



The ADU Scorecard

Grading ADU Ordinances in California

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The Center for Community Innovation (CCI) at UC Berkeley nurtures effective solutions that expand economic opportunity, diversify housing options, and strengthen connection to place.



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Introduction

Introduction

Across the United States, but especially in California, a shortage of housing is creating affordability challenges for communities.¹ One potential solution is increasing the production of accessory dwelling units (ADUs), which are separate small dwellings embedded within single-family residential properties. Also known as secondary units, granny flats, and in-law units, and often located in converted garages or basements, ADUs are a low-cost and readily implementable approach to infill development, particularly in high-cost cities characterized by little to no vacant land and an abundance of single-family lots.² In a 2016 McKinsey report, researchers estimate that California could add up to 790,000 housing units if homeowners are willing to adapt their properties to accommodate ADUs.³

However, with the exception of a few cities like Los Angeles, widespread construction of ADUs has not yet materialized.⁴ Zoning laws, particularly from the post-World War II era, have limited ADU development across the United States.⁵ Even when states have attempted to undo restrictive zoning practices, local governments still impose burdensome regulatory requirements and delay enactment of local laws. Barriers such as lot regulations and fees can make ADU construction physically impossible and deter homeowners who already face issues such as neighbor opposition to new construction, existence of minor code violations, or lack of financing to cover design and construction costs.⁶

Thus, California has launched a concerted effort to create ADU ordinances that facilitate production. Already in 2003, the California State Legislature had passed Assembly Bill 1866, which required that every state jurisdiction have a ministerial process for approving secondary units. Still, at that time many jurisdictions

enacted ADU ordinances that were unduly complex and restrictive.⁷ Thus, in 2016, state legislators, supported by the Bay Area Council, began enacting a new set of reforms that addressed parking requirements, setbacks, fees, and other barriers (see Appendix A).

This report introduces an ADU scorecard that aims to evaluate the robustness of ADU ordinances in over 200 CA jurisdictions based on an A to F grading system. The standardized grading method allows cities to compare their ADU laws with other cities, and better understand the homeowner experience in building ADUs within their jurisdictions. The ADU scorecard accounts for 15 different ADU requirements, assessing their compliance with state law and user-friendliness for homeowners.⁸ A valuable tool for policymakers, the ADU scorecard can help cities shape ADU requirements by teaching about ADU ordinance practices in 'good-grade' jurisdictions. These provide important examples as cities must revise their ordinances again in coming years to comply with new state laws.

After a brief discussion of our methods, this report describes the overall findings for California jurisdictions. We then highlight model practices in Berkeley, Eureka, Sebastopol, and San Diego. A conclusion summarizes recently passed legislation and next steps.

Methodology

Methodology

For this report, we reviewed the 201 ordinances received by California's Department of Housing and Community Development (HCD) by September 6, 2019. We evaluated the ordinances that had been submitted to HCD, and when information was missing from an ordinance (e.g., for data on fees), we searched the jurisdiction's website. With some 540 municipalities and counties expected to submit ordinances, this represents 37.2 percent of the state. In some cases, jurisdictions have modified their ordinances but failed to notify the state; we have evaluated an additional three ordinances in this category, for a total of 204. In some cases, jurisdictions have modified their ordinances but failed to notify the state; we have evaluated an additional three ordinances in this category, for a total of 206. But when jurisdictions fail to submit an ordinance, State law

governs their ADU regulations. When jurisdictions default to state standards, but did not submit an ordinance, we do not provide a grade.⁹

In order to "grade" the ordinances, we created a rubric to score the ADU regulations of each city or county. There are 15 different ADU requirements assessed, which were translated into 16 equally weighted criteria (see Appendix B for the grading criteria and rubric). Some of these come from the legislation passed in 2016 or 2017, while others come from the 2019 reforms. Three of these offer opportunities to gain extra credit, which include Parking Requirements for ADUs, and Maximum Size for Attached and Detached ADUs.¹⁰ Each criterion is valued between 5-20 points, with the exception of Additional Layers of Entitlement or Review, for which jurisdictions may only receive negative points. Points within each grading criteria are cumulative. We added the scores for each of the criteria to get a final numerical score for each jurisdiction, which we then used to construct a curve and assign letter grades.

A good grade reflects a regulatory environment friendly to ADU construction. Jurisdictions with high scores do not impose excessive zoning and permitting barriers that could get in the way of ADU construction. A bad grade reflects a regulatory environment that places unnecessary and/or significant barriers in the way of homeowners constructing ADUs. Jurisdictions with low grades generally have burdensome regulatory requirements that restrict ADU construction despite the requirements of the state ADU ordinance.



Source: Stephen Schauer

How is California Doing?

How is California Doing?

With some exceptions, California's jurisdictions are not producing very good ADU ordinances (see Figures 1 and 2 below, full map [here](#), and list of grades in Appendix C). The mean and median ADU ordinance grade in California is C+. Not surprisingly, grades varied across the state. California's rural region did relatively well, with an average B- score among its jurisdictions.¹¹

Grades tend to reflect success in getting ADUs permitted: there is a positive correlation ($r = 0.25$) between a jurisdiction's grade and how many ADUs it permitted in 2018. Many of the bigger municipalities that have already amped up their ADU production got scores in the A- or B range. For example, Los Angeles County, with an A-, permitted 706 ADUs in 2018, and San Francisco, with an A-, permitted 364.

Across California, jurisdictions tend to score points for allowing generous ADU sizes, as well as including detailed language such as about junior ADUs (JADUs).¹² Where jurisdictions fall short is in adding additional layers of review or entitlements, or charging extra fees ranging from impact fees for parks, to fees for utility connections, to permitting fees such as address recording (Figure 3). In general, Northern Californian jurisdictions perform worst in terms of these onerous requirements.

Many jurisdictions in the southern half of the state adopt a variety of other measures that may slow ADU production. Inland Empire jurisdictions stand out for high minimum lot sizes, low height limits, challenging setback regulations, and arduous parking requirements. Height limits are also problematic in City of Los Angeles

