

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Deputy City Manager

DATE: April 11, 2023

SUBJECT: Adopt Resolution Regarding the Addressing of Accessory and Junior Accessory Dwelling Units (Long Range Planning Project No. LR23-0110)

PREPARED BY: Mark Collins, Assistant Planner

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AN ADDRESSING POLICY FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND MAKING THE FINDING OF EXEMPTION UNDER SECTIONS 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) (LONG RANGE PLANNING PROJECT NO. LR23-0110)

BACKGROUND: State Law surrounding Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) have been passed and amended with increased focus on producing housing units. The City of Temecula adopted Ordinance No. 2020-04 on April 28, 2020, which implemented the requirements of State ADU Law and was amended on March 14, 2023, with Ordinance No. 2023-03.

These Ordinances along with the changes to State Law have greatly increased the number of ADU and JADU applications, and currently there is no policy specific to addressing these new accessory residential structures. The services and timely response of agencies expected by residents is predicated on an organized, logical, and consistent addressing policy.

ANALYSIS: The current policy of addressing new residential structures does not account for ADU’s and JADU’s and has created challenges for staff trying to use a policy for something beyond what it was intended. Additionally, residents have been frustrated with the ambiguity of ADU/JADU addressing policy and desire to have entirely new or unrelated addresses which would cause negative impacts to everything from mail delivery to emergency responders. An orderly addressing policy is necessary to provide effective emergency service response and

timely delivery of other services that Temecula residents expect, this proposed resolution would require the following when an ADU and/or JADU is applied for:

- Primary Residence address would include a “Unit 1” designation
- ADU or JADU address would be the same as the Primary Residence but would include a “Unit 2” designation
- A second ADU or JADU would be the same address as the Primary Residence but would include a “Unit 3” designation

For Example:

- A home with the address 123 Main Street that proposed a singular ADU or JADU would have the following addresses:
 - Primary Residence – 123 Main Street Unit 1
 - ADU or JADU – 123 Main Street Unit 2
- A home with the address 456 Second Street that proposed a detached or attached ADU and a JADU would have the following addresses:
 - Primary Residence – 456 Second Street Unit 1
 - ADU Residence – 456 Second Street Unit 2
 - JADU Residence – 456 Second Street Unit 3

LEGAL NOTICING REQUIREMENTS

No legal notice to the public is required for the City Council to adopt an ADU/JADU addressing policy.

ENVIRONMENTAL DETERMINATION:

Staff has determined that this project is Categorical Exempt from the California Environmental Quality Act per Section 15061(B)(3), the common sense exemption, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

ATTACHMENTS: Resolution