Attachment 6

CITRUS HEIGHTS
Solid roots. New growth.

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The City of CITRUS HEIGHTS is committed to providing high quality, economical, responsive city services to our community.

February 10, 2026

Maggie Scarpa, Housing Policy Analyst
CA Department of Housing, Housing Policy Division
2020 West El Camino Ave
Sacramento, CA 95833

RE: Citrus Heights Compliance with ADU/JADU Law

Dear Ms. Scarpa:

The City of Citrus Heights recognizes Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as an innovative and effective means of increasing housing supply in California. Since 2016, state ADU laws have continued to evolve to reduce barriers to housing production as the Legislature addresses the statewide housing shortage. The City currently regulates ADUs and JADUs through Citrus Heights Zoning Code Section 106.42.015. These regulations have been amended multiple times since their adoption to maintain consistency with state and local law.

In recent months, several state bills revising ADU and JADU regulations have taken effect. The Community Development Department is actively working to update and codify Section 106.42.015 of the Zoning Code to ensure compliance with current state law, as the most recent legislation may provide additional development opportunities and/or further relief from Planning Code requirements.

Until such time as Zoning Code Section 106.42.015 is formally amended, this memorandum clarifies that the City of Citrus Heights will continue to offer its current local ADU/JADU program as described in the Zoning Code. In addition, applicants may elect to apply under the state ADU/JADU provisions as authorized by Government Code Title 7, Division 1, Chapter 13 — Accessory Dwelling Units and Junior Accessory Dwelling Units (Government Code §§ 66310–66342). A copy of this memorandum will be posted on the City's website at www.citrusheights.net/aducentral to ensure the community is informed of the available options when planning the addition of an accessory dwelling unit to a property.

Anticipated updates to the Zoning Code include, but are not limited to, compliance with AB 130 (effective June 30, 2025), AB 462 (effective October 10, 2025), AB 1154 (effective January 1, 2026), SB 9 (effective January 1, 2026), SB 543 (effective January 1, 2026), and guidance issued by the California Department of Housing and Community Development (HCD) in its ADU Handbook dated January 2025, including the 2026 Addendum. The update will also incorporate statutory renumbering enacted by SB 477, effective March 25, 2024.

MARIJANE LOPEZ-TAFF, *Mayor* • PORSCHE MIDDLETON, *Vice Mayor*
DR. JAYNA KARPINSKI-COSTA, *Council Member* • KELSEY NELSON, *Council Member* • TIM SCHAEFER, *Council Member*
ASHLEY J. FEENEY, *City Manager* • RYAN R. JONES, *City Attorney*

The City is currently in the process of completing these updates and will transmit a copy of the revised ordinance to the California Department of Housing and Community Development upon completion.

If you have any questions about this matter, please contact Senior Planner, Alison Bermudez at alisonb@citrusheights.net or (916) 727-4741.

Sincerely,

Casey Kempenaar, MPA, AICP
Community Development Director