Figure 1. San Francisco Bay Area and Capitol Region

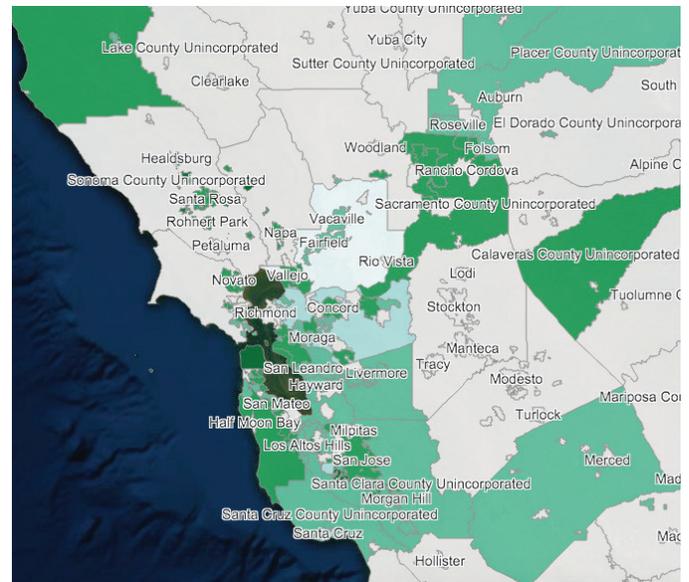


Figure 2. Southern California

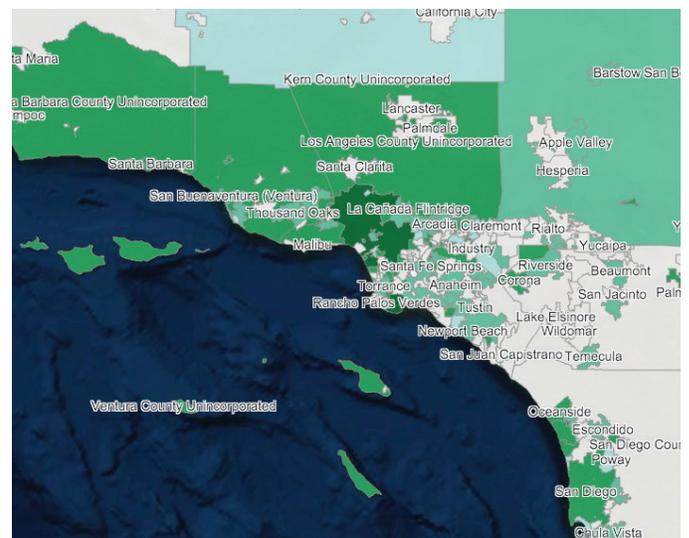
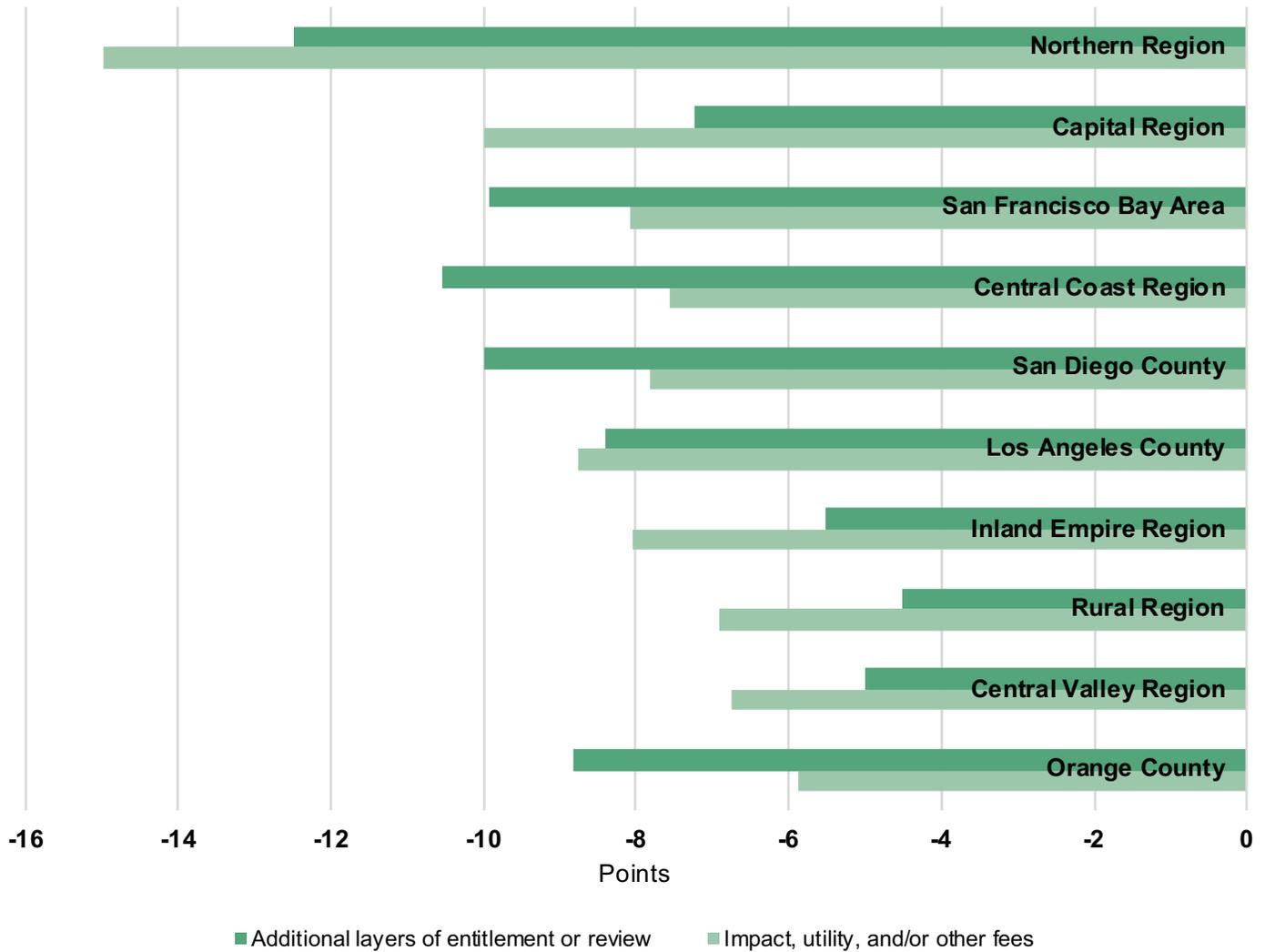


Figure 3. Points assessed for fees and review process by region.



jurisdictions, and high minimum lot sizes are a barrier in neighboring Orange County jurisdictions as well. Jurisdictions in the Capitol and San Diego regions do not do well in terms of height limits and parking requirements. Many jurisdictions in the Central Valley and rural parts of the state have ordinances which are

extremely vague, and others have overly strict setback regulations. Almost all jurisdictions in the state have owner occupancy requirements of some kind. But there are exceptions, as we see in the next section.

Models to Follow

Models to Follow

Berkeley: A Work in Progress

Berkeley is a city located on the eastern side of the San Francisco Bay in Northern CA. The city is 17.69 square miles, and in 2017, the city's population was estimated at 122,324.

Berkeley provides an example of a jurisdiction that – in response to community organizing – continually tweaks its ordinance in order to spur more construction. Though it is not a very good model (scoring a B-), its ordinance is improving gradually. Berkeley was one of the first cities to pass supportive ADU legislation, but over the years very little construction resulted. To help spur ADU construction locally, Berkeley City Council Member Ben Bartlett established an advisory ADU Task Force. The Task Force membership includes local community members who are also realtors, architects, planners, developers, mortgage specialists, and ADU advocates. It has been working collaboratively with the broader Berkeley community and City Council to advance ADU policy and construction in the city.

Berkeley's first revisions to its ADU ordinance were adopted in 2017, and, in response to local advocacy efforts, the City updated its ordinance again in 2018. The amended ordinance received high marks for increasing maximum ADU sizes from 750 to 850 sq. ft., and for eliminating the parking requirement. This is because the 2016 state laws prohibit parking requirements for ADUs within half a mile of public transit, and all Berkeley homes are located within half a mile of transit. Berkeley also allows four feet side and rear setbacks for ADUs, which is smaller than most jurisdictions across the state. In addition, the City does not mention lot size minimum requirements and allows ADUs on single family parcels



Source: [Frameworks](#), 2011

in all zoning districts with a few exceptions. To clarify the development process for applicants, the Berkeley Planning Department posted [ADU guidance documents](#) online, including a flow chart, table of development standards, and responses to frequently asked questions.



Source: [Frameworks](#), 2011

Relaxing state ADU laws in 2016 has had a significant impact in Berkeley. In 2016, Berkeley permitted 14 ADUs, increasing to 57 in 2017, and 137 in 2018, according to the City's 2018 Annual Housing Element Progress Report. However, there are still steps that local homeowners and advocates would like to see taken to make it easier to build ADUs, such as increasing height limits and enforcing the 120-day planning permit approval process. Berkeley is currently in the process of [updating its ordinance](#) to comply with the new 2019 state ADU legislation.

Eureka: A Rural Outlier

The city of Eureka is located along the coast of Humboldt County in Northern California. It is the largest coastal city (14.45 square miles) between San Francisco, CA, and Portland, OR, with a population of 27,177 (2017).

Eureka stands out among small towns in California's rural north for its generous ordinance and outreach efforts. Eureka received high scores for its ADU ordinance, which was adopted in 2019. The City does not impose parking requirements for ADUs, nor does it require replacement parking when an existing covered parking space is eliminated in conjunction with the creation of an ADU. Additionally, the City allows large maximum ADU

sizes (1,200 sq. ft.) without using language that limits maximum percent increase, and does not mention owner occupancy or minimum lot size requirements. Eureka's ADU ordinance also includes Junior ADU language, and states that ADUs are permitted in any zoning district where detached single family homes are a permitted land use. Furthermore, in September 2018, the City of Eureka and partnering agencies held a two-day ADU Fair to educate and inspire single family homeowners to build ADUs.

