

Accessory Dwelling Units

Zoning Code Text Amendment 25-001

September 10, 2025 Council Meeting



State Law Mandates

- State considers Accessory Dwelling Units or “ADU’s” an opportunity to provide affordable housing in existing single-family neighborhoods
- Beginning in 2002, the State legislature passed a number of bills aimed at making development of ADUs easier
- The Rancho Santa Margarita Zoning Code was last updated in 2023 to comply with then-current State law
- The California legislature passed additional legislation during the subsequent sessions
- Additionally, HCD reviewed the 2023 Ordinance and interpreted inconsistencies with State law

What does the Ordinance cover?

- Types of ADUs (attached, detached , converted, JADU)
 - Subset: State Exempt ADU/JADU
- Development Standards (setbacks, height, size, parking) *applied when allowed by State law*
- Owner occupied/short term rental *applied when allowed by State law*
- Time limits for City review



Proposed Updates

- Government Code Numbering
- State exempt ADUs and JADUs
- Maximum Number of ADU/JADU Per Lot
- Reduced Requirements for Off-Street Parking and Replacement Parking
- Allow short-term rental of JADU
- Redline version provided with Staff Report



Planning Commission Review

- Planning Commission Review July 2 and August 6, 2025
- Letter received from Cal HDF on July 2
 - Continued July 2 public hearing to August 6
 - Met with Cal HDF on July 8
 - Resulted in proposed changes to the Ordinance related to State Exempt ADUs
- Planning Commission passed a resolution recommending approval of the Ordinance

Recommendation

Introduce for first reading,
read by title only and waive
further reading of an
ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO SANTA MARGARITA, CALIFORNIA, ADOPTING ZONING CODE TEXT AMENDMENT (ZCA) 25-001 AMENDING AND RESTATING SECTION 9.04.190 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) OF CHAPTER 9.04 (REGULATIONS FOR SPECIAL USES AND STRUCTURES) IN ACCORDANCE WITH STATE LAW, INCLUDING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTIONS 15060(C)(2) AND (C)(3) AND PUBLIC RESOURCES CODE SECTION 21080.17