



# City of Jurupa Valley

## Staff Report

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DATE: FEBRUARY 5, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

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

SUBJECT: AGENDA ITEM NO. M

**INITIATION OF A ZONING CODE AMENDMENT TO UPDATE  
CHAPTER 9.240 OF THE JURUPA VALLEY MUNICIPAL CODE  
PERTAINING TO RECENT STATE LEGISLATIVE REVISIONS FOR  
ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING  
UNITS**

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### RECOMMENDATION

It is recommended that the City Council initiate a Zoning Code Amendment to update Chapter 9.240 of the Jurupa Valley Municipal Code pertaining to recent State Legislative revisions for Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”).

### 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. Although, there is no deadline to amend the code to be consistent with State law, it is recommended to adopt amendments in a timely manner to streamline reviews for ADU and prevent any confusion regarding requirements. In response to HCD’s review of the City’s ADU ordinance, the City has notified HCD that a proposed amendment would be presented to the Planning Commission in February and the City Council in March 2026 to be in compliance with State law. The bills are described in more detail below.

## 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 provided an appeal.
- If an application is resubmitted, the agency's review of the resubmitted application is limited to 15 business days and may only address 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.

### 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.”

#### 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.
- Separately, ADUs and JADUs with 500 square feet of interior livable space or less are exempt from school impact fees.

#### 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.

### **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.

### **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.

## **INITIATION PROCESS**

A Code amendment requires initiation by the City Council. The following considerations apply to the initiation process:



1. Initiation of a Zoning Code Amendment does not entail an evaluation of the merits of a proposed project or action but only whether or not to proceed with a formal evaluation process and public hearings.
2. The Council may express their opinions as to whether the City should proceed with the formal evaluation process, but should reserve their opinions regarding the merits or the ultimate action on the item until the evaluation process and public hearings have been completed.
3. Once the formal evaluation process and public hearings are completed, the City Council will have the opportunity to approve or disapprove or make changes to the recommended Zoning Code Amendment.

### **NOTICING REQUIREMENTS**

The initiation of a Zoning Code Amendment is not subject to noticing requirements.

### **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 15061(b)(3).

### **FINANCIAL IMPACT**

Costs associated with the code amendment were included in FY 2025-26 budget for Community Development.

### **ALTERNATIVES**

1. *Recommended Action:* That the City Council initiate a code amendment to update Chapter 9.240 of the Jurupa Valley Municipal Code pertaining to recent State legislative revisions for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).
2. Provide alternative direction to staff.
3. City Council may elect to not initiate the code amendment.



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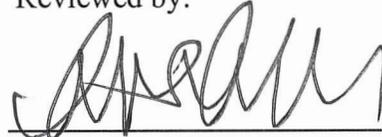
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