Eliminating common barriers that homeowners face in ADU development, as well as growing public awareness about the importance of ADUs, has been critical. According to Eureka's 2018 Annual Housing Element Progress Report, just 14 ADUs were built that year. However, the City recognizes that it needs to do more than just revise its ordinances, and is pursuing additional steps. Currently, the City is working to design a pilot program that will help homeowners identify solutions for financing ADUs. The City also recently updated its [Housing Element](#), and ADU development was highlighted as a key strategy to increase housing. There are approximately 6,000 single family residential parcels in Eureka, and only 5% already house an ADU, which means that the creation of ADUs could constitute a substantial opportunity for local housing development.

City of San Diego: Financing Affordable ADUs

The city of San Diego is located along the CA coastline, approximately 120 miles south of Los Angeles. San Diego is 372.39 square miles, and its population was estimated at 1.42 million in 2017.

Though it received a relatively high score for its 2017 ordinance, San Diego stands out for its efforts to educate homeowners and assist with finance, particularly for low-income residents. Some of the important features of its ADU (Companion Unit) program are eliminating the owner occupancy requirement, relaxing parking requirements, and expanding the zones where ADUs are



Source: City of San Diego ADU Fact Sheet, 2018. <http://www.revisionsresources.org/wp-content/uploads/City-of-San-Diego-ADU-Fact-Sheet-for-Homeowners-Final-wo-AARP.pdf>

permitted. Additionally, the City allows large maximum ADU sizes (up to 1,200 square feet) and construction of Junior ADUs, and has eliminated development impact fees. The City has also conducted extensive community outreach to describe the regulations and ADU development process to homeowners, and posted a number of online resources for the public. These include a helpful 42-page [ADU handbook](#) and a [fact sheet](#) with information about ADU development standards and responses to frequently asked questions.

Another important feature is that San Diego has established subsidy programs to assist homeowners with ADU development. During the 2018-2019 fiscal year, the City set aside a [\\$300,000 fund](#) to help homeowners cover water and sewer fees. The City has increased the amount of available funding to \$800,000 for the 2019-2020 fiscal year. In addition, the City's Housing Commission is launching a [pilot program](#) to build 40 ADUs of varying sizes and designs for low income tenants. The ADUs will be built adjacent to single-family dwellings on land that the Commission owns. The purpose of this program is to identify costs, development timelines, the construction process, and potential hurdles in advance of launching a loan program in Spring 2020 to help low income homeowners build ADUs on their property.

In response to these measures, the City has witnessed an astronomical rise in the number of ADUs built in the past few years. According to the City's Annual Housing Element Progress Report, 215 ADUs were constructed in 2018 alone. However, homeowners are still concerned about permitting challenges in the Coastal Zone, which prohibit more widespread construction of ADUs.

Sebastopol: A Model User-Friendly Ordinance

Sebastopol is a small city located in Sonoma County in Northern California. It is just 1.86 square miles in size, and in 2017 Sebastopol's population was estimated at 7,666 residents.

Sebastopol runs a model ADU program, as exemplified by its overall permissiveness in terms of ADU construction and active promotion of ADUs. Its high-scoring ADU ordinance was first adopted in 2017 and later amended in 2018. It does not impose any parking requirements on new ADUs, exempts ADUs from the city's residential lot coverage requirements, and allows two story ADUs to be constructed up to 25 feet tall. In addition to allowing ADUs in all residential zoning districts, Sebastopol also allows an ADU to be constructed on any parcel already containing an existing single-family home, regardless of whether or not that parcel is currently zoned for residential uses.



Source: Sonoma West Times & News

The ordinance allows for the construction of junior ADUs. Sebastopol does not require owner occupancy for either the primary unit or the accessory dwelling unit. Sebastopol's 2018 amendments increased the maximum permissible unit size for ADUs proposed on lots greater than 10,000 square feet from 840 square feet to 1,000 square feet. Additionally, Sebastopol is already in the process of updating its ordinance to comply with the new 2019 state ADU legislation.

The City developed supporting documents making the ADU requirements more user-friendly and easy to understand for property owners. Notably, these documents contain detailed information about the types of fees, e.g., sample fee amounts for an 840 square foot unit, that a property owner should expect to pay upon Building Permit issuance. In addition to developing online resources, Sebastopol collaborated with Sonoma County

in 2018 to host a "Raise the Roof" housing fair and expo. This event helped spread awareness about ADUs and JADUs to 150 attendees, and demonstrates Sebastopol's commitment to promoting ADUs as a viable tool to address the housing crisis. Since Sebastopol's ADU program began, the City lowered the fees associated with both standard ADUs and Junior ADUs to make them more financially feasible to construct. The City's ordinance also promotes manufactured and mobile home ADUs as a viable construction typology. According to Sebastopol's Annual Housing Element Report, 16 ADUs were constructed in 2018.

Next Steps

Next Steps

New state legislation that went into effect on January 1, 2020 forces cities to remove some of the remaining barriers to ADU construction. Per AB 68, localities are no longer able to require a minimum lot size, rear and side setback more than 4', or replacement parking when converting a garage to an ADU. SB 13 removes impact fees for ADUs less than 750 square feet and adjusts them proportional to the unit size if larger. SB 13 and AB 881 also remove owner-occupancy requirements for five years. In addressing these new requirements, jurisdictions will be able to improve their ordinances (and grades!) substantially.

Equally importantly, new state legislation provides a pathway to bring unpermitted units up to code (SB 13), allows for a JADU and ADU on the same lot (AB 68), prohibits common interest developments from prohibiting ADUs (AB 670), pushes the state and localities to encourage affordable ADU rentals (AB 671), enforces ordinance non-compliance via the Attorney General's office (AB 68), and allows Habitat for Humanity, to sell deed-restricted land to eligible low-income homeowners (AB 587). Hopefully future legislation will address the few barriers that remain, such as lot coverage regulations, height limits, and multiple ADUs on a lot, as well as create new financial incentives for construction.



Source: [Frameworks](#), 2011

California has come a long way, but as this report shows, passing new legislation is insufficient. Many jurisdictions remain out of compliance or simply missing in action, and only a handful are modeling best practices. Here at UC Berkeley's Center for Community Innovation, we will continue monitoring compliance, updating grades on an ongoing basis as new ordinances come in. Moving forward, we will create an interactive web portal (<http://www.aducalifornia.org>) that will allow us to collect more information on barriers from local officials and residents. Together, we can scale up ADU production in California.

