

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 18, 2025

Luis Torrico, Director of Community Development
Community Development Department
City of San Dimas
245 E Bonita Ave
San Dimas, CA 91773

Dear Luis Torrico:

RE: City of San Dimas – Accessory Dwelling Unit (ADU) Ordinance Repeal

This letter provides technical assistance to the City of San Dimas (City) regarding its processing of ADU applications. The Department of Housing and Community Development (HCD) sent an ADU Findings Letter to the City on January 29, 2024. In response, the City agreed to amend its ADU ordinance. However, HCD never received an updated ordinance from the City. HCD followed up with the City and was told that, rather than amending its noncompliant ordinance, the City intends to exclusively use State ADU Law to process ADU applications.

Government Code section 66326, subdivision (b)(2), requires that the City choose between two possible paths after receiving an ADU Findings Letter from HCD. The City can either amend its ordinance to comply with State ADU Law¹ or readopt its ordinance without changes and include findings in an accompanying resolution explaining the reasons the City believes the ordinance complies with State ADU Law despite HCD's findings.²

While HCD commends the City's intention to process ADU applications in accordance with State ADU Law, that on its own does not satisfy the requirements of Government Code section 66326, subdivision (b). The proper statutory path to achieve the City's aim is to repeal its ordinance through an amendment, pursuant to Government Code section 66326, subdivision (b)(2). Repealing the City's ordinance would have the additional benefit of clarity for potential applicants who may otherwise rely on an ordinance that is still included in the local code but not compliant with state law.

¹ Gov. Code, § 66326 (b)(2)(A).

² Gov. Code, § 66326 (b)(2)(B).

Luis Torrico, Director of Community Development

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HCD thanks the City for its efforts to better understand State ADU Law and for the spirit of partnership that has guided its communications with HCD. HCD welcomes any other opportunity to further assist the City in fully complying with State ADU Law. Please feel free to contact Mike Van Gorder, of our staff, at (916) 776-7541 or at Mike.VanGorder@hcd.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Candelaria".

Jamie Candelaria
Senior Housing Accountability Manager

State ADU/JADU Law Statutory Conversion Table

New Government Code Sections	Previous Government Code Sections
Article 1. General Provisions	
66310	65852.150 (a)
66311	65852.150 (b)
66312	65852.150 (c)
66313	General Definition Section 65852.2 (j) 65852.22 (j)
Article 2. Accessory Dwelling Unit Approvals	
66314	65852.2(a)(1)(A), (D)(i)-(xii), (a)(4)-(5)
66315	65852.2 (a)(8)
66316	65852.2 (a)(6)
66317	65852.2 (a)(3), (a)(7)
66318	65852.2 (a)(9), 65852.2 (a)(2)
66319	65852.2 (a)(10)
66320	65852.2 (b)
66321	65852.2 (c)
66322	65852.2 (d)
66323	65852.2 (e)
66324	65852.2 (f)
66325	65852.2 (g)
66326	65852.2 (h)
66327	65852.2 (i)
66328	65852.2 (k)
66329	65852.2 (l)
66330	65852.2 (m)
66331	65852.2 (n)
66332	65852.23.
Article 3. Junior Accessory Dwelling Units	
66333	65852.22 (a)
66334	65852.22 (b)
66335	65852.22 (c)
66336	65852.22 (d)
66337	65852.22 (e)
66338	65852.22 (f)-(g)
66339	65852.22 (h)
Article 4. Accessory Dwelling Unit Sales	
66340	65852.26 (b)
66341	65852.26 (a)
66342	65852.2 (a)(10)