CITY OF PALO ALTO

City Council Staff Report

From: City Manager
Report Type: INFORMATION REPORTS
Lead Department: Planning and Development Services

Meeting Date: September 15, 2025
Report #:2507-4989

TITLE
Accessory Dwelling Unit (ADU) – 2025 Quarter 2 (April– June 2025) 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 second quarter of calendar year 2025. Since 2015, the City has received 887 ADU/JADU building permit applications and issued 690 building permits. Since the beginning of the Housing Element cycle in 2023, 243 ADUs and 73 JADUs have been permitted which is on pace to exceed the expected ADU production from this Housing Element; for an average of 126 units per year.

In the first half of 2025, the City received 87 new applications, issued 63 ADU permits, and provided an approved Final Inspection on 80 ADU/JADU permits. The ADU sizes of open applications in this period range from 176 to 1,000 square feet, with an average size of 570 square feet. Approximately 38% of applications are located north of Oregon Expressway, and 62% 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 on Table 1 of the following page.

Table 1: Summary of ADU Permits from 2015-2025											
Category	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 (Q1-Q2)
New ADU Applications Filed[1]	10	9	28	55	75	78	136	151	122	136	87
Permits: Ready to Issue (City Approved)[2]	8	5	12	39	62	46	112	127	135	131	64
Permits: Issued (Permit Obtained)[3]	8	5	12	36	62	43	89	120	125	128	63
Permits: Final Inspection Approved[4]	3	4	9	12	33	46	37	62	101	105	80
Permits Expired			1	1					1	6	2
Detached ADUs (Submitted)[5]			20	35	52	52	80	80	48	53	36
Detached ADUs (Issued)[5]			8	24	41	33	55	64	57	48	20
Attached ADUs (Submitted)[6]			8	20	23	20	56	44	43	47	30
Attached ADUs (Issued)[6]			4	11	21	9	34	32	40	52	21
Junior ADUs (Submitted)[7]				1	1	1	25	27	31	36	21
Junior ADUs (Issued)[7]				1	1	1	9	24	28	24	22
Average Application Processing Time (Days Including Weekends)[8]	127	214	118	183	135	197	162	193	187	193	188
Average Construction Time (Days Including Weekends)[9]	578	751	330	287	173	262	455	431	496	519	459
City Impact Fees Collected for New ADUs[10]			$451,514	$402,012	$198,962	$44,057	$139,592	$540,453	$487,322	$498,101	$310,952
ADU Size Smallest			150 SF	159 SF	220 SF	208 SF	178 SF	192 SF	227 SF	165 SF	176 SF
ADU Size Largest			900 SF	900 SF	1,031 SF	1,000 SF	1,218 SF	2,217 SF	1,000 SF	1,000 SF	1,000 SF
Average ADU Size			470 SF	469 SF	383 SF	518 SF	550 SF	589 SF	571 SF	558 SF	570 SF
ADU Location Relative to Oregon Expressway — North			46%	49%	52%	55%	49%	52%	41%	44%	38%
ADU Location Relative to Oregon Expressway — South			54%	51%	48%	45%	51%	48%	59%	56%	62%

Source: City of Palo Alto Accela Data January 2015 through June 2025

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.

Table 1: Summary of ADU Permits from 2015-2025

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.

FISCAL/RESOURCE IMPACT

This action has no fiscal impact.

