

ADU Policy in Cities of Santa Clara County

City	Attached units: Do you have special requirements for ADUs that exceed state law? (looking to capture which city ordinances are exceeding the “concessions” in state law to support ADUs and the typ...	Detached units: Do you have special requirements for ADUs that exceed state law? (looking to capture which city ordinances are exceeding the “concessions” in state law to support ADUs and the typ...	Have you streamlined the approval process?	Are any of your ADUs deed restricted?	If ADUs are deed restricted, please explain.	Are any of the ADUs in your jurisdiction part of your City’s affordable housing inventory (or BMR Program)
San Jose			Yes	No		No
Los Altos			No	No		Yes
Monte Sereno		Setbacks;	Yes	Yes	Some of the older ones may be as that was previously required. No deed restriction is required now.	Yes
Los Altos Hills	None;	None;	Yes	No		Yes
City of Sunnyvale	parking;	parking;	Yes	Yes	We require deed restrictions that require the property owner to live in one of the units (house or ADU) in perpetuity.	No

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City of Milpitas			No	No		No
City of Saratoga	Parking requirement is waived and a 10% site coverage and floor area bonus is granted if ADU is deed restricted.;FAR;parking;	Parking requirement is waived and a 10% site coverage and floor area bonus is granted if ADU is deed restricted.;FAR;parking;	Yes	Yes	If the new accessory dwelling unit is deed restricted so that it may only be rented to below market rate households, the parking requirement is waived and a 10% site coverage and floor area bonus is granted.	No
City of Morgan Hill			Yes	No		Yes

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City of Mountain View			Yes	No		No
Town of Los Gatos	parking;	parking;	No	No		Yes
City of Gilroy			No	Yes	BMR units under City’s affordable housing program	Yes
Santa Clara	parking;	parking;	Yes	No		No
Cupertino			No	No		No

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City	If yes, how many?	Who administers these programs?	Have you implemented streamlined procedures for ADUs?	Are you currently providing any incentives (such as fee waivers) to encourage the development of ADUs?	Please explain incentives offered to encourage ADU development.	Does the city have future plans to incentivize the development of ADUs in your jurisdiction?
San Jose			Yes	No		No;
Los Altos	Approximately 40	Palo Alto Housing	No	No		No;
Monte Sereno	Typically all of them qualify. We survey the owners for rental cost information.	City Planner	Yes	No		No;
Los Altos Hills	About 50% of the ADUs constructed are considered BMR	A percentage of the ADUs that are built in the Town are considered affordable when constructed but there is no program to ensure they remain affordable	Yes	No		Yes;
City of Sunnyvale			Yes	No		No;

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City of Milpitas			Yes	No		
City of Saratoga			Yes	No		No;
City of Morgan Hill	60 permitted after 2009 (no records prior to 2009); 14 permits applied for in 2018	City of Morgan Hill	Yes	Yes	Reduced Impact Fees. Waiver of meter and water/sewer connection fees. Through the City's Residential Development Control System (RDCS), developers receive addition points for providing ADUs in their project. In the RDCS competition, more points increases a project's chances of receiving limited housing allotments.	

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City of Mountain View			Yes	Yes	City code was amended in 2017 to lower the Park Land Dedication Fee requirement for ADU's. Park Land dedication fee is charged for every new unit. See ADU Web Page for further details. <a href="https://www.mountainview.gov/depts/comdev/planning/activeprojects/companion_unit_regulations.asp">https://www.mountainview.gov/depts/comdev/planning/activeprojects/companion_unit_regulations.asp</a>	
Town of Los Gatos	7 as of 12/31/2017	Staff	No	Yes	The Town will pay the Planning Application fee if deed restriction for the unit is agreed to by the property owner.	
City of Gilroy		HouseKeys on behalf of the City	No	No		No;
Santa Clara			Yes	No		No;
Cupertino			Yes	No		No;