Endnotes

- 1 Elizabeth Kneebone and Mark Trainer, *How Housing Supply Shapes Access to Entry-Level Homeownership*, (Berkeley, Turner Center for Housing Innovation, 2019); Elizabeth Kneebone and Mark Trainer, *How Housing Supply Shapes Access to Opportunity for Renters*, (Berkeley, Turner Center for Housing Innovation, 2019).
- 2 Chapple, Karen, Jake Wegmann, Alison Nemirow, and Colin Dentel-Post, “Yes In My Backyard: Mobilizing the Market for Secondary Units.” (Berkeley, Center for Community Innovation, 2012).
- 3 Jonathan Woetzel, Jan Mischke, Shannon Peloquin, and Daniel Weisfield, *A Tool Kit to Close California’s Housing Gap: 3.5 Million Homes by 2025*, (New York, McKinsey Global Institute, 2016), <https://www.mckinsey.com/~media/McKinsey/Featured%20Insights/Urbanization/Closing%20Californias%20housing%20gap/Closing-Californias-housing-gap-Full-report.ashx>.
- 4 Notable exceptions are Portland and Vancouver. See: Karen Chapple, Jake Wegmann, Farzad Mashhood, and Rebecca Coleman, *Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle, and Vancouver*, (Berkeley, Turner Center for Housing Innovation, Center for Community Innovation, and ULI, 2017), https://turnercenter.berkeley.edu/uploads/ADU_report_4.18.pdf.
- 5 For examples, see <http://www.accessorydwellings.org>.
- 6 Karen Chapple, Jake Wegmann, Alison Nemirow, and Colin Dentel-Post, *Yes in My Backyard: Mobilizing the Market for Secondary Units*, (Berkeley, Center for Community Innovation, 2012).
- 7 Ibid.
- 8 There are 15 ADU requirements assessed. However, the Maximum Size for Attached ADUs is graded separately from the Maximum Size for Detached ADUs, given that there are commonly different maximum size limits imposed based on the proposed unit typology. This created 16 total individual grading criteria.
- 9 Presumably, by following state standards, they deserve a good grade; but without the ordinance, we have insufficient evidence to assess their implementation.
- 10 Jurisdictions received extra credit for Parking Requirements for ADUs if they reduce parking barriers beyond what is required in CA ADU law. For example, not requiring parking for ADUs that are studios (with zero bedrooms) or allowing parking in tandem and/or setbacks. We also gave jurisdictions extra credit for Maximum Size for Attached and Detached ADUs if they did not include the language limiting the maximum size percent increase for either or both criteria. This is another indicator that the jurisdiction is reducing barriers to ADU development.
- 11 In this report, we organize our findings using the regions designated by California’s Tax Credit Allocation Committee, available here: [https://www.treasurer.ca.gov/ctcac/apportionment/presentation.pdf](https://www.treasurer.ca.gov/ctcac/appportionment/presentation.pdf). We modify the geographies slightly; for instance, we present San Francisco as part of the Bay Area region, not as a stand-alone geography.
- 12 A JADU is an independent living unit of less than 500 square feet carved out of a single-family residence via the conversion of an existing room.

Appendices

Appendix A

The first three bills (SB 1069, AB 2299, and AB 2406) came into effect on January 1, 2017, with the following provisions:

- reducing parking requirements to one space per bedroom or unit;
- allowing parking in tandem or setbacks;
- exempting parking requirements under certain conditions, such as proximity to public transit;
- removing sprinkler requirements;
- prohibiting cities from requiring new utility connections (or capacity charges for internal ADUs);
- allowing ADUs within existing space ministerially;
- permitting ADUs up to 1,200 in floor area;
- eliminating setback requirements for existing garages; and
- authorizing local governments to permit junior ADUs (JADUs), or efficiency units within the main house.

The Legislature passed another set of ADU provisions effective January 1, 2018 (SB 229 and AB 494). In addition to clarifying some aspects of the previous bills, these included:

- allowing new single-family home construction to include an ADU;
- permitting new ADUs in all zoning districts that allow single-family uses;
- modifying fees from utilities, such as water districts, to be proportional in scale to ADU size;
- further reducing the parking required to just one space; and
- allowing lot configuration for replacement parking.

Finally, a new law (SB 1226) effective January 1, 2019 provides a path to legality for ADUs built without a building permit, by complying with building standards in effect at the time the unit was constructed.

Appendix B

Table 1. Grading Criteria Descriptions

Criterion	Definition	Rationale
Lot Size Minimum	Enforced minimum area of a lot which an ADU is built on	Jurisdictions may use unreasonable lot size minimums as a way to prevent the construction of ADUs. Low minimum lot sizes also allow for more affordably sized units to be constructed for lower-income residents. Our rubric considers a low minimum lot size or no minimum lot size at all to be a positive factor influencing the accessibility of accessory dwelling units particularly to lower income residents.
Lot Coverage and Floor Area Ratio (FAR) Requirements	How ADUs must comply with the maximum lot coverage and/or FAR requirements for the underlying parcel	Jurisdictions that include ADUs in the lot coverage and/or FAR for the underlying parcel may limit the size and overall ability to construct an ADU.
Parking Requirements for ADU	Number and configuration of required parking spaces	Lack of accessible parking to fulfill requirements can serve as a major deterrent to a resident who wishes to construct an ADU. Jurisdictions are eligible to receive bonus points for this criteria if they grant any additional parking exemptions (i.e., allow parking in tandem or setback areas), on top of the five standard parking exemptions included in the CA code.
Parking Requirements for Main House	Replacement parking for the primary unit if a garage or parking structure is converted into or demolished in conjunction with the construction of an ADU.	Lack of accessible parking to fulfill requirements can serve as a major deterrent to a resident who wishes to construct an ADU. Many residents who convert their garage or parking structure into an ADU do so because of a lack of space for the construction of a new structure, meaning that they lack extra room on their residential parcel to be used for off-street parking requirements.
Setback Requirements: Conversion	Setback rules for a garage or parking structure which is converted into an ADU	California ordinance AB 494 requires that ordinances do not contain any setback requirements for a garage or parking structure which is converted into an ADU. By requiring setbacks, jurisdictions are restricting the accessibility of ADU construction for homeowners with existing garages close to the lot line.
Setback Requirements: New ADU	Setback rules for an ADU which is a newly constructed structure and not the product of the conversion of a previous structure.	By law, homeowners may construct an ADU within the setback of the primary unit and by requiring extra setbacks for new ADUs or by requiring new ADUs to conform to district requirements, jurisdictions are restricting the accessibility of ADU construction for residents who are unable to comply.
Maximum Size - Detached & Attached	Maximum floor area (in square feet) of the ADU allowed by the ordinance.	Jurisdictions may limit resident's access to building permits by requiring an unreasonably low maximum size for the ADU. Jurisdictions are eligible to receive bonus points for this criteria if they do not include ordinance language limiting maximum size percent increase.

Criterion	Definition	Rationale
Height Limit	Maximum height (in feet) of the ADU stated in the ordinance.	Jurisdictions may minimize residents' ability to construct an ADU by providing unreasonably strict height limits. We issued a grade based on the larger height limit in the event that more than one height limit was stated in an ordinance (i.e., one height limit for detached, and another for attached ADUs).
Multiple ADUs and Multi-Family Zoning Districts	Zoning districts within which ADU construction is allowed (single-family or multiple-family)	Limiting the allowable zoning districts for ADUs prevents some homeowners from building ADUs. This criteria also refers to whether or not the ordinance allows for the construction of ADUs on multi-family zoned parcels or if it only allows for the construction of ADUs on single-family zoned parcels.
Review Timeframe	Number of days that may pass after an ADU application is submitted before the application is ministerially approved	California ordinances SB 229 and AB 494 require that ADU applications be ministerially approved; by delaying the process of ministerial approval, jurisdiction make it more difficult for a homeowner to obtain permits and begin construction.
Additional Layers of Entitlement or Review	Additional permit and approval requirements for ADUs, such as design review or deed restrictions	These may include design review, recordation of deed restriction, conditional use permits (for height, size, lot coverage, etc), approval of adequate water / sewer infrastructure, and more. These additional layers may incur more time and costs, which may inhibit the homeowner's ability to build an ADU. Jurisdictions only receive negative points for this criterion.
Fees	Common fees associated with unit construction including building permit or application fee, utility fees, connection or capacity charges, park fees, affordable housing fees, and school fees.	This criteria considers not only common fees but also reduction or waiver of planning or impact fees. Fees may act as a major deterrent to residents, especially low-income residents, who wish to construct an ADU.
JADU / Efficiency Units	Contents of ordinance language and rules regarding junior accessory dwelling units and efficiency units	JADUs and efficiency units are a very accessible option for residents who do not have the resources to construct a detached accessory dwelling unit and by restricting them or omitting them entirely, jurisdictions may prevent their construction.
Owner Occupancy Requirement	Requirements for the owner of the ADU and primary dwelling unit to live in either the accessory dwelling unit or the primary dwelling unit.	Jurisdiction may restrict access to ADU construction through strict requirements regarding owner occupancy, which then hinder financial viability for homeowners who need the rental income, or have constraints that prohibit them from living on-site.
Clarity of Program or Ordinance	Including all key code and procedural information in the ADU ordinance or clearly elsewhere in the municipal code or handouts online	Ordinances must provide information in a user-friendly format and make it publicly accessible to homeowners.

