

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 12, 2026

Christopher Hadwin, Planning Manager
Planning Department
City of Palm Springs
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

Dear Christopher Hadwin:

**RE: City of Palm Springs – Non-Compliant Accessory Dwelling Unit (ADU)
Ordinance – Notice of Potential Violation**

On October 8, 2025, the California Department of Housing and Community Development (HCD) issued a Letter of Technical Assistance to the City of Palm Springs regarding the City's outdated ADU ordinance. The City had 30 days to respond to that letter. Therefore, the City's response was due November 7, 2025. This letter serves to notify the City of its failure to respond to that letter within the 30-day timeframe.

In addition, this letter serves to notify the City that its failure to repeal or amend its outdated ADU ordinance may be a violation of State ADU Law.

Noncompliance

Since the issuance of the Letter of Technical Assistance, which was issued both via email and regular mail, HCD has made several attempts to follow up regarding a response by sending reminder emails seven days before the due date, the day the response was due, on November 14, 2025, and again on December 4, 2025. The City has not responded to any of HCD's communications.

Given how outdated the City's current ordinance on file is, and the number of bills amending the State ADU Law that have been signed into law since the City adopted its ordinance, the City's ordinance is likely noncompliant with State ADU Law.

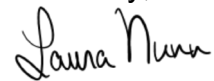
Conclusion

As a reminder, HCD has enforcement authority over Government Code sections 66313 - 66342.¹ Accordingly, HCD may review local government actions and inactions to determine consistency with State ADU Law. If the City does not either (1) respond with a description of how the ADU ordinance continues to comply with State ADU Law despite the changes to the law, or (2) provide a plan and timeline to either repeal the current ordinance or adopt an amended, compliant ordinance and submit it to HCD for review, HCD may notify the Attorney General that the City is in violation of State ADU Law.²

HCD requests a written response to this Notice of Potential Violation within 30 days. Please include a plan of action and timeline no later than Date to bring the City's ordinance into compliance with State ADU Law.

If you have questions or need additional information, please contact Jamie Candelaria, at Jamie.candelaria@hcd.ca.gov.

Sincerely,



Laura Nunn
Branch Chief
Housing Accountability Unit

cc: Scott Stiles, City Manager

¹ Gov. Code, § 65585, subd. (j)(15).

² Gov. Code, § 65585, subd. (j).