



# *City of Rialto*

## *California*

To: Rob Ingram, Middle Housing Partners

From: Juventino "Jay" Garcia, City of Rialto, Chief Building Official

Date: September 25, 2025

Subject: 1443 N. Riverside Proposed JADU

Mr. Ingram,

We received your response. As noted in a separate correspondence, please submit your public records request to the City Clerk's office.

The city's position remains the same - your request is denied because the property and the Junior Accessory Dwelling Unit (JADU) in question do not meet the eligibility requirements under Government Code section 66332.

Please see the pictures from 2023 that show there is no established dwelling prior to January 1, 2020. Because the statute expressly limits eligibility to units constructed before January 1, 2020, the City has no authority to grant amnesty. Accordingly, your request under Government Code section 66332 is denied. Given that the question at hand is whether or not the proposed JADU was in existence before January 1, 2020, and given that the property records and previous enforcement actions have recorded this as an unpermitted patio enclosure, and the picture evidence clearly demonstrates that a dwelling was not in existence before January 1, 2020, and because the decision is objective and not an interpretation, the decision is final and not appealable.

In further reviewing the property and case, the property and the JADU in question appears to be a substandard building where some of the conditions listed under Health and Safety Code 17920.3 appear to exist. If confirmed that these conditions exist, even if the units were constructed before January 1, 2020, the property and the JADU in question would still not meet the eligibility requirements under Government Code section 66332.

Your case will be referred to Community Compliance for resolution of this matter. Please be advised that this denial does not preclude you from seeking legalization of the unit through the City's standard permitting process.



Very respectfully,

Juventino "Jay" Garcia  
Chief Building Official  
City of Rialto