ATTACHMENTS
Attachment A: Q2 2025 ADU Location Data Table

APPROVED BY: Jonathan Lait, Planning and Development Services Director

Q1-Q2 2025 ADU/JADUs Submitted						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 of Space	# of Bdrms	ADU Size
1	JADU	South	R-1	1/7/25	Pending Resubmittal			x			x	1	200
2	ADU	South	R-1 (8000)	1/10/25	Permit Issued	x						2	728
3	ADU	North	R-1	1/13/25	Permit Issued		x					1	517
4	JADU	South	R-1 (S)	1/14/25	Permit Issued			x		x		1	493
5	JADU	North	R-1	1/27/25	Pending Resubmittal	x						1	265
6	ADU	South	R-1 (7000)	1/28/25	Permit Issued		x					1	558
7	ADU	North	R-1	1/28/25	Pending Resubmittal				x	x		2	944
8	ADU	North	R-1	1/30/25	Pending Resubmittal		x					1	647
9	ADU	South	R-1 (8000)	1/30/25	Pending Resubmittal		x					2	800
10	ADU	North	R-1 (10000)	2/3/25	Pending Resubmittal		x					1	718
11	ADU	North	R-1 (S)	2/4/25	Incomplete		x					2	799
12	JADU	North	R-1	2/5/25	Permit Issued	x						1	286
13	ADU	South	R-1	2/6/25	Pending Resubmittal				x		x	2	745
14	ADU	South	R-1	2/10/25	Pending Resubmittal				x		x	1	825
15	JADU	South	R-1	2/11/25	Permit Issued	x						0	389

Q1-Q2 2025 ADU/JADUs Submitted						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 of Space	# of Bdrms	ADU Size
16	ADU	North	R-1 (10000)	2/11/25	Pending Resubmittal		x					0	787
17	ADU	South	RM-15	2/12/25	Pending Resubmittal			x		x		2	680
18	ADU	South	R-1	2/12/25	Pending Resubmittal		x					1	560
19	JADU	North	R-1	2/18/25	Pending Resubmittal	x						0	246
20	ADU	North	R-1	2/18/25	Pending Resubmittal		x					1	430
21	JADU	South	R-1	2/20/25	Permit Issued			x		x		0	293
22	JADU	South	R-1	2/20/25	Pending Resubmittal			x		x		0	230
23	ADU	South	R-1	2/20/25	In Plan Check		x					2	400
24	ADU	South	R-1 (8000)	2/20/25	Pending Resubmittal		x					2	781
25	ADU	South	R-1	2/21/25	Permit Issued	x						1	545
26	ADU	North	R-1	2/24/25	Permit Issued	x						1	748
27	JADU	South	R-1	2/25/25	In Plan Check	x						1	499
28	ADU	South	R-1	2/25/25	In Plan Check	x						1	748

Q1-Q2 2025 ADU/JADUs Submitted						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 of Space	# of Bdrms	ADU Size
29	ADU	North	R-1	3/5/25	Pending Resubmittal			x		x		1	453
30	JADU	South	R-1 (S)	3/11/25	Permit Issued			x		x		1	395
31	ADU	South	R-1	3/13/25	Permit Issued		x					1	796
32	ADU	North	R-1	3/17/25	Pending Resubmittal				x	x		0	403
33	ADU	North	R-1	3/18/25	Pending Resubmittal	x						0	936
34	JADU	South	R-1	3/19/25	In Plan Check	x						0	288
35	ADU	South	R-1 (8000)	3/19/25	Pending Resubmittal		x					2	998
36	ADU	North	R-1	3/19/25	In Plan Check	x						1	800
37	ADU	South	R-1 (8000)	3/20/25	Pending Resubmittal	x						1	527
38	ADU	South	R-1	3/25/25	Pending Resubmittal			x		x		1	423
39	ADU	South	R-1 (8000)(S)	3/27/25	Permit Issued	x						1	749
40	ADU	North	R-1	3/27/25	Pending Resubmittal	x						1	667
41	JADU	South	R-1	3/31/25	Pending Resubmittal			x			x	1	420
42	JADU	North	R-1 (10000)	3/31/25	In Plan Check	x						1	407

