

PROPERTY ANALYSIS REPORT

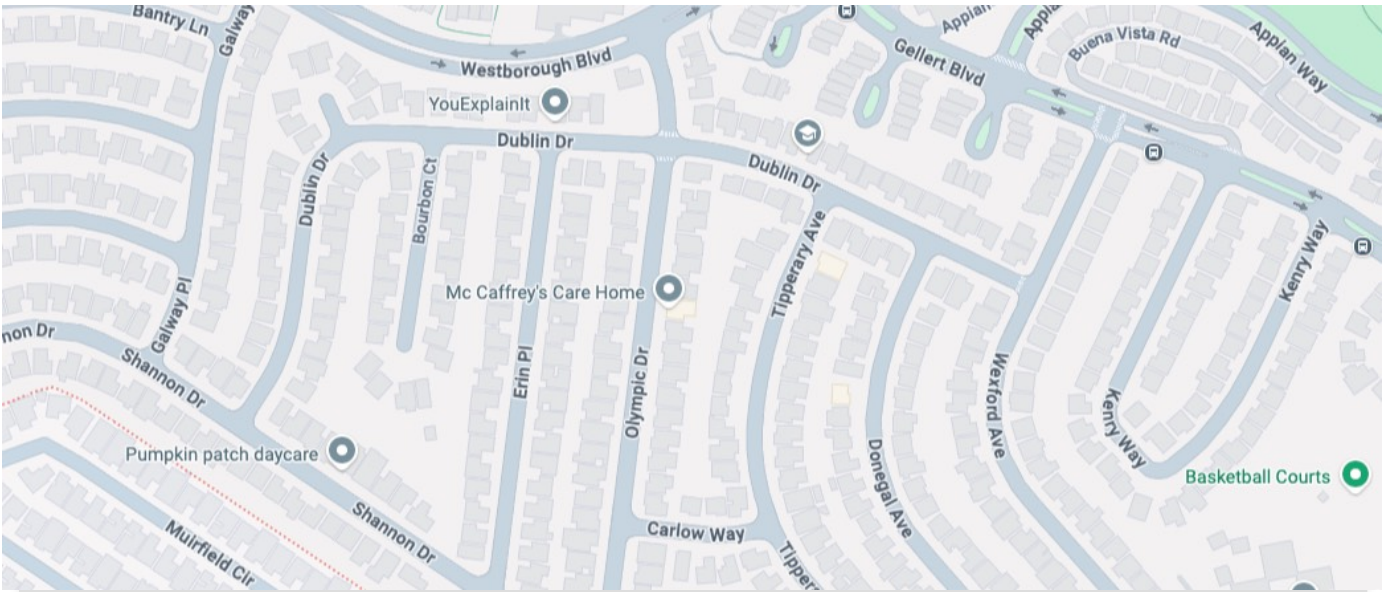
XXX Dr, San Bruno, CA 94XXX, USA

Analysis Goal: Add Unit (ADU/JADU)

February 2, 2026

XXX Drive, San Bruno, CA 94XXX, USA

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Property Location

Property Report: XXX Dr, San Bruno, CA

Analysis Goal: Add Unit (ADU/JADU)

As-of Date: February 2, 2026

1. Decision Snapshot

Header

- Address: XXX Dr, San Bruno, CA 94XXX, USA

- APN:
- Jurisdiction: City of San Bruno, San Mateo
- County, CA Project Goal: Add Unit (ADU/JADU)

Verdict

✔ Feasible

- State and local ADU law guarantee by-right eligibility for at least one ADU and one JADU on R-1 parcels, with clear standards for setbacks, size, and process.
- Ministerial approval within 60 days, with no public hearing or discretionary review.
- No minimum lot size, coverage, or FAR restriction can block at least an 800 sqft ADU.

