



CITY OF CHICO OFFICIAL PLANNING DIRECTOR INTERPRETATION

Authority: **Chico Municipal Code Section 19.02.030 (Procedures for interpretations)**

Applicable Code Sections: **CMC Section 19.76.130 (Accessory Dwelling Units); California Government Code Sections 66314–66323)**

Discussion: Recent amendments to California State housing law have significantly updated requirements governing the development, review, and approval of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). In particular, AB 130 (effective June 30, 2025), AB 462 (effective October 10, 2025), AB 1154 (effective January 1, 2025), SB 9 (effective January 1, 2026), and SB 543 (effective January 1, 2026) amended Government Code Sections 66314–66323.

A State-led ADU Governance Flyover Review identified multiple areas where the City of Chico's existing ADU regulations (CMC Section 19.76.130) conflict with or are more restrictive than State ADU law. These include, but are not limited to: limitations on the number and combination of ADUs permitted per lot; size limitations on detached ADUs on multifamily properties; application of expansion allowances to JADUs; locally imposed design standards exceeding State authority; fire sprinkler language that does not fully reflect State exemptions; and parking requirements that exceed or conflict with State law.

To maintain compliance with State law and ensure continued ministerial processing of ADU applications, the City is preparing amendments to CMC Section 19.76.130 to remove conflicting standards, clarify permitted ADU configurations, and incorporate missing State-mandated provisions.

Interpretation: Pursuant to CMC Section 19.04.020, the Community Development Director interprets that the City of Chico must process ADU and JADU applications consistent with State ADU law as codified in Government Code Sections 66314–66323, regardless of any conflicting provisions in the existing local ordinance. Until such time as the City Council adopts amendments to Title 19 to fully align with State law, staff shall apply State standards where conflicts exist, including but not limited to unit allowance, size, parking, fire sprinkler exemptions, and design standards.

This Official Planning Director Interpretation is **effective as of January 1, 2026** and shall remain in effect until superseded by duly adopted amendments to Title 19 of the Chico Municipal Code.

Brendan Vieg

Date: February 10, 2026
Brendan Vieg, Community Development Director