Table 2. Grading Rubric.

Letter Grade	Points
A	89 <
A-	75 to 89
B+	60 to 74
B	45 to 59
B-	30 to 44
C+	15 to 29
C	0 to 14
C-	-15 to -1
D	-40 to -16
F	< -40

Appendix C

Table 3. Grades

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
ADELANTO	--	-	-	-
AGOURA HILLS	B+	6	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/agoura-hills-01-18-2018.pdf
ALAMEDA	B	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/alameda-city-02-13-2018.pdf
ALAMEDA COUNTY	C+	20	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Alameda-County-04-24-2019.pdf
ALBANY	--	39	-	-
ALHAMBRA	D	27	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/alhambra-02-27-2018.pdf
ALISO VIEJO	B-	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/aliso-viejo-12-15-2017.pdf
ALPINE COUNTY	--	1	-	-
ALTURAS	--	0	-	-
AMADOR	--	-	-	-
AMADOR COUNTY	--	0	-	-
AMERICAN CANYON	--	3	-	-
ANAHEIM	C-	15	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Anaheim-9-21-2017.pdf
ANDERSON	--	0	-	-
ANGELS CAMP	--	1	-	-
ANTIOCH	B-	4	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Antioch-update-01-15-2019.pdf
APPLE VALLEY	C+	0	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Apple-Valley-08-31-2018.pdf
ARCADIA	C+	16	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Arcadia-07-12-2017.pdf
ARCATA	--	18	-	-
ARROYO GRANDE	C+	26	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/arroyo-grande-05-25-2018.pdf
ARTESIA	C-	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/artesia-03-26-2018.pdf
ARVIN	--	0	-	-
ATASCADERO	--	11	-	-
ATHERTON	--	13	-	-
ATWATER	--	0	-	-
AUBURN	--	1	-	-
AVALON	--	0	-	-
AVENAL	--	1	-	-
AZUSA	B-	12	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/azusa-07-22-2019.pdf
BAKERSFIELD	--	0	-	-
BALDWIN PARK	--	13	-	-
BANNING	--	0	-	-
BARSTOW	C	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/barstow-02-06-2018.pdf
BEAUMONT	C	-	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Beaumont-12-12-2017.pdf

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
BELL	--	-	-	-
BELL GARDENS	--	-	-	-
BELLFLOWER	C-	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/bellflower-03-06-2018.pdf
BELMONT	B+	11	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Belmont-05-23-2017.pdf
BELVEDERE	--	0	-	-
BENICIA	B	3	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Benicia-02-20-2019.pdf
BERKELEY	B-	137	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/berkeley-update-06-06-2018.pdf
BEVERLY HILLS	C+	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Beverly-Hills-02-07-2017.pdf
BIG BEAR LAKE	B-	3	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/big-bear-lake-07-23-2019.pdf
BIGGS	--	0	-	-
BISHOP	--	1	-	-
BLUE LAKE	--	-	-	-
BLYTHE	--	-	-	-
BRADBURY	--	-	-	-
BRAWLEY	--	0	-	-
BREA	--	0	-	-
BRENTWOOD	--	7	-	-
BRISBANE	B-	8	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Brisbane-04-25-17.pdf
BUELLTON	--	0	-	-
BUENA PARK	C-	8	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/buena-park-06-13-2018.pdf
BURBANK	B-	83	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/burbank-06-04-2018.pdf
BURLINGAME	C-	10	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Burlingame-10-31-2018.pdf
BUTTE COUNTY	--	15	-	-
CALABASAS	C+	7	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/calabasas-11-16-17.pdf
CALAVERAS COUNTY	B-	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/calaveras-county-07-12-2018.pdf
CALEXICO	B-	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Calexico-09-25-2018.pdf
CALIFORNIA CITY	--	-	-	-
CALIMESA	--	1	-	-
CALIPATRIA	--	-	-	-
CALISTOGA	B	6	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Calistoga-3-21-2017.pdf
CAMARILLO	--	9	-	-
CAMPBELL	C	8	2016	http://www.hcd.ca.gov/policy-research/docs/ordinances/Campbell-12-16-2016.pdf
CANYON LAKE	--	0	-	-
CAPITOLA	--	3	-	-
CARLSBAD	B-	69	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/carlsbad-10-28-17.pdf
CARMEL	--	-	-	-
CARPINTERIA	--	0	-	-
CARSON	--	0	-	-
CATHEDRAL	--	2	-	-
CERES	--	2	-	-

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
CERRITOS	--	0	-	-
CHICO	C	7	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/chico-04-02-2018.pdf
CHINO	C-	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Chino-9-18-2017.pdf
CHINO HILLS	D	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/chino-hills-12-05-2017.pdf
CHOWCHILLA	C+	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/chowchilla-01-12-18.pdf
CHULA VISTA	C	16	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/chula-vista-05-10-2018.pdf
CITRUS HEIGHTS	B+	6	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Citrus-Heights-08-04-2017.pdf
CLAREMONT	--	4	-	-
CLAYTON	--	0	-	-
CLEARLAKE	--	0	-	-
CLOVERDALE	--	8	-	-
CLOVIS	--	9	-	-
COACHELLA	--	0	-	-
COALINGA	--	0	-	-
COLFAX	--	0	-	-
COLMA	C+	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Colma-07-07-2017.pdf
COLTON	C+	4	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Colton-02-19-2019.pdf
COLUSA	--	-	-	-
COLUSA COUNTY	--	2	-	-
COMMERCE	--	-	-	-
COMPTON	--	6	-	-
CONCORD	B	35	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Concord-04-12-17.pdf
CONTRA COSTA COUNTY	D	94	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/contra-costa-co-12-05-2017.pdf
CORCORAN	--	-	-	-
CORNING	--	0	-	-
CORONA	B	3	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/corona-01-03-2019.pdf
CORONADO	D	13	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/coronado-02-28-2018-amended.pdf
CORTE MADERA	B-	12	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Corte-Madera-01-09-2017.pdf
COSTA MESA	D	6	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/costa-mesa-02-20-2018.pdf
COTATI	--	2	-	-
COVINA	--	1	-	-
CRESCENT CITY	--	-	-	-
CUDAHY	--	-	-	-
CULVER CITY	D	54	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Culver-City-08-01-2017.pdf
CUPERTINO	--	15	-	-
CYPRESS	--	-	-	-
DALY CITY	--	130	-	-
DANA POINT	--	6	-	-
DANVILLE	--	39	-	-
DAVIS	B-	25	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Davis-05-01-2019.pdf

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
DEL MAR	--	3	-	-
DEL NORTE COUNTY	--	3	-	-
DEL REY OAKS	--	0	-	-
DELANO	--	0	-	-
DESERT HOT SPRINGS	--	0	-	-
DIAMOND BAR	--	12	-	-
DINUBA	--	0	-	-
DIXON	--	0	-	-
DORRIS	--	0	-	-
DOS PALOS	--	-	-	-
DOWNEY	C+	3	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/downey-07-25-2018.pdf
DUARTE	D	7	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Duarte-04-20-2017.pdf
DUBLIN	--	30	-	-
DUNSMUIR	--	0	-	-
EAST PALO ALTO	C	7	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/East-Palo-Alto-1-31-2017.pdf
EASTVALE	--	0	-	-
EL CAJON	C	20	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/El-Cajon-06-13-2017.pdf
EL CENTRO	--	18	-	-
EL CERRITO	--	16	-	-
EL DORADO COUNTY	--	24	-	-
EL MONTE	--	6	-	-
EL SEGUNDO	B	5	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/El-Segundo-07-17-2017.pdf
ELK GROVE	--	0	-	-
EMERYVILLE	C+	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/emeryville-11-28-2017.pdf
ENCINITAS	B+	55	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Encinitas-02-26-2019.pdf
ESCALON	--	0	-	-
ESCONDIDO	C	24	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/escondido-12-06-2017.pdf
ETNA	--	0	-	-
EUREKA	A-	14	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/eureka-06-17-2019.pdf
EXETER	--	0	-	-
FAIRFAX	B	12	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/fairfax-11-13-2017.pdf
FAIRFIELD	C+	5	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/fairfield-02-26-2018.pdf
FARMERSVILLE	--	0	-	-
FERNDALE	--	-	-	-
FILLMORE	--	-	-	-
FIREBAUGH	--	0	-	-
FOLSOM	C-	15	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Folsom-05-19-17.pdf
FONTANA	--	18	-	-
FORT BRAGG	--	5	-	-
FORT JONES	--	-	-	-

