



City of Palo Alto

City Council Staff Report

(ID # 10869)

Report Type: Informational Report

Meeting Date: 1/13/2020

Summary Title: ADU Report 2019 (Quarters 2 & 3)

Title: Report to City Council on Accessory Dwelling Unit/Junior Accessory Dwelling Unit Development Activity for Second and Third Quarters 2019

From: City Manager

Lead Department: Planning and Development Services

Recommendation

This is an informational report and no action is requested.

Background

In June 2017, the City of Palo Alto amended the Zoning Code (Title 18) to adopt Accessory Dwelling Unit (ADU) regulations to comply with State adopted requirements. At adoption, the City Council directed staff to provide quarterly reports on the number of permits filed for the construction of ADUs. The City Council received the last development report for the 1st Quarter 2019 on May 20, 2019 ([Report #10235](#)).¹

Following adoption of the regulations in 2017, the City experienced a significant increase in the number of ADU permits filed, far exceeding the prior year's average of four ADU permits. The City has received a total of 133 ADU building permit applications since June 2017. Table 1 below provides a summary of ADU permit activity since June 2017, when the new ADU regulations became effective.

Discussion

In the second and third quarters of 2019, the City received a total of 37 ADU building permit applications. All ADU applications except one were for ADUs proposed to be located within

¹ Staff Report #10235: <https://www.cityofpaloalto.org/civicax/filebank/documents/71248>

the R-1 single family zone district. Approximately 51 percent of the applications filed were for ADUs proposed to be located south of Page Mill Rd./Oregon Expressway. Fifteen of the ADU applications were for the construction of new units, while the remaining 22 applications were for conversions of existing spaces, namely detached garages.

The majority of the ADU applications filed were for one-bedroom units. The unit sizes ranged from 220 to 900 square feet, with an average unit size of 520 square feet. Only one project utilized the floor area bonus allowed under the City’s ordinance. Additional details about the applications received from April to September 2019 are provided in Attachment A.

The City received a total of 133 ADU building permit applications to date. Table 1 provides a status summary of ADU permit activity since June of 2017. Below the table, staff provided notes clarifying the information.

Table 1: Summary of ADU Permit Activity since June 2017

	Total Number of Building Permit Applications Filed	Building Permit Applications Under Review	Building Permits Issued (Units Ready to be Built or Under Construction)	Building Permits Issued and Finalized (Units Ready for Occupation)	Building Permits Expired
June - December 2017	23	5	3	13	2
January - December 2018	53	8	25	17	3
January -September 2019	57	26	30	1	0
Total	133	39	58	31	5

Source: Planning Department Accela Data.

Includes Building Permit applications filed from June 8, 2017 through September 30, 2019.

Building Permits submitted June through December 2017

The data from June through December 2017 is ‘snapshot’ data; that is, the numbers were accurate when staff ran the report to make the January 13 Council report review deadline. Building permit status is dynamic and changes over time; the numbers may be slightly different

when staff runs the same report in early 2020. The 23 permit applications submitted between June and December 2017 for ADU are comprised of four different categories:

- five 'under review' permits,
- three 'issued and under construction' permits,
- 13 'issued, final-ed, and ready for occupancy' permits, and
- two 'expired' permits.

Building Permits Submitted in 2018

The 53 ADU permit applications submitted in 2018 are comprised of four categories:

- eight 'under review' permits,
- 25 'issued and under construction' permits,
- 17 'issued, final-ed and ready for occupancy' permits, and
- three 'expired' permits.

Next Steps

A report featuring data from the last quarter of 2019 will be produced in the first quarter of 2020.

