



Cal Cities 2025 Annual Conference and Expo

ADUs/Short Term Rentals/Group Homes & Sober Living Facilities

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Before We Begin



No Attorney-Client Relationship

This presentation is not substitute for actionable, legal advice. Please retain an attorney that can review all relevant information.



Please Ask Questions

This is intended to be interactive, and a great opportunity to discuss scenarios your agency may be facing.



Agenda

- Short-Term Rentals
- Accessory Dwelling Units
- Group Homes/Sober Living

I. Short-term Rental Units (“STR”)

I. Short-Term Rental Units



- Definition
- Issues
- Law
- Regulatory Examples
- Case Studies
- Remedies & Enforcement Tools

Issues & Considerations

- Noise
- Parking
- Land uses
- Community character
- Impact on resources
- Lodging for tourism

Approaches



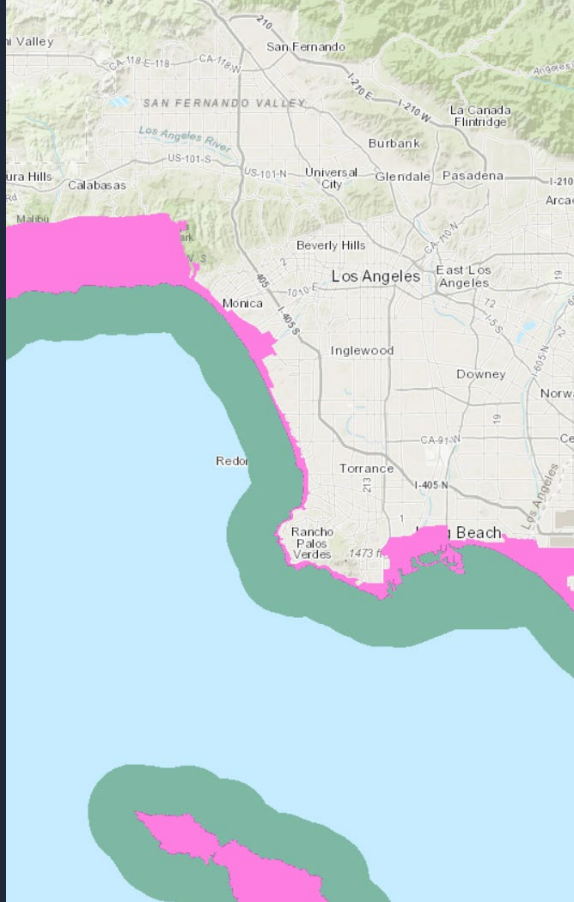
- Permit & regulate
- Ban (except coastal zone)
- Regulate with conditions
 - Licensing
 - Permits
 - Operating standards
 - Hosted vs. non-hosted

Examples

Short-term Rental “Hosting” Ordinance

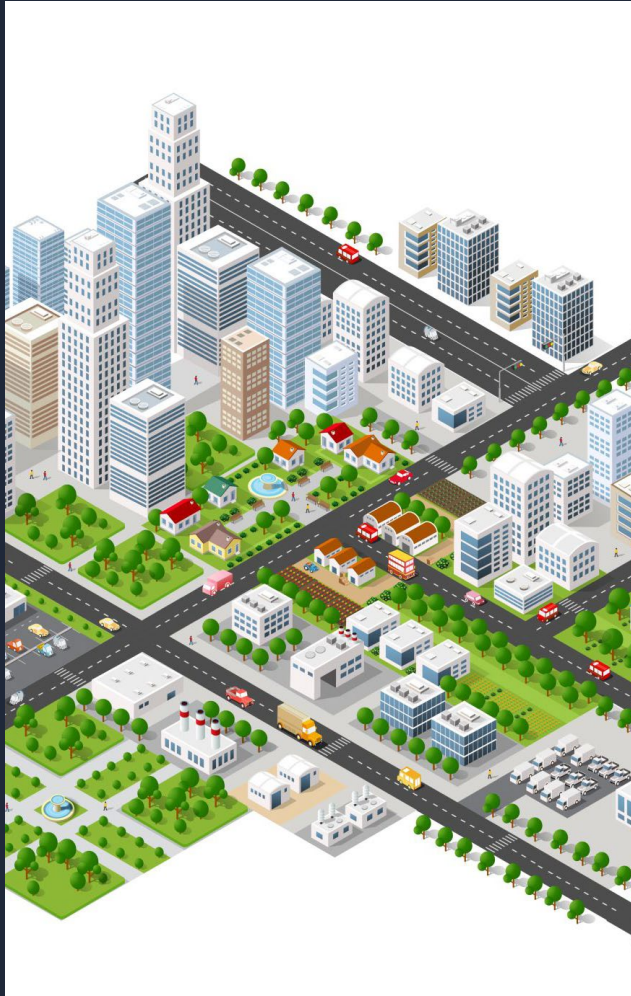
- Requires owner to live there as well
- Can rent rooms only
- Ban on short terms rentals
- Upheld in court as valid local regulation

California Coastal Act - 1976



- Goal: “maximize public access to and along the coast”
- Requires equal access to the coast.
- Development cannot interfere with this right, and adequate facilities, accommodations, etc. must be available and affordable to the general public to use.
- Applies to coastal zones & STRs

