



GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] ( Heading of Title 7 amended by Stats. 1974, Ch. 1536. )

DIVISION 1. PLANNING AND ZONING [65000 - 66342] ( Heading of Division 1 added by Stats. 1974, Ch. 1536. )

CHAPTER 13. Accessory Dwelling Units [66310 - 66342] ( Chapter 13 added by Stats. 2024, Ch. 7, Sec. 20. )

ARTICLE 2. Accessory Dwelling Unit Approvals [66314 - 66332] ( Article 2 added by Stats. 2024, Ch. 7, Sec. 20. )

66324. (a) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

(b) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(c) (1) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(2) For purposes of this subdivision, "impact fee" has the same meaning as the term "fee" is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

(d) For an accessory dwelling unit described in paragraph (1) of subdivision (a) of Section 66323, a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family dwelling, or upon separate conveyance of the accessory dwelling unit pursuant to Section 66342.

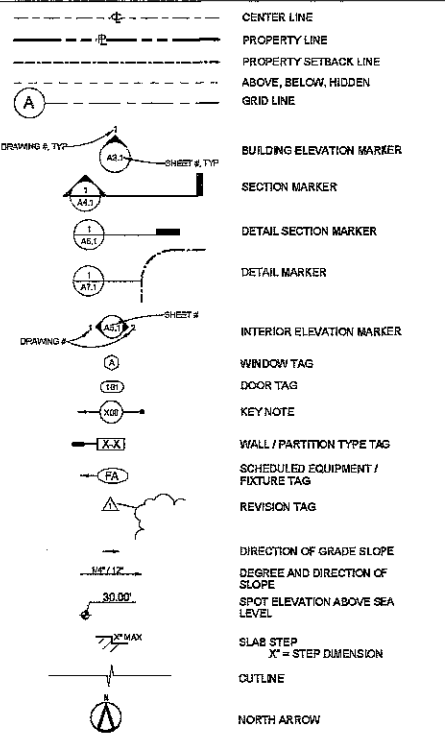
(e) For an accessory dwelling unit that is not described in paragraph (1) of subdivision (a) of Section 66323, a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

**ABBREVIATIONS**

INCHES	DF	DOOR	MRI	MINUTE
FEET	DTL	DETAIL	MTD	MOUNTED
EXISTING	DWG	DRAWING	MTL	METAL
NEW	DWR	DRAWER	N	NORTH
ANCHOR BOLT	E	EIST	NA	NOT APPLICABLE
A.F.F.	EA	EACH	NA	NUMBER
ABOVE FINISH FLOOR	ELECT	ELECTRICAL	O.C.	ON CENTER
AC	EXH	EXHAUSTION	O.S.	OVERSILL
AIR CONDITIONING	EV	ELEVATION	OE	OR APPROVED EQUAL
ADDL	EXT	EXTERIOR	OH	OPPOSITE HAND
ADDITIONAL	FF	FINISH FLOOR	PL	PLATE HEIGHT
ADJUST	F.O.	FACE OF...	PL	PROPERTY LINE
ALTERNATE	FDN	FOUNDATION	PLUMB	PLUMBING
BOTTOM OF	FF	FINISH FLOOR	PK	POLE FOR SCAFFOLD
BT	FIN	FINISH	PT	PRESSURE TREATED
BEFORE	FLR	FLOOR	REC	REQUIRED
BEHIND	FMB	FRAMING	RET	RETAINING
BLDG	F3D	FIRE SEPARATION	RM	ROOM
BUILDING	GA	GAUGE	ROW	RIGHT OF WAY
BUILDINGS	GAL	GALLON	S	SOUTH
BLDG	GEN	GENERAL	SETBACK	SETBACK
BLOW	GS	GARBAGE DISPOSAL	SDMC	SAN DIEGO MUNICIPAL CODE
BLDG	GFCI	GROUNDFault	SF	SQUARE FOOT
BLDG	GFI	GALLOING INSTRUMENT	SGL	SINGLE
BLDG	GW	GYPSPUM WALL BOARD	SIP	SLOPE
BLDG	HWR	HARDWARE	SPEC	SPECIFICATION, SPECIFY
BLDG	HW	HEATING, VENTILATION, & AIR CONDITIONING	STRUCT.	STRUCTURAL
BLDG	INFO	INFORMATION	T.I.	TELEPHONE IMPROVEMENT
BLDG	INT	INTERIOR	T.O.	TOP OF
BLDG	INT	INTERIOR	TR	THROUGH
BLDG	INT	INTERIOR	TRU	THROUGH
BLDG	INT	INTERIOR	TYP	TYPICAL
BLDG	LAV	LAVATORY SINK	U.N.O.	UNLESS NOTED OTHERWISE
BLDG	LVL	LEVEL	V.I.F.	VISIBILITY IN FIELD
BLDG	M...	MACTOR (BEDROOM, ETC)	W	WEST
BLDG	MAT	MATERIAL	W	WITH
BLDG	MAT	MATERIAL	WO	WOOD
BLDG	MCH	MECHANICAL	WO	WOOD
BLDG	MFR	MANUFACTURER	WOW	WINDOW
BLDG	MN	MORNING	WH	WATER HEATER