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City		If there are plans to incentivize, please explain.	If there is something we should know or something you would like to highlight. Please add it here. Please feel free to send relevant info or staff report links to <a href="mailto:andi@citiesassociation.org">andi@citiesassociation.org</a>	Please provide any link to ADU specific webpages or other resource material that would streamline research for the public.
San Jose				
Los Altos				
Monte Sereno			Given the generous allowance already, many new homes, remodels, are including ADU's in their plans.	<a href="http://www.montesereno.org/DocumentCenter/View/1429/Accessory-Dwelling-Unit-Requirements">http://www.montesereno.org/DocumentCenter/View/1429/Accessory-Dwelling-Unit-Requirements</a> <a href="http://www.montesereno.org/DocumentCenter/View/1429/Accessory-Dwelling-Unit-Requirements">http://www.montesereno.org/DocumentCenter/View/1429/Accessory-Dwelling-Unit-Requirements</a> <a href="https://library.municode.com/ca/monte_sereno/codes/code_of_ordinances?nodeId=MUCO_T10PLZO_CH10.06GEPR_10.06.140ACDWUNSTRE">https://library.municode.com/ca/monte_sereno/codes/code_of_ordinances?nodeId=MUCO_T10PLZO_CH10.06GEPR_10.06.140ACDWUNSTRE</a>
Los Altos Hills		Looking at potential fee reductions, floor area and development area exemptions, setback encroachment, reduced lot area requirements		<a href="http://www.losaltoshills.ca.gov/DocumentCenter/View/173/Secondary-Dwelling-Units-and-Accessory-Structures-PDF">http://www.losaltoshills.ca.gov/DocumentCenter/View/173/Secondary-Dwelling-Units-and-Accessory-Structures-PDF</a>
City of Sunnyvale				<a href="https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23584">https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23584</a>

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City of Milpitas				
City of Saratoga				<p>Saratoga Municipal Code  <a href="https://library.municode.com/ca/saratoga/codes/code_of_ordinances?nodeId=CH15ZORE_ART15-56ACDWUN">https://library.municode.com/ca/saratoga/codes/code_of_ordinances?nodeId=CH15ZORE_ART15-56ACDWUN</a></p>
City of Morgan Hill			<p>The City is exploring ways to partner with agencies such as the Housing Trust of Silicon Valley who provide free educational workshops and financial assistance to homeowners. Additionally the City is considering developing a Pilot ADU Program to assist homeowners considering building an ADU. The program would include: An ADU Plan Sets Book containing prototype concepts/plans designed by local and regional architects; and an ADU Manual containing a step-by-step guide to plan, design, and obtain permits for an ADU.</p>	



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City of Mountain View				<p>ADU Web Page:  <a href="https://www.mountainview.gov/depts/comdev/planning/activeprojects/companion_unit_regulations.asp">https://www.mountainview.gov/depts/comdev/planning/activeprojects/companion_unit_regulations.asp</a></p> <p>ADU Code Page:  <a href="https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTIVREZO_DIV10ACDWUN">https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTIVREZO_DIV10ACDWUN</a></p>
Town of Los Gatos			the Town has seen a significant increase in ADU applications. FY 15/16 - 6 applications, FY 16/17 - 4 applications, FY 17/18 - 29 applications	<a href="https://www.losgatosca.gov/2481/Accessory-Dwelling-Unit-Information">https://www.losgatosca.gov/2481/Accessory-Dwelling-Unit-Information</a>
City of Gilroy		There is nothing concrete with regard to incentives at this time.		
Santa Clara				<a href="http://santaclaraca.gov/government/departments/community-development/planning-division/zoning-code-update/accessory-unit-zoning-ordinance-update">http://santaclaraca.gov/government/departments/community-development/planning-division/zoning-code-update/accessory-unit-zoning-ordinance-update</a>
Cupertino			The City's Ordinance conforms to State Law.	<a href="https://www.cupertino.org/our-city/departments/community-development/planning/residential-development/accessory-dwelling-units">https://www.cupertino.org/our-city/departments/community-development/planning/residential-development/accessory-dwelling-units</a>