



MEMORANDUM

City of Angels City Council

Date: April 7, 2026

To: City of Angels City Council

From: Amy Augustine, AICP – City Planner

Re: **Ordinance 554 –An Ordinance Deleting Chapter 17.61 of the City of Angels Municipal Code - Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) and creating a new Chapter 17.61 adopting state ADU/JADU law.**

RECOMMENDATION

Introduce, waive the first reading by substitution of title, hold a public hearing and set April 21, 2026, for a second reading and hearing and to consider adoption. The City council may propose changes at this time.

BACKGROUND

The State of California originally adopted legislation regulating accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in 2019. Since then, the state has adopted amendments in 2020, 2021, 2022, 2023, 2024, 2025, and 2026. Local jurisdictions have struggled to keep up with the ever-changing regulations associated with ADUs and JADUs.

The City last updated Chapter 17.61 (ADU/JADUs) for compliance with State Housing regulations in 2021. Since that time, numerous additional changes have been adopted by the legislature (See **Attachment B**). City staff remains apprised of these changes and implements state regulations as superseding local ordinance.

The State of California recently undertook a review of ADU/JADU regulations for all jurisdictions. The City received a letter stating its ADU/JADU ordinance (Chapter 17.61) was not in compliance with changes adopted by the state since 2021 (**Attachment B**) and gave the city the option of rescinding its ordinance and deferring to state regulations; or updating its ordinance.

This action proposes rescinding Chapter 17.61 in favor of deferring to state regulations until the City updates its Housing Element (commencing in April 2026). In conjunction with that update, the City will incorporate all changes necessary for compliance with all state housing regulation changes since the 2019 Housing Element Update and 2021 ADU/JADU code update.

ANALYSIS

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to code amendments shall be made upon the following findings of fact:

- A. The proposed change or amendment is consistent with the city of Angels Municipal Code; and
- B. The proposed change or amendment is consistent with the city of Angels general plan; and
- C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

Findings A & B – Consistency with the Angels Municipal Code and General Plan

Adopting the proposed code amendment in the Angels Municipal Code will allow for implementation of the following General Plan goals, policies, and implementation programs:

Program 2.B.d Revise the Accessory Dwelling Unit Ordinance

Adoption of the code amendments brings the Angels Municipal Code into compliance with this General Plan 2020 implementation program and State Housing Law. Consistency between the General Plan and the Angels Municipal Code necessarily means the proposal is consistent with the Angels Municipal Code. Therefore, based on the preceding, findings A and B may be made.

Finding C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

The proposed code amendments are for compliance with state housing law. Therefore, the change is not substantially detrimental to the health, safety, or general welfare of the city. Based on the preceding, Finding C can be made.

FISCAL IMPACT:

The proposed changes update the existing municipal code for compliance with legal and regulatory requirements. Adoption and implementation are not expected to alter the costs to the City of implementing the City's accessory dwelling unit ordinance.

ENVIRONMENTAL FINDING:

Pursuant to the state and city guidelines for implementing the California Environmental Quality Act (CEQA), the proposed code amendment is exempt from further review pursuant to Section 21080.17 of the state guidelines which states that CEQA does not apply to the adoption of ordinances implementing law relating to construction of dwelling units and second units.

ATTACHMENT:

- A. Ordinance 554 with Ordinance Revisions
- B. HCD letter to City of Angels