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
FORTUNA	--	3	-	-
FOSTER CITY	C-	1	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/foster-city-03-13-2018.pdf
FOUNTAIN VALLEY	B-	19	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/fountain-valley-12-14-2017.pdf
FOWLER	--	-	-	-
FREMONT	C	43	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Fremont-01-03-17.pdf
FRESNO	--	9	-	-
FRESNO COUNTY	--	1	-	-
FULLERTON	C+	19	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Fullerton-09-18-2017.pdf
GALT	--	0	-	-
GARDEN GROVE	C	-	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/garden-grove-10-17-17.pdf
GARDENA	B-	12	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Gardena-08-22-2017.pdf
GILROY	C	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/gilroy-01-29-2018.pdf
GLENDALE	C	68	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/glendale-amended-03-12-2018.pdf
GLENDORA	C+	8	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Glendora-05-09-17.pdf
GLENN COUNTY	C+	-	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/glenn-county-10-23-17.pdf
GOLETA	C+	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/goleta-07-06-2018.pdf
GONZALES	--	0	-	-
GRAND TERRACE	C	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Grand-Terrace-06-28-17.pdf
GRASS VALLEY	--	0	-	-
GREENFIELD	--	1	-	-
GRIDLEY	--	0	-	-
GROVER BEACH	--	5	-	-
GUADALUPE	C	2	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Guadalupe-03-14-2019.pdf
GUSTINE	--	-	-	-
HALF MOON BAY	--	12	-	-
HANFORD	--	0	-	-
HAWAIIAN GARDENS	--	0	-	-
HAWTHORNE	--	14	-	-
HAYWARD	C+	5	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/hayward-11-30-17.pdf
HEALDSBURG	A-	18	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Healdsburg-02-03-2017.pdf
HEMET	C+	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/hemet-01-22-2018.pdf
HERCULES	C	1	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Hercules-01-30-2019.pdf
HERMOSA BEACH	C+	3	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Hermosa-Beach-10-31-2018.pdf
HESPERIA	--	-	-	-
HIDDEN HILLS	--	1	-	-
HIGHLAND	--	2	-	-
HILLSBOROUGH	B+	29	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Hillsborough-exceptions-02-01-2019.pdf
HOLLISTER	--	0	-	-
HOLTVILLE	--	-	-	-

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
HUGHSON	--	0	-	-
HUMBOLDT COUNTY	--	12	-	-
HUNTINGTON BEACH	--	-	-	-
HUNTINGTON PARK	--	-	-	-
HURON	--	0	-	-
IMPERIAL	--	0	-	-
IMPERIAL BEACH	--	4	-	-
IMPERIAL COUNTY	--	-	-	-
INDIAN WELLS	--	0	-	-
INDIO	C	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/indio-10-24-17.pdf
INDUSTRY	--	0	-	-
INGLEWOOD	--	-	-	-
INYO COUNTY	--	-	-	-
IONE	--	0	-	-
IRVINE	C+	1	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/irvine-05-01-2018.pdf
IRWINDALE	--	0	-	-
ISLETON	--	0	-	-
JACKSON	--	2	-	-
JURUPA VALLEY	B-	7	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/jurupa-valley-06-07-18.pdf
KERMAN	--	1	-	-
KERN COUNTY	D	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/kern-county-07-11-2017.pdf
KING CITY	--	3	-	-
KINGS COUNTY	--	0	-	-
KINGSBURG	--	-	-	-
LA CANADA FLINTRIDGE	C	5	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/la-canada-flintridge-11-28-2017.pdf
LA HABRA	--	5	-	-
LA HABRA HEIGHTS	--	0	-	-
LA MESA	--	24	-	-
LA MIRADA	--	-	-	-
LA PALMA	--	0	-	-
LA PUENTE	--	-	-	-
LA QUINTA	C+	0	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/la-quinta-04-19-2019.pdf
LA VERNE	--	3	-	-
LAFAYETTE	B-	11	2016	http://www.hcd.ca.gov/policy-research/docs/ordinances/Lafayette-12-20-2016.pdf
LAGUNA BEACH	--	13	-	-
LAGUNA HILLS	C+	0	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Laguna-Hills-01-10-2019.pdf
LAGUNA NIGUEL	--	1	-	-
LAGUNA WOODS	--	0	-	-
LAKE COUNTY	--	6	-	-
LAKE ELSINORE	--	0	-	-

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
LAKE FOREST	C+	2	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Lake-Forest-07-12-2017.pdf
LAKEPORT	--	0	-	-
LAKEWOOD	--	16	-	-
LANCASTER	--	1	-	-
LARKSPUR	--	2	-	-
LASSEN COUNTY	--	-	-	-
LATHROP	--	0	-	-
LAWNDALE	--	9	-	-
LEMON GROVE	--	12	-	-
LEMOORE	--	0	-	-
LINCOLN	--	3	-	-
LINDSAY	--	0	-	-
LIVE OAK	--	0	-	-
LIVERMORE	C+	43	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/livermore-06-21-2018.pdf
LIVINGSTON	--	0	-	-
LODI	--	0	-	-
LOMA LINDA	--	4	-	-
LOMITA	B+	13	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/lomita-3-28-2018.pdf
LOMPOC	--	2	-	-
LONG BEACH	C+	59	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/long-beach-02-26-2018.pdf
LOOMIS	--	0	-	-
LOS ALAMITOS	C+	-	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/los-alamitos-12-20-2017.pdf
LOS ALTOS	B	32	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/los-altos-06-03-2019.pdf
LOS ALTOS HILLS	--	21	-	-
LOS ANGELES	A-	5049	2018	https://planning.lacity.org/ordinances/docs/ADU/Ordinance.pdf
LOS ANGELES COUNTY	B+	706	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/los-angeles-county-05-15-2019.pdf
LOS BANOS	--	0	-	-
LOS GATOS	A-	45	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/los-gatos-03-13-2018.pdf
LOYALTON	--	-	-	-
LYNWOOD	--	0	-	-
MADERA	--	0	-	-
MADERA COUNTY	--	0	-	-
MALIBU	--	6	-	-
MAMMOTH LAKES	C+	1	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Mammoth-Lakes-02-15-2017.pdf
MANHATTAN BEACH	--	0	-	-
MANTECA	--	0	-	-
MARICOPA	--	0	-	-
MARIN COUNTY	--	10	-	-
MARINA	--	16	-	-