Q1-Q2 2025 ADU/JADUs Submitted						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 of Space	# of Bdrms	ADU Size
43	ADU	South	R-1	3/31/25	Pending Resubmittal				x		x	1	308
44	ADU	South	R-1	4/3/25	Pending Resubmittal	x						1	494
45	ADU	South	R-1	4/4/25	In Plan Check	x						1	494
46	ADU	North	R-1	4/7/25	In Plan Check	x						1	360
47	ADU	South	R-1	4/8/25	Pending Resubmittal	x						2	653
48	ADU	North	R-1	4/8/25	Pending Resubmittal				x	x		1	751
49	ADU	South	R-1	4/9/25	Pending Resubmittal		x					2	700
50	ADU	South	R-1 (8000)	4/10/25	In Plan Check		x					2	649
51	JADU	North	R-1	4/11/25	Pending Resubmittal	x						1	457
52	JADU	South	R-1	4/15/25	Pending Resubmittal	x						1	176
53	ADU	North	R-1	4/16/25	Pending Resubmittal				x	x		1	408
54	ADU	South	R-1	4/17/25	Pending Resubmittal	x						1	748
55	JADU	South	R-1	4/18/25	Pending Resubmittal	x						1	468

Q1-Q2 2025 ADU/JADUs Submitted						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 of Space	# of Bdrms	ADU Size
56	ADU	South	R-1	4/23/25	In Plan Check			x		x		1	794
57	ADU	North	R-1	4/24/25	Pending Resubmittal		x					2	924
58	JADU	South	R-1 (7000)	4/28/25	Pending Resubmittal			x		x		1	390
59	ADU	South	R-1	4/28/25	Pending Resubmittal				x	x		1	495
60	ADU	South	R-1	4/29/25	Pending Resubmittal	x						1	711
61	ADU	South	R-1	4/29/25	Pending Resubmittal	x						1	698
62	JADU	North	R-1	5/1/25	Pending Resubmittal				x	x		0	401
63	ADU	North	R-1	5/1/25	Pending Resubmittal		x					2	749
64	ADU	South	R-1	5/7/25	Pending Resubmittal	x						1	747
65	ADU	South	RM-30	5/13/25	Pending Resubmittal			x			x	2	832
66	ADU	North	R-1 (10000)	5/14/25	Incomplete		x					2	1,000
67	ADU	North	R-1	5/15/25	Pending Resubmittal		x					2	650
68	ADU	South	R-1 (S)	5/15/25	In Plan Check		x					1	496

Q1-Q2 2025 ADU/JADUs Submitted						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 of Space	# of Bdrms	ADU Size
69	JADU	South	R-1	5/19/25	Pending Resubmittal	x						1	498
70	ADU	South	R-1	5/21/25	Pending Resubmittal		x					1	295
71	ADU	South	R-1	5/21/25	Pending Resubmittal	x						1	295
72	ADU	South	R-1	5/23/25	In Plan Check				x	x		0	590
73	ADU	South	R-1	5/27/25	Pending Resubmittal	x						1	716
74	ADU	North	R-1	5/28/25	Pending Resubmittal	x						2	794
75	ADU	North	R-1	5/28/25	Pending Resubmittal		x					1	273
76	JADU	North	R-1	5/29/25	In Plan Check	x						1	326
77	ADU	South	R-1	6/3/25	In Plan Check	x						2	749
78	ADU	South	R-1 (8000)(S)	6/5/25	Pending Resubmittal		x					1	540
79	ADU	North	R-1	6/9/25	In Plan Check	x						1	559
80	ADU	South	R-1 (7000)	6/11/25	In Plan Check	x						1	459
81	ADU	South	R-1	6/13/25	In Plan Check				x	x		1	402
82	JADU	North	R-1	6/19/25	Pending Resubmittal			x			x	1	225

Q1-Q2 2025 ADU/JADUs Submitted						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 of Space	# of Bdrms	ADU Size
83	ADU	North	R-1	6/23/25	Pending Resubmittal				x	x		1	341
84	ADU	South	R-1 (8000)	6/24/25	In Plan Check			x		x		1	749
85	ADU	South	R-1	6/24/25	In Plan Check	x						0	749
86	ADU	North	R-1	6/26/25	Pending Resubmittal		x					1	540
87	ADU	South	RE	6/30/25	In Plan Check		x					1	795