



SUBJECT: POLICIES FOR THE PROCESSING OF ACCESSORY DWELLING UNITS
AND JUNIOR ACCESSORY DWELLING UNITS

FROM: Gregg McClain, Planning Director 

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California Government Code Sections [66310 through 66342](#) provide the regulations and standards for ADUs and JADUs.

Pursuant to state law, the City will rescind and replace its current HMC Chapter 17.21 dealing with ADUs and JADUs. The rescission will occur in the first quarter of 2026, and the adoption of a new version that is compliant with current Government Code Sections 66310 through 66342 will be completed in the second quarter. In the meanwhile, Chapter 17.21 shall be considered void and the City will continue to follow the procedures and standards as outlined in the Government Code, except as follows:

- The City will continue to allow property owners to expand the existing footprint of the primary residence up to 1,200 square feet for the purpose of making an ADU of the expanded area. The addition may be built as an ADU rather than as an expansion of the primary residence followed immediately by an ADU conversion of the new addition. This is permissible only to the extent the primary residence addition is otherwise permissible pursuant to HMC Chapter 17.14.
- The City will allow property owners to expand the existing footprint of the primary residence up to 500 square feet for the purpose of making a JADU in the expanded area. This is permissible only to the extent the addition is otherwise permissible as a room addition pursuant to HMC Chapter 17.14. As with ADUs, this allows the JADU in one rather than two steps.
- ADU and JADU plan checks will all be expedited at no extra cost to the applicant.

Each of the above policies are effective immediately. Each will also be worked into the new ADU Chapter of the HMC when it is prepared in the second quarter of 2026. We will endeavor to find other meaningful opportunities to make ADU and JADU approvals quicker and smoother when the new ordinance is prepared.