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
MARIPOSA COUNTY	--	4	-	-
MARTINEZ	--	3	-	-
MARYSVILLE	--	0	-	-
MAYWOOD	--	-	-	-
MCFARLAND	--	-	-	-
MENDOCINO COUNTY	B-	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Mendocino-County-11-19-2018.pdf
MENDOTA	--	-	-	-
MENIFEE	--	0	-	-
MENLO PARK	C-	27	2017	https://www.codepublishing.com/CA/MenloPark/html/MenloPark16/MenloPark1679.html#16.79
MERCED	--	0	-	-
MERCED COUNTY	C-	4	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Merced-County-12-26-2017.pdf
MILL VALLEY	C+	29	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Mill-Valley-02-1-2017.pdf
MILLBRAE	--	1	-	-
MILPITAS	--	1	-	-
MISSION VIEJO	--	0	-	-
MODESTO	--	2	-	-
MODOC COUNTY	--	-	-	-
MONO COUNTY	--	3	-	-
MONROVIA	C-	10	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Monrovia-07-20-2017.pdf
MONTAGUE	--	0	-	-
MONTCLAIR	--	1	-	-
MONTE SERENO	C-	12	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Monte-Sereno-05-08-2019.pdf
MONTEBELLO	--	-	-	-
MONTEREY	--	13	-	-
MONTEREY COUNTY	--	20	-	-
MONTEREY PARK	--	-	-	-
MOORPARK	C	4	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Moorpark-06-24-2019.pdf
MORAGA	C+	1	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/moraga-03-01-2018.pdf
MORENO VALLEY	--	1	-	-
MORGAN HILL	C	-	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/morgan-hill-07-19-2018.pdf
MORRO BAY	--	8	-	-
MOUNT SHASTA	--	1	-	-
MOUNTAIN VIEW	--	11	-	-
MURRIETA	--	0	-	-
NAPA	B-	45	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Napa-City-04-13-2017.pdf
NAPA COUNTY	--	16	-	-
NATIONAL CITY	--	0	-	-
NEEDLES	--	0	-	-
NEVADA CITY	--	1	-	-

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
NEVADA COUNTY	C+	19	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Nevada-County-06-04-2019-update.pdf
NEWARK	--	0	-	-
NEWMAN	--	-	-	-
NEWPORT BEACH	C	3	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/NewportBeach-update-02-13-2019.pdf
NORCO	--	-	-	-
NORWALK	C+	1	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/norwalk-04-19-2018.pdf
NOVATO	B	11	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/novato-03-20-2018.pdf
OAKDALE	--	0	-	-
OAKLAND	B+	405	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/oakland-03-07-2018.pdf
OAKLEY	C	0	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/oakley-05-16-2019.pdf
OCEANSIDE	B	44	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/oceanside-updated-07-23-2018.pdf
OJAI	B	24	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Ojai-9-7-2017.pdf
ONTARIO	--	0	-	-
ORANGE	--	15	-	-
ORANGE COUNTY	--	17	-	-
ORANGE COVE	--	0	-	-
ORINDA	C	8	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/orinda-04-16-2018.pdf
ORLAND	--	0	-	-
OROVILLE	--	0	-	-
OXNARD	C+	25	2016	http://www.hcd.ca.gov/policy-research/docs/ordinances/Oxnard-12-27-2016.pdf
PACIFIC GROVE	--	7	-	-
PACIFICA	C+	10	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Pacifica-06-10-2019-amendment.pdf
PALM DESERT	--	0	-	-
PALM SPRINGS	B-	-	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Palm-Springs-03-27-2019.pdf
PALMDALE	--	0	-	-
PALO ALTO	C+	36	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Palo-Alto-updated-01-03-2019.pdf
PALOS VERDES ESTATES	--	1	-	-
PARADISE	--	-	-	-
PARAMOUNT	F	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/paramount-06-04-2018.pdf
PARLIER	--	-	-	-
PASADENA	C-	14	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Pasadena-03-13-2017.pdf
PASO ROBLES	--	15	-	-
PATTERSON	--	-	-	-
PERRIS	--	0	-	-
PETALUMA	--	30	-	-
PICO RIVERA	--	-	-	-
PIEDMONT	B	23	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Piedmont-05-23-2017.pdf
PINOLE	D	4	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Pinole-09-26-2017.pdf
PISMO BEACH	--	4	-	-

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PITTSBURG	--	0	-	-
PLACENTIA	--	2	-	-
PLACER COUNTY	C+	48	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/placer-county-12-13-2017.pdf
PLACERVILLE	C	4	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/placerville-11-06-2017.pdf
PLEASANT HILL	--	9	-	-
PLEASANTON	C+	14	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Pleasanton-6-13-17.pdf
PLUMAS COUNTY	--	2	-	-
PLYMOUTH	--	0	-	-
POINT ARENA	--	0	-	-
POMONA	--	19	-	-
PORT HUENEME	D	2	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Port-Hueneme-03-26-2019.pdf
PORTERVILLE	--	6	-	-
PORTOLA	--	-	-	-
PORTOLA VALLEY	C+	14	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/portola-valley-06-13-18.pdf
POWAY	D	1	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Poway-10-24-2018.pdf
RANCHO CORDOVA	--	0	-	-
RANCHO CUCAMONGA	--	5	-	-
RANCHO MIRAGE	C-	0	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Rancho-Mirage-05-09-2019.pdf
RANCHO PALOS VERDES	--	2	-	-
RANCHO ST. MARGARITA	--	0	-	-
RED BLUFF	C	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/red-bluff-07-13-2018.pdf
REDDING	C+	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Redding-06-14-2017.pdf
REDLANDS	--	-	-	-
REDONDO BEACH	--	16	-	-
REDWOOD CITY	--	52	-	-
REEDLEY	B-	1	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Reedley-ord-03-04-2019.pdf
RIALTO	--	-	-	-
RICHMOND	--	1	-	-
RIDGECREST	--	-	-	-
RIO DELL	--	0	-	-
RIO VISTA	--	0	-	-
RIPON	--	-	-	-
RIVERBANK	--	0	-	-
RIVERSIDE	C+	2	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Riverside-City-03-29-2019.pdf
RIVERSIDE COUNTY	--	51	-	-
ROCKLIN	--	1	-	-
ROHNERT PARK	B	3	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Rohnert-Park-05-23-17.pdf
ROLLING HILLS	C+	-	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/rolling-hills-03-14-2018.pdf
ROLLING HILLS ESTATES	--	0	-	-

Jurisdiction	Grade	Number of ADUs Permitted in 2018	Year Ordinance Adopted/ Amended	Ordinance Link
ROSEMEAD	B-	106	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/rosemead-07-02-2018.pdf
ROSEVILLE	C+	6	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/roseville-06-13-18.pdf
ROSS	--	1	-	-
SACRAMENTO	B-	128	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Sacramento-City-03-29-2017.pdf
SACRAMENTO COUNTY	B-	38	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Sacramento-County-07-18-2017.pdf
SAINT HELENA	A-	11	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/saint-helena-12-04-17.pdf
SALINAS	B-	9	2016	http://www.hcd.ca.gov/policy-research/docs/ordinances/Salinas-12-6-2016.pdf
SAN ANSELMO	B-	17	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/San-Anselmo-04-24-17.pdf
SAN BENITO COUNTY	--	8	-	-
SAN BERNARDINO	--	-	-	-
SAN BERNARDINO COUNTY	C+	5	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-bernardino-county-04-25-2018.pdf
SAN BRUNO	C	18	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/San-Bruno-05-11-17.pdf
SAN BUENAVENTURA	C-	1	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-buenaventura-11-13-17.pdf
SAN CARLOS	--	19	-	-
SAN CLEMENTE	--	13	-	-
SAN DIEGO	B	215	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-diego-city-09-21-2017.pdf
SAN DIEGO COUNTY	--	110	-	-
SAN DIMAS	D	2	2016	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-dimas-07-18-2018.pdf
SAN FERNANDO	D	96	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/San-Fernando-City-09-12-2017.pdf
SAN FRANCISCO	A-	364	2019	https://commissions.sfplanning.org/cpcpackets/2019-011895PCA.pdf
SAN GABRIEL	C+	30	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/San-Gabriel-09-13-2018.pdf
SAN JACINTO	--	1	-	-
SAN JOAQUIN	--	0	-	-
SAN JOAQUIN COUNTY	--	59	-	-
SAN JOSE	B	247	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/San-Jose-11-15-2016a.pdf
SAN JUAN BAUTISTA	--	0	-	-
SAN JUAN CAPISTRANO	--	2	-	-
SAN LEANDRO	C+	4	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/San-Leandro-06-11-2018.pdf
SAN LUIS OBISPO	B	54	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-luis-obispo-04-17-2018.pdf
SAN LUIS OBISPO CO.	--	28	-	-
SAN MARCOS	--	4	-	-
SAN MARINO	C-	5	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-marino-03-14-2019.pdf
SAN MATEO	C	37	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-mateo-city-11-14-2017.pdf
SAN MATEO COUNTY	B	37	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-mateo-county-07-03-2018.pdf
SAN PABLO	C-	5	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/San-Pablo-07-10-2017.pdf
SAN RAFAEL	--	76	-	-
SAN RAMON	B	11	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/san-ramon-04-25-2018.pdf
SAND CITY	C+	1	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/sand-city-03-08-2018.pdf