Key Numbers (Estimates)

- **Units:** 1 ADU (≤800 sqft by-right), 1 JADU (≤500 sqft, conversion only)
- **Scale:** 4' side/rear setbacks, 16' height max (ADU); up to 18–20' if special conditions met
- **Timeline:** 2–3 months (application to permit), depending on application completeness and city review

Top 5 Conflict Blocks

Trigger	Why It Matters	What Must Be Verified
Lot shape irregularities	May affect setback compliance and usable area	Confirm buildable envelope on provided parcel geometry
Utility/fire code compliance	Required for permit; nonconformance can delay approval	Ensure plans meet all health, fire, and utility requirements
CEQA/statutory exemptions	Statutory exemptions generally apply, but unique site factors could trigger review	City confirmation of exemption status during intake
Deed restriction filing (JADU)	JADU cannot be permitted/sold separately without deed restriction	Prepare and record deed restriction before building permit
Official submittal completeness	Incomplete submittals pause the 60-day review clock	Ensure all checklist items and required drawings are complete

Next 7 Days Actions

- 1. Confirm desired ADU/JADU configuration and location per lot geometry
 - 2. Schedule pre-application meeting with San Bruno Planning Division
 - 3. Obtain current ADU/JADU application forms from official city portal ([see table below](#))
 - 4. Engage architect/designer for site plan and compliance review
 - 5. Verify utility/fire access and code compliance with city departments
 - 6. Prepare initial site plan with setbacks, dimensions, and proposed locations
 - 7. Draft and review required deed restriction for JADU, if applicable
 - 8. Collect and prepare all required submittal documents/checklists
 - 9. Review and confirm inclusion of all required details per city checklist
 - 10. Initiate formal application submittal via city portal
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2. Property & Parcel Analysis

Parcel Information

- **Jurisdiction stack:** City of San Bruno (San Mateo County) – Zoning: R-1 (Single Family Residential)
- Lot size: 0.1X acres (~5,XXX sqft)
- Parcel ID / APN:
- Lot shape characteristics: Irregular polygon, multi-sided (see map)
- Topography and access: Elevation XXX ft
- Constraints: No specific easement or restriction data provided

Lot Boundary Analysis

- **Shape:** Irregular, multi-sided polygon (see provided boundary map)
- **Approximate dimensions:** Not strictly rectangular; some angled/narrow segments may reduce usable depth for ADU placement
- **Buildable area:** Likely reduced near lot corners; must confirm 4' rear and side setbacks can be met for the ADU at desired location

- **Access:** Sufficient street frontage; confirm driveway and fire access for detached units

A map showing the lot boundary will be included automatically.

Parcel Constraints

- **Setbacks:** Minimum 4' side and rear required for ADU; front yard setback does not apply to preclude the minimum ADU
- **Usable area:** Irregular geometry may limit maximum ADU footprint, especially if corners are acute
- **Development potential:** By-right for 1 ADU (≤ 800 sqft, 16' high) and 1 JADU (≤ 500 sqft, within house/garage)
- **Zoning restrictions:** No minimum lot size, no FAR or coverage restriction can block at least 800 sqft ADU
- **Overlay/special restrictions:** No historic, flood, or other overlays identified in provided data

3. Execution Plan

Timeline Table

Phase	Duration	Responsible Party	Prerequisites
Pre-application consult	1 week	Owner/Architect	Project concept, site data
Plans & documentation	2–4 weeks	Architect/Designer	Lot survey, owner goals
Application submittal	1 week	Owner/Consultant	Complete forms, plans, deed docs
City review (ministerial)	≤ 60 days	San Bruno Planning Dept	Complete application
Building permit issuance	1–2 weeks	City, Owner	Planning approval
Construction	Variable (3–8 months typical)	Contractor	Permit in hand

Phase	Duration	Responsible Party	Prerequisites
Final inspection/CO	1 week	City, Owner	Construction & code completion

Required Deliverables

- Completed ADU/JADU application forms
- Detailed site plan (showing setbacks, dimensions, building locations)
- Floor plans, elevations, and construction drawings
- Deed restriction (for JADU) signed and ready for recordation
- Utility/fire access plans (if required)
- Checklist of all required submittals per city portal
- Permit fee payment documentation

4. Constraints That Matter

Applicable Rule Buckets

- Zoning (R-1)
- ADU/JADU State and Local Law
- Building, Fire, and Utility Codes
- Permit application/ministerial review