**DRAWING SYMBOLS LEGEND**



**PROJECT INFORMATION**

**PROJECT ADDRESS** 1324 J AVE, NATIONAL CITY, CA 91950  
**OWNER** ANDREW MCKERCHER  
**LEGAL DESCRIPTION** BLOK 2\* LOT 22\*  
**ASSESSOR PARCEL NUMBER** 561-012-02-00  
**ZONING DESIGNATION** RS-2  
**SCOPE OF WORK** EXISTING 441 SF GARAGE CONVERSION TO ADU.  
**GOVERNING CODE** 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA GREEN BUILDING CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS  
 2022 CALIFORNIA FIRE CODE  
**CONSTRUCTION TYPE** V-B  
**EXISTING USE** GARAGE  
**PROPOSED USE** RESIDENTIAL  
**EXISTING OCCUPANCY CLASSIFICATION** GROUP U  
**PROPOSED OCCUPANCY CLASSIFICATION** GROUP R-3  
**FIRE SPRINKLERS** NO  
**EXISTING BUILDING YEAR BUILT** 1929  
**NUMBER OF STORES** 1  
**PROPOSED HEIGHT** NO CHNGE IN HEIGHT  
**MAX ALLOWABLE HEIGHT** 35' MAX.  
**PARKING** NO PARKING PROPOSED

**AREA CALCULATIONS**

**TOTAL AREA**  
 (E) MAIN DWELLING: 2,133 SF  
 PROPOSED GARAGE CONVERSION: 441 SF  
 TOTAL (E) MAIN HOUSE & PROPOSED GARAGE CONVERSION: 2,574 SF

**DENSITY**  
 BASE, 1 DWELLING UNIT TOTAL  
 TOTAL: 1 UNITS + GARAGE ADU

**LOT COVERAGE**  
 MAX LOT COVERAGE: 75%  
 LOT SIZE: 6,759 SF  
 ALLOWABLE LOT COVERAGE: 5,062.5 SF  
 (E) LOT COVERAGE: 1,829.5 SF

**SHEET INDEX**

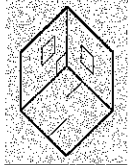
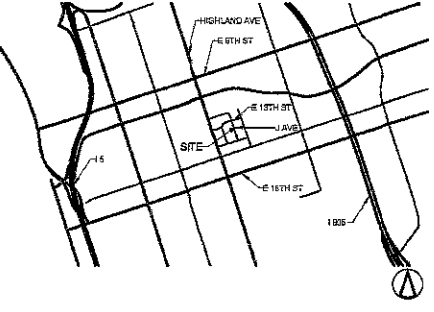
A0.1	TITLE SHEET
A0.2	NOTES
A1.1	SITE PLAN
A2.1	DENO, PROP FLOOR & ELEC PLAN
A3.1	ELEVATIONS & SECTIONS
A5.1	ENLARGED PLAN & INTERIOR ELEVATIONS
A7.1	DETAILS
A7.2	DETAILS
A7.3	DETAILS
A8.1	DOOR AND WINDOW SCHEDULE
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T03	TITLE 24 ENERGY COMPLIANCE REPORT

**PROJECT TEAM**

**DESIGNER** PROCESS AND DESIGN STUDIO  
 915 E 13TH STREET  
 NATIONAL CITY, CA 91960  
 DAJ@PANDDESIGNSTUDIO.COM  
 619.684.1749

