



CITY OF
**PALO
ALTO**

City Council Staff Report

From: City Manager

Report Type: INFORMATION REPORTS

Lead Department: Planning and Development Services

Meeting Date: September 23, 2024

Report #:2408-3408

TITLE

Accessory Dwelling Unit (ADU) - 2024 Quarter 2 (April - June 2024) Report

RECOMMENDATION

This is an informational report, and no action is required.

ANALYSIS

This report transmits information related to application activity for accessory dwelling units (ADU), including junior accessory dwelling units (JADU) for the first half of calendar year 2024. Since 2015, the City has received 736 ADU/JADU building permit applications and issued 557 building permits. In the first half of 2024, the City received 72 new applications, issued 57 ADU permits, and provided an approved Final Inspection on 46 ADU/JADU permits. As it relates to the Housing Element, the data continues to support the anticipated housing unit production expected from ADU/JADUs for the current housing element cycle, which is an average of 64 units per year over the 8-year planning period or a total of 512 units.

Of the applications submitted in the first half of 2024, the ADU sizes range from 165 to 1,000 square feet, with an average size of 517 square feet. Approximately 43% of applications are located north of Oregon Expressway, and 57% are located south of Oregon Expressway. Since 2017, the majority of ADU/JADU permits relative to the Oregon Expressway has shifted between north and south from year to year. Further details can be found in Table 1 of Attachment A.

ENVIRONMENTAL REVIEW

This informational report is not a project as defined by the California Environmental Quality Act Guidelines.

ATTACHMENTS

Attachment A: Q2 2024 ADU Data

APPROVED BY:

Jonathan Lait, Planning and Development Services Director