Key Constraints Ranked

1. By-Right ADU/JADU Eligibility

*"State ADU law (Gov Code §§ 65852.2, 65852.22) applies as a supremacy layer. San Bruno local standards apply only where not preempted by state law."
— 2025 California ADU handbook; San Bruno ADU Portal*

2. Setbacks, Height, and Size

"Development standards regarding lot coverage, floor area ratio, impervious surface, and lot size shall be waived to allow a maximum 800 square foot detached or attached accessory dwelling unit with a maximum of 16 feet in height, with minimum four-foot side and four-foot rear yard setbacks..."

— San Bruno ADU Portal

3. Ministerial Approval Timeline

"Within sixty days of receipt of a complete building permit application, the community development department staff shall ministerially process for approval any application for an ADU or JADU permit..."

— 2025 California ADU handbook

4. Submittal Completeness

"If an application is deemed incomplete, the local agency must provide an exhaustive list of items that were not complete. That list shall be limited to those items actually required on the lead agency's submittal requirement checklist."

— 2025 California ADU handbook

5. Deed Restriction for JADU

"Application requirements: Site plan, building plans, and a deed restriction for JADU indicating it cannot be sold separately."

— San Bruno ADU Portal

5. Forms & Portals Bundle

Forms & Portals Table

Form / Portal Name	Agency/Department	When Required	Link
San Bruno – Accessory Dwelling Units (ADUs & JADUs)	San Bruno Planning Division	Planning, Pre-submittal	Link
San Bruno – Planning Applications	San Bruno Planning Division	Application Submittal	Link
San Bruno – Document Center	City of San Bruno	Forms/Handouts	Link

Agency Touchpoints

Project Stage	Agency/Department
Pre-application	San Bruno Planning Division
Application Submittal	San Bruno Planning Division
Plan Review	Planning, Building, Fire Depts
Construction/Inspection	Building, Fire Dept
Final/CO	Building Dept

6. Evidence & Assumptions

Evidence Table

Claim	Supporting Evidence	Source	Link
By-right ADU/JADU allowed in R-1	"State ADU law (Gov Code §§ 65852.2, 65852.22) applies as a supremacy layer. San Bruno local standards apply only where not preempted by state law."	San Bruno ADU Portal	Link
800 sqft ADU, 4' setbacks, 16' height	"Development standards regarding lot coverage, floor area ratio, impervious surface, and lot size shall be waived	San Bruno ADU Portal	Link

Claim	Supporting Evidence	Source	Link
	to allow a maximum 800 square foot detached or attached accessory dwelling unit with a maximum of 16 feet in height, with minimum four-foot side and four-foot rear yard setbacks..."		
No minimum lot size or lot coverage can block ADU	"No minimum lot size requirements for ADUs. Lot coverage or floor area ratio limits cannot preclude the creation of an 800 square foot ADU..."	San Bruno ADU Portal	Link
Ministerial approval within 60 days	"Within sixty days of receipt of a complete building permit application, the community development department staff shall ministerially process for approval any application for an ADU or JADU permit..."	2025 California ADU handbook	
Application completeness check	"If an application is deemed incomplete, the local agency must provide an exhaustive list of items that were not complete."	2025 California ADU handbook	
JADU deed restriction required	"Application requirements: Site plan, building plans, and a deed restriction for JADU indicating it cannot be sold separately."	San Bruno ADU Portal	Link

Assumptions & Unknowns

Item	Assumption/Unknown	Potential Impact
Floodplain/historic overlays	No overlays identified in data	If present, could trigger additional reviews or constraints
Utility/fire code compliance	Assumed feasible	Nonconformance could delay permit
Lot geometry impact	Assumed sufficient area for ADU with 4' setbacks	If not, ADU placement or size may need modification
Application forms/process	City portal links are current and accurate	If forms change, additional time may be needed to obtain/submit correct documents

Item	Assumption/Unknown	Potential Impact
Construction duration	Not specified; varies by contractor and scope	Timeline may extend beyond estimate if issues arise

End of Report

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