**TITLE 24** ESTUDIO 75  
 4275 EXECUTIVE SQUARE #200  
 LA JOLLA, CA 92037  
 T24.ET75@GMAIL.COM  
 619.274.5838

**VICINITY MAP**



ANDREW MCKERCHER  
 REGISTERED PROFESSIONAL ENGINEER  
 IN THE STATE OF CALIFORNIA  
 NO. 10812  
 PROJECT: 202401.01

**GARAGE ADU CONVERSION**  
 1324 J AVE  
 NATIONAL CITY, CA 91950

ANDREW MCKERCHER  
 1254 J AVE NATIONAL CITY  
 CA 91950  
 619.684.1749  
 EMAIL

NO.	DATE	DESCRIPTION
1	01/15/24	ISSUE FOR PERMIT SUBMITTAL
2	01/22/24	PERMIT SUBMITTAL
3	01/29/24	PERMIT SUBMITTAL
4	02/05/24	PERMIT SUBMITTAL
5	02/12/24	PERMIT SUBMITTAL
6	02/19/24	PERMIT SUBMITTAL
7	02/26/24	PERMIT SUBMITTAL
8	03/05/24	PERMIT SUBMITTAL
9	03/12/24	PERMIT SUBMITTAL
10	03/19/24	PERMIT SUBMITTAL
11	03/26/24	PERMIT SUBMITTAL
12	04/02/24	PERMIT SUBMITTAL
13	04/09/24	PERMIT SUBMITTAL
14	04/16/24	PERMIT SUBMITTAL
15	04/23/24	PERMIT SUBMITTAL
16	04/30/24	PERMIT SUBMITTAL
17	05/07/24	PERMIT SUBMITTAL
18	05/14/24	PERMIT SUBMITTAL
19	05/21/24	PERMIT SUBMITTAL
20	05/28/24	PERMIT SUBMITTAL
21	06/04/24	PERMIT SUBMITTAL
22	06/11/24	PERMIT SUBMITTAL
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45	11/19/24	PERMIT SUBMITTAL
46	11/26/24	PERMIT SUBMITTAL
47	12/03/24	PERMIT SUBMITTAL
48	12/10/24	PERMIT SUBMITTAL
49	12/17/24	PERMIT SUBMITTAL
50	12/24/24	PERMIT SUBMITTAL

**TITLE SHEET**

**A0.1**

## Re: Engineering Review Comments for BD24-00030

Andrew McKercher <mckerchera@hotmail.com>

To: Carlos Perdomo <cperdomo@nationalcityca.gov>; Andrew McKercher <mckerchera@hotmail.com>

Carlos,

I have a question. On HCD.CA.GOV, page 18. It says that Impact fees are not applicable for ADU's less than 750SF. I noticed that you have a fee of \$1,160 for sewer. Am I exempt per the CA code? If not, why?

Let me know. I am almost done with my comment check.

THanks,  
Andrew

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**From:** Carlos Perdomo <cperdomo@nationalcityca.gov>  
**Sent:** Wednesday, January 24, 2024 5:06 PM  
**To:** mckerchera@hotmail.com <mckerchera@hotmail.com>  
**Subject:** Engineering Review Comments for BD24-00030

Good afternoon Andrew,

Please see attached comments for BD24-0030.

Best regards,



### Carlos Perdomo

#### Civil Engineering Technician

Engineering & Public Works Department  
City of National City

1243 National City Blvd., National City, CA 91950

T: 619.336.4387 | [cperdomo@nationalcityca.gov](mailto:cperdomo@nationalcityca.gov)

[Website](#) | [Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#)



April 3, 2024

Andrew McKercher



National City, CA 91950

Regarding: Second Plan View Comments for Building Project #BD24-00030

Dear Andrew McKercher,

The Engineering Department second review of the plans submitted on March 11<sup>th</sup>, for #BD24-00030 for construction at 1324 J Avenue in National City has been completed.

The following comments are being sent to you for action:

Reviewer: Carlos Perdomo

Telephone Number: 619-336-4387

Email: [cperdomo@nationalcityca.gov](mailto:cperdomo@nationalcityca.gov)

You are required to address the following comments:

1. Please take a CCTV of the current lateral from house clean out to city main and provide a copy to the City for review.
2. A sewer Capacity fee of \$1,160 shall be paid, payment shall be submitted to the National City Public Works/Engineering Department. See the attached Sewer District Fee.



Please contact the reviewer listed in the comment section above if you need clarification on comments or have any questions.

For general questions please feel free to contact our department at (619) 336-4380.

Sincerely,



Carlos Perdomo  
Civil Engineering Technician