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# CITY OF POMONA

# COUNCIL REPORT

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January 26, 2026

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Betty Donavanik, Director of Development Services

**SUBJECT: SECOND READING AND ADOPTION OF ORDINANCE NO. 4363 AMENDING CITY OF POMONA ZONING AND DEVELOPMENT CODE SECTION 830.A (ACCESSORY DWELLING UNITS) PERTAINING TO ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS IN COMPLIANCE WITH STATE LAW**

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## RECOMMENDATION:

It is recommended that the City Council adopt the following ordinance (Attachments No. 1):

**ORDINANCE NO. 4363 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING CITY OF POMONA ZONING AND DEVELOPMENT CODE SECTION 830.A (ACCESSORY DWELLING UNITS) PERTAINING TO ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS IN COMPLIANCE WITH STATE LAW AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE SEC. 21080.17**

## DISCUSSION:

This ordinance was first introduced at the January 5, 2026 City Council Meeting. The purpose of the proposed Ordinance No. 4363 (Attachment No. 1) is to amend the City of Pomona Zoning and Development Code (PZDC) for the purpose of regulating Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Unit (JADUs) in accordance with new State Law effective January 1, 2026. If approved, this request will amend Section 830.A of the PZDC pertaining to ADU and JADU regulations.

The ordinance will take effect 30 days after its adoption on February 25, 2026.

**FISCAL IMPACT:**

No fiscal impact at this time.

**PUBLIC NOTICING REQUIREMENTS:**

Public noticing was completed in accordance with State law.

**PREVIOUS RELATED ACTION:**

On December 15, 2025, the City Council adopted Urgency Ordinance No. 3262, amending Section 830.A of the PZDC pertaining to ADU and JADU regulations, in compliance with State Law (Attachment No. 2). The urgency ordinance will be null and void upon the effective date of the proposed Ordinance No. 4363.

On December 16, 2025, the Planning Commission adopted PC Resolution No. 24-028, recommending the City Council adopt a non-urgency ordinance, amending Section 830.A of the PZDC pertaining to ADU and JADU regulations, in compliance with State Law (Attachment No. 3).

On January 5, 2026, the City Council introduced and gave first reading to Ordinance No. 4363 amending section .830.A of the PZDC pertaining to ADU and JADU regulations, in compliance with state law (Attachment No. 4).

**ENVIRONMENTAL IMPACT:**

Under California Public Resources Code section 21080.17, CEQA does not apply to the adoption of an ordinance by a city or county implementing the provisions of Chapter 13 of Division 1 of Title 7 of the California Government Code, which is California's ADU law. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements state ADU law.

Prepared by:



Vinny Tam  
Supervising Planner

**ATTACHMENTS:**

Attachment No. 1 – Ordinance No. 4363

Attachment No. 2 – Urgency Ordinance No. 4362

Attachment No. 3 – Planning Commission Staff Report dated December 16, 2025

Attachment No. 4 – City Council Staff Report dated January 5, 2026  
Attachment No. 5 – Assembly Bill 462  
Attachment No. 6 – Assembly Bill 1154  
Attachment No. 7 – Senate Bill 9  
Attachment No. 8 – Senate Bill 543