

Table 1: Summary of ADU Permits from 2015-2024 (Q1)

Category	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 (Q1)
New ADU Applications Filed ¹	10	9	28	55	75	78	136	151	122	38
Permits: Ready to Issue (City Approved) ²	8	5	12	39	62	46	112	127	135	30
Permits: Issued (Permit Obtained) ³	8	5	12	36	62	43	89	120	125	24
Permits: Final Inspection Approved ⁴	3	4	9	12	33	46	37	62	101	22
Permits Expired			1	1					1	1
Detached ADUs (Submitted) ⁵			20	35	52	52	80	80	48	14
Detached ADUs (Issued) ⁵			8	24	41	33	55	64	57	9
Attached ADUs (Submitted) ⁶			8	20	23	20	56	44	43	19
Attached ADUs (Issued) ⁶			4	11	21	9	34	32	40	10
Junior ADUs (Submitted) ⁷				1	1	1	25	27	31	5
Junior ADUs (Issued) ⁷				1	1	1	9	24	28	5

Category		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024(Q1)
Average Application Processing Time (Days Including Weekends) ⁸		127	214	118	183	135	197	162	193	187	170
Average Construction Time (Days Including Weekends) ⁹		578	751	330	287	173	262	455	431	496	426
City Impact Fees Collected for New ADUs ¹⁰				\$451,514	\$402,012	\$198,962	\$44,057	\$139,592	\$540,453	\$487,322	\$42,774
ADU Size Smallest				150 SF	159 SF	220 SF	208 SF	178 SF	192 SF	227 SF	196 SF
ADU Size Largest				900 SF	900 SF	1,031 SF	1,000 SF	1,218 SF	2,217 SF	1000 SF	1000 SF
Average ADU Size				470 SF	469 SF	383 SF	518 SF	550 SF	589 SF	571 SF	554 SF
ADU Location Relative to Oregon Expressway	North			46%	49%	52%	55%	49%	52%	41%	58%
	South			54%	51%	48%	45%	51%	48%	59%	42%

Source: City of Palo Alto Accela Data January 2015 through March 2024

Notes:

1. Any ADU/JADU Application SUBMITTED for the year
2. Any ADU/JADU application Permit 'READY TO Issue' for the year (regardless of when it was submitted)
3. Any ADU/JADU Permit ISSUED for the year (regardless of when it was submitted)
4. Any ADU/JADU Permit receiving a Final Inspection (Ready to Occupy) for the year, regardless of when the application was submitted. Years 2015-2017 data point not available.
5. Any Detached ADU Permit Application submitted for the year/Any Detached ADU Permit Issued for the year, regardless of when the application was submitted. Years 2015-2016 data point not available.
6. Any Attached ADU Permit Application submitted for the year/Any Attached ADU Permit Issued for the year, regardless of when the application was submitted. Years 2015-2016 data point not available.
7. Any JADU Permit Application submitted for the year/Any JADU Permit Issued for the year, regardless of when the application was submitted. Years 2015-2016 data point not available.
8. Average number of days from permit application submittal to when permit is approved and ready to issue. This average includes weekends and days application is pending due to applicant preparation of resubmittal or additional information from applicant.
9. Average number of days from permit issued to final inspection completed. This average includes weekends and days staff is waiting for applicant to schedule the next required inspection; it also includes time related to the construction of a primary residence when the J/ADU is built at the same time.
10. Impact Fees collected for ADU's permitted for the year. Years 2015-2016 data point not available.

ADU Applications Submitted for CY 2024 (Q1)						New Construction		Conversion		Type of Conversion			
# of apps	Dwelling Type	Project Location	Zoning District	Date Filed	Application Status	Attached	Detached	Attached	Detached	Garage	Other Acc. Structure/Space	# of bdrms	ADU Size
1	ADU	North	R-1	2/9/24	Incomplete		x					1	324
2	ADU	North	R-1 (10000)	3/19/24	Pending Resubmittal	x						2	868
3	JADU	North	R-1	3/26/24	Pending Resubmittal			x		x		1	196
4	ADU	North	R-1	2/20/24	Pending Resubmittal	x						1	536
5	ADU	North	R-1	2/15/24	In Plan Check			x		x		2	720
6	ADU	North	R-1	3/13/24	Pending Resubmittal	x						2	749
7	ADU	North	RM-15	1/8/24	Pending Resubmittal	x						1	566
8	ADU	North	R-1	2/1/24	Pending Resubmittal		x					1	514
9	ADU	North	R-1	3/13/24	Pending Resubmittal			x			x	0	392
10	ADU	South	R-1	2/7/24	In Plan Check		x					2	749
11	ADU	South	R-1	2/29/24	In Plan Check		x					1	750
12	ADU	South	R-1	3/28/24	Pending Resubmittal		x					2	1,000

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13	ADU	South	R-1	2/29/24	Pending Resubmittal	x						2	749
14	ADU	South	R-1	1/12/24	Pending Resubmittal	x						1	461
15	ADU	South	R-1	1/29/24	Permit Issued		x					2	750
16	ADU	South	R-1	3/5/24	Pending Resubmittal	x						2	805
17	ADU	South	R-1 (7000)	1/16/24	Pending Resubmittal			x		x		1	238
18	ADU	South	R-1 (8000)	3/20/24	Pending Resubmittal	x						1	523
19	ADU	South	R-1 (8000)	1/2/24	Permit Issued			x		x		0	485
20	ADU	South	R-1 (8000)	3/12/24	Pending Resubmittal	x						0	608
21	ADU	South	R-1	3/21/24	Pending Resubmittal		x					2	750
22	ADU	North	RM-15	3/5/24	Submitted			x		x		0	645
23	ADU	South	R-1	2/29/24	Pending Resubmittal				x	x		1	402
24	ADU	South	R-1 (S)	2/14/24	Pending Resubmittal			x		x		1	519

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# of apps	Dwelling Type	Project Location	Zoning District	Date Filed	Application Status	Attached	Detached	Attached	Detached	Garage	Other Acc. Structure/Space	# of bdrms	ADU Size
25	ADU	South	R-1 (S)	3/6/24	Pending Resubmittal		x					2	750
26	ADU	South	R-1	2/1/24	Pending Resubmittal		x					1	600
27	ADU	South	RE	3/15/24	Incomplete				x	x		1	675
28	ADU	North	R-1 (10000)	3/6/24	Pending Resubmittal				x	x		1	524
29	ADU	North	R-1	1/30/24	Pending Resubmittal				x	x		1	456
30	JADU	South	R-1	1/11/24	Pending Resubmittal			x		x		1	478
31	ADU	North	R-1	2/2/24	Pending Resubmittal	x						1	300
32	JADU	South	R-1	2/13/24	In Plan Check				x	x		1	357
33	ADU	South	R-1	2/27/24	In Plan Check			x			x	1	337
34	JADU	South	R-1 (8000)	3/27/24	Pending Resubmittal			x		x		0	280
35	ADU	South	R-1	3/19/24	Pending Resubmittal	x						2	743

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36	ADU	North	R-1	2/10/24	Pending Resubmittal			x		x		1	412
37	ADU	North	R-2	3/18/24	In Plan Check				x	x		1	360
38	JADU	North	R-1	2/12/24	In Plan Check	x						1	493