptions:

(1) A detached ADU shall not exceed a height limit of eighteen (18) feet, or twenty (20) feet to match the roof pitch of the primary dwelling, when located within a half (½) mile of a major transit stop or high-quality transit corridor.

(2) A detached ADU shall not exceed eighteen (18) feet in height when located on a lot with an existing or proposed multi-story multi-family dwelling.

(ii) An attached ADU may not exceed twenty-five (25) feet in height or exceed the height of a primary dwelling in the underlying zone, whichever is lower.

(iii) An ADU constructed above a garage shall not exceed the height limits of the underlying zone.

(c) Setbacks. No setback shall be required for an ADU that is within an existing structure or new ADU that is constructed in the same location and with the same dimensions as an existing structure. For all other ADUs, the required minimum setback from side and rear lot lines shall be four (4) feet. An ADU shall comply with all required front yard setbacks otherwise required by the Jurupa Valley Municipal Code, unless the front yard setback regulations would not permit construction of an eight hundred (800) square foot ADU that is sixteen (16) feet in height with at least four-foot side and rear yard setbacks.

(d) Lot coverage. An ADU shall conform to all lot coverage requirements applicable to the zoning district in which the property is located, except where the application of the lot coverage regulations would not permit construction of an eight hundred (800) square foot ADU that is sixteen (16) feet in height with at least four-foot side and rear yard setbacks.

(e) Design. The ADU shall comply with any objective design standards adopted by the city that are applicable to the zoning district or specific plan area where the ADU is located.

(f) Exterior access. An ADU shall have a separate exterior access.

(g) Fire sprinklers. ADUs are required to provide fire sprinklers if they are required for the primary dwelling; however, the construction of an ADU does not mandate the installation of fire sprinklers.

(h) Historic resources. An ADU that has the potential to adversely impact any historical resource listed on the California Register of Historic Resources, shall be designed and constructed in accordance with the United States' "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing

Historic Buildings" found at 36 CFR 68.3, as the same may be amended from time to time. An ADU shall also comply with all local historic register requirements, as well as all objective local requirements, ordinances, or specific plans that pertain to historic resources.

(i) Garage demolition. When a detached garage is being replaced by an ADU, a demolition permit application shall be reviewed with the application for the ADU and issued at the same time. The applicant shall not be required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an ADU, unless the property is located within an architecturally and historically significant historic district.

(4) Parking requirements.

(a) In addition to the off-street parking space(s) required for the primary dwelling, one (1) off-street parking space shall be provided for each ADU, except when:

(i) The ADU is located within one-half ($\frac{1}{2}$) mile walking distance of public transit;

(ii) The ADU is located within an architecturally and historically significant historic district;

(iii) The ADU is part of a proposed or existing primary dwelling or accessory structure;

(iv) The ADU is located in an area where on-street parking permits are required but not offered to an ADU occupant;

(v) The ADU is located within one (1) block of a city-approved and dedicated parking space for a car share vehicle; or

(vi) The permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided the ADU or parcel satisfies any other criteria listed in section E.(4)(a).

(b) When the ADU is created by converting or demolishing a garage, carport, ~~or~~ covered parking structure, or an uncovered parking space, replacement of parking space(s) eliminated by the construction of the ADU shall not be required as long as the ADU remains in use as a legal ADU.

(c) When an ADU is included in an application to create a new single-family or multifamily dwelling on the same lot, the ADU shall not be subject to parking requirements as long as the ADU remains in use as a legal ADU.

(5) Other provisions.

(a) Recreational trailers are not permitted to be used as ADUs. This includes, but is not limited, to recreational vehicles and mobile/motor homes.

(b) ADUs shall not be used for short-term rentals for less than thirty-one (31) days.

F. Standards for JADUs. In accordance with the standards set forth in California Government Code Section 66333 et seq., JADUs shall comply with the following requirements, unless state law is amended to set forth different standards in which case state law standards will govern:

(1) A JADU shall be a minimum of two hundred twenty (220) square feet and a maximum of five hundred (500) square feet of interior livable space ~~gross floor area~~. The livable space ~~gross floor area~~ of a shared sanitation facility shall not be included in the maximum livable space ~~gross floor area~~ of a JADU.

(2) A JADU must be contained entirely within the walls of the existing or proposed single-family dwelling, including attached garages or other enclosed uses within the residence.

(3) A separate exterior entry from the main entrance to the single-family dwelling shall be provided to serve a JADU.

(4) A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing single-family dwelling. If sanitation facilities are shared with the primary structure, owner occupancy of the primary structure is required. However, if sanitation facilities are not shared with the primary structure, owner occupancy of the primary structure is not required.