Potential Ordinance Provisions



- Regulate
 - Zone
 - Conditions
 - Standards
 - Permits/licenses

Code Enforcement Tools

Code Enforcement Tools

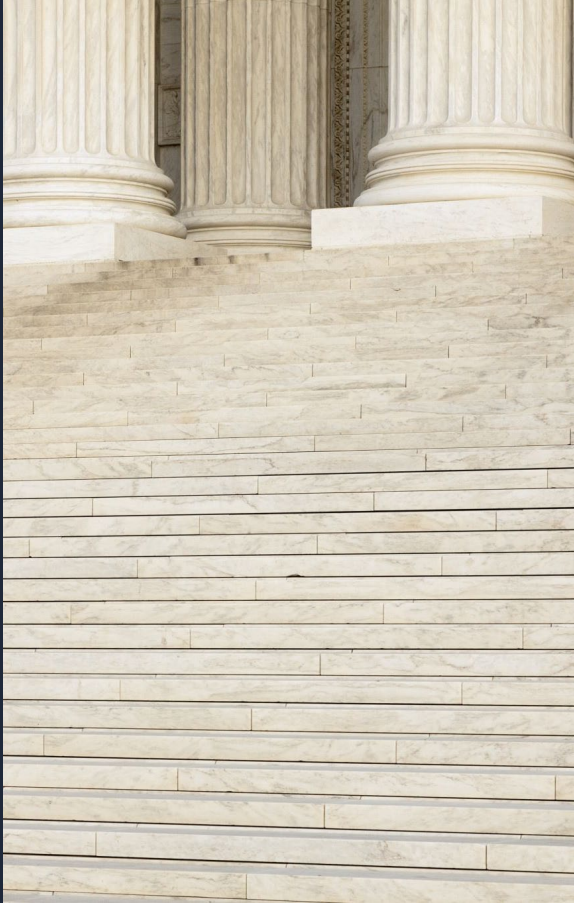
- NoV
- Administrative
- Permit review
- Civil abatement

II. Accessory Dwelling Units (ADUs)

GC 65852.2 & HSC 17980.12

- State law and local preemption
- Housing crisis response
- Ministerial approvals
- Local regulation restrictions
- Compliant local ordinance

ADUs & Code Enforcement



- ADUs – cont'd.
 - Potential code enforcement stay
 - When/what/how applicable
 - Notification

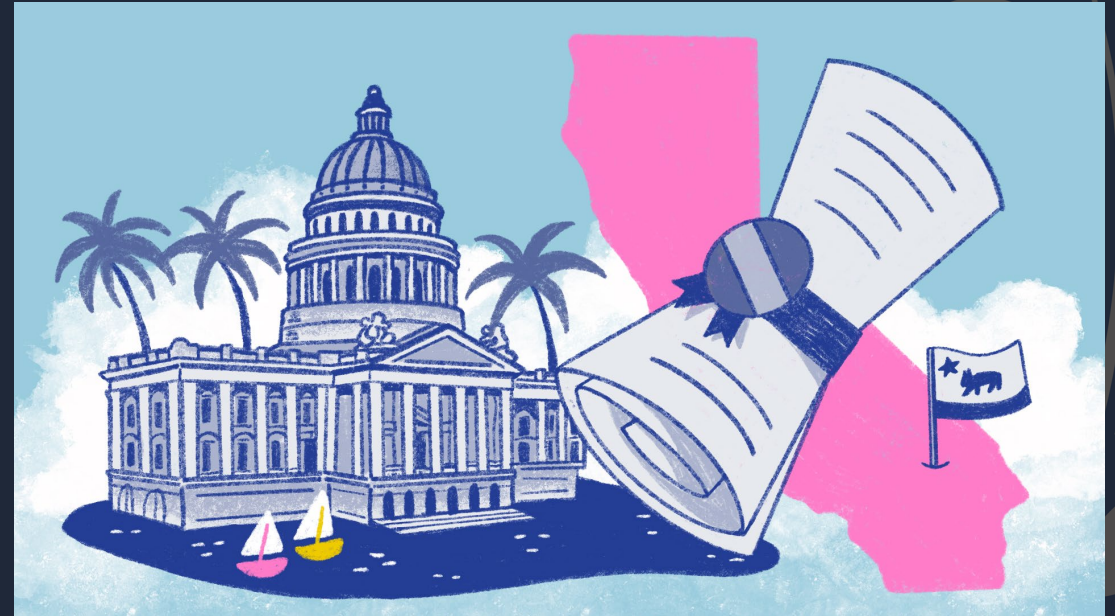
SB 897

- Imposes “objective standard” for ADU standards for parking, height, setback, landscape, architectural review, and max size
- Permit review limitations
- Does not apply to substandard buildings (see HSC 17920.3)
- Increases height limit for certain ADUs

California Assembly Bill No. 2533

Compliance with law required as of
January 1, 2025

Amends Section 66332 of the
Government Code relating to permits for
unpermitted accessory dwelling units or
junior accessory dwelling units (ADUs)



III. Group Homes/Sober Living Facilities

Group Homes



- General meaning for our purposes
- Code compliance issues

Rules:

- Federal/state vs. local rules
- Number of residents and local regulation
- Generally applicable rules
- Buffer zones & recent court rulings

Regulatory Landscape

- State/federal preemption vs. local ordinances



Questions?

THANK YOU!



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