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SANGER	--	0	-	-
SANTA ANA	C+	42	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/santa-ana-07-01-2019.pdf
SANTA BARBARA	B-	186	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/santa-barbara-05-17-2018.pdf
SANTA BARBARA COUNTY	B-	95	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Santa-Barbara-County-10-12-2018.pdf
SANTA CLARA	--	76	-	-
SANTA CLARA COUNTY	C-	25	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Santa-Clara-County-07-21-2017.pdf
SANTA CLARITA	--	50	-	-
SANTA CRUZ	D	39	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/santa-cruz-ord-5264-04-24-2018.pdf
SANTA CRUZ COUNTY	C	86	2018	http://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/accessory-dwelling-units-adus/-loadingmode-EditContent/-fsiteid-1?navid=3916
SANTA FE SPRINGS	C+	5	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Santa-Fe-Springs-04-14-2017.pdf
SANTA MARIA	--	30	-	-
SANTA MONICA	--	21	-	-
SANTA PAULA	--	0	-	-
SANTA ROSA	B	89	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Santa-Rosa-updated-01-30-2019.pdf
SANTEE	C+	1	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Santee-03-17-2017.pdf
SARATOGA	D	16	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/saratoga-07-16-2018.pdf
SAUSALITO	C+	7	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/sausalito-01-31-2018.pdf
SCOTTS VALLEY	--	3	-	-
SEAL BEACH	--	0	-	-
SEASIDE	--	2	-	-
SEBASTOPOL	A-	16	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/sebastopol-02-28-2018.pdf
SELMA	--	-	-	-
SHAFTER	--	-	-	-
SHASTA COUNTY	C-	20	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/shasta-county-11-16-2017.pdf
SHASTA LAKE	--	0	-	-
SIERRA COUNTY	--	-	-	-
SIERRA MADRE	C	6	2016	http://www.hcd.ca.gov/policy-research/docs/ordinances/Sierra-Madre-12-23-2016.pdf
SIGNAL HILL	--	4	-	-
SIMI VALLEY	C+	55	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/simi-valley-updated-06-13-2018.pdf
SISKIYOU COUNTY	--	-	-	-
SOLANA BEACH	D	5	2016	http://www.hcd.ca.gov/policy-research/docs/ordinances/Solana-Beach-12-20-2016.pdf
SOLANO COUNTY	F	17	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Solano-County-02-05-2019.pdf
SOLEDAD	--	0	-	-
SOLVANG	--	3	-	-
SONOMA	B-	7	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Sonoma-City-09-22-2017.pdf
SONOMA COUNTY	--	142	-	-
SONORA	--	0	-	-
SOUTH EL MONTE	--	6	-	-

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SOUTH GATE	C-	25	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/South-Gate-updated-04-03-2019.pdf
SOUTH LAKE TAHOE	--	0	-	-
SOUTH PASADENA	D	4	2016	http://www.hcd.ca.gov/policy-research/docs/ordinances/South-Pasadena-09-17-2018.pdf
SOUTH SAN FRANCISCO	B-	12	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/south-san-francisco-12-11-2017.pdf
STANISLAUS COUNTY	--	4	-	-
STANTON	--	12	-	-
STOCKTON	--	4	-	-
SUISUN CITY	--	1	-	-
SUNNYVALE	C+	58	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Sunnyvale2-12-6-2016.pdf
SUSANVILLE	--	-	-	-
SUTTER COUNTY	--	4	-	-
SUTTER CREEK	--	0	-	-
TAFT	--	0	-	-
TEHACHAPI	--	1	-	-
TEHAMA	--	0	-	-
TEHAMA COUNTY	--	0	-	-
TEMECULA	C	3	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Temecula-10-01-2018.pdf
TEMPLE CITY	C+	15	2019	http://www.hcd.ca.gov/policy-research/docs/ordinances/Temple-City-09-19-2017.pdf
THOUSAND OAKS	C-	20	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Thousand-Oaks-08-28-2017.pdf
TIBURON	C+	5	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Tiburon-02-06-2017.pdf
TORRANCE	C	3	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/torrance-05-16-2017.pdf
TRACY	--	7	-	-
TRINIDAD	--	-	-	-
TRINITY COUNTY	--	0	-	-
TRUCKEE	--	9	-	-
TULARE	--	0	-	-
TULARE COUNTY	--	1	-	-
TULELAKE	--	0	-	-
TUOLUMNE COUNTY	--	0	-	-
TURLOCK	--	6	-	-
TUSTIN	D	-	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Tustin-04-18-2017.pdf
TWENTYNINE PALMS	--	0	-	-
UKIAH	C+	8	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/ukiah-08-22-2017.pdf
UNION CITY	--	9	-	-
UPLAND	--	0	-	-
VACAVILLE	C	9	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/vacaville-02-09-18.pdf
VALLEJO	B	38	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/vallejo-10-19-2018.pdf
VENTURA COUNTY	B-	63	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/ventura-county-updated-04-16-2018.pdf

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VERNON	--	0	-	-
VICTORVILLE	--	3	-	-
VILLA PARK	C-	3	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/villa-park-06-14-2018.pdf
VISALIA	--	2	-	-
VISTA	C-	0	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/vista-11-06-2017.pdf
WALNUT	--	19	-	-
WALNUT CREEK	C+	-	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/walnut-creek-11-14-2017.pdf
WASCO	--	1	-	-
WATERFORD	--	0	-	-
WATSONVILLE	--	5	-	-
WEED	--	0	-	-
WEST COVINA	D	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/west-covina-07-12-2018.pdf
WEST HOLLYWOOD	B	12	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/west-hollywood-03-07-2018.pdf
WEST SACRAMENTO	--	0	-	-
WESTLAKE VILLAGE	--	0	-	-
WESTMINSTER	C+	98	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Westminster-09-10-2018.pdf
WESTMORLAND	--	0	-	-
WHEATLAND	--	-	-	-
WHITTIER	C-	25	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/whittier-04-02-2018.pdf
WILDOMAR	--	0	-	-
WILLIAMS	--	-	-	-
WILLITS	A-	1	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/Willits-10-17-2018.pdf
WILLOWS	--	0	-	-
WINDSOR	A-	9	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/windsor-01-10-2018.pdf
WINTERS	C	0	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/winters-03-08-2018.pdf
WOODLAKE	--	0	-	-
WOODLAND	--	1	-	-
WOODSIDE	B+	27	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/woodside-03-28-2017.pdf
YOLO COUNTY	--	3	-	-
YORBA LINDA	C-	17	2017	http://www.hcd.ca.gov/policy-research/docs/ordinances/Yorba-Linda-05-26-2017.pdf
YOUNTVILLE	B-	4	2018	http://www.hcd.ca.gov/policy-research/docs/ordinances/yountville-03-01-2018.pdf
YREKA	--	0	-	-
YUBA CITY	--	0	-	-
YUBA COUNTY	--	9	-	-
YUCAIPA	--	7	-	-
YUCCA VALLEY	--	0	-	-

Notes: Data for Number of ADUs Permitted in 2018 came from HCD's 2018 Annual Housing Element Progress Report. '-' indicates missing data.



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