(5) A JADU shall have an interior entry to the primary dwelling's main living area, independent of the exterior entrances of the JADU and primary dwelling.

(6) A JADU shall include an efficiency kitchen which shall include all of the following:

(a) A cooking facility with appliances.

(b) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

(7) No additional parking is required for a JADU, even when the JADU is converted from an attached garage.

(8) Fire sprinklers. JADUs are required to provide fire sprinklers if they are required for the primary dwelling. Constructing a JADU does not require adding fire sprinklers to an existing multifamily dwelling.

(9)G. Covenant required. Prior to the issuance of a certificate of occupancy ~~of the ADU or of a JADU~~, the property owner shall record a declaration of restrictions, in a form approved by the ~~city~~ City Attorney, placing the following restrictions on the property, the property owner, and all successors in interest:

(1) The ~~ADU or~~ JADU shall not be sold, transferred, or assigned separately from the primary dwelling, but may be rented.

(2) The JADU ~~ADU~~ shall not be used for short-term rentals for less than thirty-one (31) days.

(3) The JADU shall not require owner occupancy of the primary dwelling unless the JADU shares sanitation facilities with the primary dwelling. If the JADU shares sanitation facilities with the primary dwelling, owner occupancy of the primary dwelling is required. If there is a JADU on the property, either the JADU or primary dwelling shall be occupied by the owner of record.

G. Fees and utility connections.

(1) ADUs and JADUs shall have adequate water and sewer services. These services may be provided from the water and sewer points of connection for the primary dwelling and not be a separate set of services. For an ADU that is not a conversion of an existing space, a separate utility connection directly between the ADU ~~accessory dwelling unit~~ and the utility may be required. Consistent with California Government Code Section 66324, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed ADU ~~accessory dwelling unit~~.

(2) The owner of an ADU or JADU shall be subject to the payment of all sewer, water and other applicable fees, including impact fees set forth in California Government Code Section 66000 et seq., except as follows:

(a) ADUs that have ~~are less than~~ seven hundred fifty (750) square feet of interior livable space or less or JADUs that have five hundred (500) square feet of interior livable space or less shall not be subject to impact fees.

(b) ADUs or JADUs with less than 500 square feet of interior livable space are not subject to school fees under Education Code section 17620.

~~(b)~~ (c) ADUs that are seven hundred fifty (750) square feet of interior livable space or more shall be charged impact fees that are proportional in relation to the square footage of the primary dwelling unit.

(3) The city shall not issue a building permit for an ADU or JADU until the applicant provides a will serve letter from the local water and sewer provider. Notwithstanding the foregoing, if a private sewage disposal system is being used, the applicant must provide documentation showing approval by the Building Official in lieu of the will serve letter by the local sewer provider. If a private well is being used, the applicant must provide documentation showing approval by the Building Official and Riverside County Health Department in lieu of the will serve letter by the local water provider.

H. Fire safety requirements. The construction of all new ADUs ~~accessory dwelling units~~ shall meet minimum standards for fire safety as defined in the city building code and the city fire code,

as the same may be amended by the city from time to time. All applications for ADUs ~~accessory dwelling units~~ in areas designated as high or very high fire hazard zones shall be reviewed by the Building Official and Fire Marshal to ensure the standards for fire safety as defined in the city building code and the city fire code will be met. Fuel modification treatments (clearing requirements) will be greater for those properties in high and very high fire hazard severity zones, which may be characterized by steeper terrain, larger and denser fuels, fuels that are highly volatile, and subject to frequent fires. Clearing requirements shall meet the state's general guidelines for creating defensible space.”

Section 3. **California Environmental Quality Act Findings.** The City Council hereby finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15282(h) which creates a statutory exemption for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city to implement the provisions of Sections 65852.1, Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title 7 of the Government Code as set forth in Section 21080.17 of the Public Resources Code. In addition, the City Council finds that the Ordinance is exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that amendments to the City’s ADU and JADU regulations in accordance with State Law will have a significant effect on the environment.

Section 4. **Submission of Ordinance to HCD.** In compliance with Government Code Section 66326, the Community Development Director is hereby directed to submit a copy of this Ordinance to the Department of Housing and Community Development within sixty (60) days after adoption.

Section 5. **Severability.** If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

Section 6. **Certification.** The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

Section 7. **Effective Date.** This Ordinance shall take effect thirty (30) days after passage.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on the ____ day of ____, 2026.

_____, Mayor

ATTEST:

Maria Morris, CMC
City Clerk

[SEAL]

DRAFT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF JURUPA VALLEY)

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2026- was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Jurupa Valley on the day of , 2026, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Jurupa Valley at a meeting thereof held on the day of , 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Maria Morris, CMC
City Clerk