Attachments:

List of ADU Building Permit Applications (April – September) 2019 (PDF)

Building Permits Applied in 2019 (Q2 & Q3)

Number of Applications	Project Location	Zoning	Date Filed	Building Permit Issued	Application Status	New Construction		Conversion		Type of Conversion		# of Bedrooms	ADU Size (SQFT)
						Attached	Detached	Attached	Detached	Garage	Other Accessory Structure/ Space		
2019 Quarter 2													
1	South Palo Alto	R-1 (8000)	04/01/2019	Yes	Permit Issued		x					1	318
2	North Palo Alto	R-2	04/17/2019	Yes	Permit Issued				x		Main House	2	868
3	South Palo Alto	R-1	04/17/2019	Yes	Finald				x	Detached Garage		1	495
4	South Palo Alto	R-1 (8000)	04/23/2019	Not Yet	In Plan Check				x	Detached Garage		2	628
5	South Palo Alto	R-1	04/24/2019	Yes	Permit Issued	x						1	449
6	South Palo Alto	R-1	05/01/2019	Yes	Permit Issued		x					2	897
7	South Palo Alto	R-1	05/01/2019	Yes	Permit Issued			x			Main House	0	530
8	North Palo Alto	R-1	05/09/2019	Not Yet	In Plan Check				x	Detached Garage		0	270
9	North Palo Alto	R-1	05/10/2019	Yes	Permit Issued		x					1	479
10	North Palo Alto	R-1 (10000)	05/13/2019	Yes	Permit Issued				x	Detached Garage		2	653
11	North Palo Alto	R-1	05/13/2019	Yes	Permit Issued			x		Attached Garage		0	430
12	South Palo Alto	R-1	05/21/2019	Not Yet	In Plan Check		x					2	900
13	North Palo Alto	R-1	05/23/2019	Not Yet	In Plan Check				x	Detached Garage		1	566
14	North Palo Alto	R-1	05/24/2019	Yes	Permit Issued			x			Main House	1	403
15	North Palo Alto	R-1	05/24/2019	Yes	Permit Issued				x	Detached Garage		0	307
16	South Palo Alto	R-1	05/31/2019	Yes	Permit Issued		x					2	880
17	South Palo Alto	R-1	05/31/2019	Yes	Permit Issued	x						1	401
2019 Quarter 3													
1	South Palo Alto	R-1	06/03/2019	Not Yet	In Plan Check			x		Attached Garage		1	372
2	North Palo Alto	R-1 (10000)	06/06/2019	Yes	Permit Issued		x					1	658
3	North Palo Alto	R-1	06/07/2019	Not Yet	In Plan Check				x	Detached Garage		1	695
4	South Palo Alto	R-1 (20000)	06/07/2019	Yes	Permit Issued	x						1	600
5	South Palo Alto	R-1 (S)	06/13/2019	Yes	Permit Issued			x		Attached Garage		1	370
6	South Palo Alto	R-1 (S)	06/17/2019	Yes	Permit Issued			x		Attached Garage		1	494
7	North Palo Alto	R-1	07/08/2019	Yes	Permit Issued				x	Detached Garage		1	538
8	North Palo Alto	R-1	07/10/2019	Yes	Permit Issued		x					1	220
9	North Palo Alto	R-1	07/11/2019	Not Yet	In Plan Check	x						0	276
10	North Palo Alto	R-1	07/16/2019	Not Yet	In Plan Check		x					2	930
11	North Palo Alto	R-1 (10000)	07/16/2019	Not Yet	In Plan Check				x	Detached Garage		1	318
12	South Palo Alto	R-1	07/26/2019	Not Yet	In Plan Check		x					1	900
13	North Palo Alto	R-1	08/28/2019	Not Yet	In Plan Check				x	Detached Garage		1	380

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						Attached	Detached	Attached	Detached	Garage	Other Accessory Structure/Space		
14	South Palo Alto	R-1 (8000)	08/29/2019	Not Yet	In Plan Check				x	Detached Garage		1	562
15	South Palo Alto	R-1 (10000)	09/06/2019	Not Yet	In Plan Check			x			Main House	1	280
16	South Palo Alto	R-1	09/13/2019	Not Yet	In Plan Check			x		Attached Garage		0	308
17	South Palo Alto	R-1	09/16/2019	Not Yet	In Plan Check	x						1	292
18	South Palo Alto	R-1	09/23/2019	Not Yet	In Plan Check				x	Detached Garage		0	375
19	North Palo Alto	R-1	09/24/2019	Yes	Permit Issued		x					2	857
20	North Palo Alto	R-1	09/30/2019	Not Yet	In Plan Check				x	Detached Garage		1	353
Source: Accela Data April 1 through September 30, 2019.													