

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

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July 1, 2026

John King, Planning Director
Paramount Planning and Building Department
16400 Colorado Ave,
Paramount, CA 90723

Dear John King:

**RE: Review of Paramount's Accessory Dwelling Unit (ADU) Ordinance under
State ADU Law (Gov. Code, §§ 66310–66342)**

Thank you for submitting the City of Paramount (City) ADU Ordinance No. 1191 (Ordinance), adopted January 14, 2025, to the California Department of Housing and Community Development (HCD). The Ordinance was received on January 25, 2025. HCD has reviewed the Ordinance and submits these written findings pursuant to Government Code section 66326, subdivision (a). HCD finds that the Ordinance fails to comply with State ADU Laws in the manner noted below. Pursuant to Government Code section 66326, subdivision (b)(1), the City has up to 30 days to respond to these findings. Accordingly, the City must provide a written response to these findings no later than July 31, 2026, with a plan to either amend the current ordinance or adopt a resolution with findings.¹ Responses should be submitted formally on agency letterhead.

The Ordinance addresses many statutory requirements; however, HCD finds that the Ordinance does not comply with State ADU Law as follows:

1. Please note, recent legislation amended State ADU Law. Language relevant to these changes should be incorporated into the Ordinance as it is updated. The bills referenced below are relevant to State ADU Law:
 - Assembly Bill (AB) 130 (Chapter 22, Statutes of 2025)—Effective June 30, 2025
 - AB 462 (Chapter 491, Statutes of 2025)—Effective October 10, 2025
 - AB 1154 (Chapter 507, Statutes of 2025)—Effective January 1, 2026
 - Senate Bill (SB) 9 (Chapter 510, Statutes of 2025)—Effective January 1, 2026
 - SB 543 (Chapter 520, Statutes of 2025)—Effective January 1, 2026

¹ Gov. Code, § 66326, subd. (b)(2)(B).

2. Section 17.104.010 – *Statutory Numbering* – The Ordinance contains references to code sections that were deleted by SB 477 (Chapter 7, Statutes of 2024), effective March 25, 2024. These include Government Code sections 65852.2 and 65852.22. The contents of these sections were relocated to Government Code, Title 7, Division 1, Chapter 13, sections 66310–66342. The City must amend the Ordinance to refer to the correct Government Code sections.
3. Section 17.104.020 A. – *Accessory Use and Residential Growth* – The Ordinance states an ADU that conforms to all standards in the Ordinance is “[d]eemed consistent with the Paramount General Plan and zoning designation for the lot on which the ADU or [junior accessory dwelling unit] JADU is located.” However, Government Code section 66319 also establishes that ADUs “shall be deemed to be an accessory use or an accessory building,” and “shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.” Therefore, the City must amend the Ordinance to include these provisions.
4. Section 17.104.070 – *Architectural Design* – The Ordinance states, “The architectural design, exterior materials, and color of an ADU shall match the architectural design; exterior materials, including window style and materials; roof slopes; and color of the existing or proposed dwelling on the same lot in accordance with adopted residential Objective Design Standards.” However, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323.² Therefore, the City must amend the Ordinance to clarify that this provision only applies to ADUs developed pursuant to Government Code section 66314.
5. Section 17.104.090 A. – *ADU Configuration* – The Ordinance states, “An ADU may be attached to the existing dwelling, located within the living area of the existing dwelling, or detached from the existing dwelling unit so long that it is located on the same lot as the existing dwelling.” However, Government Code section 66314, subdivision (d)(3) states an ADU shall be “either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.” The Ordinance omits the authorization to construct ADUs by converting non-livable space of the primary dwelling, such as attached garages, or detached accessory structures. Therefore, the City must amend the Ordinance to include these statutorily allowed ADU types.
6. Section 17.104.090 B. and C. – *External Entrances* – The Ordinance states, “An attached ADU may have a separate entrance which may be facing the front, side,

² Gov. Code, § 66323, subd. (b).

or rear yards.” However, all attached ADUs and all JADUs are required by State ADU Law to provide a separate exterior entrance from the primary dwelling.³ Therefore, the City must amend the Ordinance to include this as a mandatory requirement of State ADU Law.

7. Section 17.104.120 A.1. – *Detached ADU Height Limits* – The Ordinance states, “An ADU shall not exceed a building height limit of 18 feet for: Detached ADUs on a lot with an existing or proposed multifamily, multistory dwelling with a roof slope less than 3 units of vertical rise to 12 units of horizontal run (also expressed as slope less than 3:12).” The Ordinance includes roof slope requirements. However, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323. In addition, Government Code section 66321, subdivision (b)(4)(B) allows a detached ADU “within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code...an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit,” for a potential maximum of 20 feet for qualifying detached ADUs. Therefore, the City must amend the Ordinance to clarify that the roof slope requirements only apply to ADUs developed pursuant to Government Code section 66314, and provide for the additional two feet in height to align with the roof pitch of the primary dwelling unit, as authorized by State ADU Law.
8. Section 17.104.130 – *Minimum Structure Separation* – The Ordinance states, “A minimum six-foot separation must be maintained between any detached ADU and the existing single-family dwelling or any accessory structure on the same lot.” However, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323.⁴ A minimum distance requirement is not authorized by State ADU Law. Therefore, the City must amend the Ordinance to remove the minimum separation requirement. For units constructed pursuant to Government Code section 66314, the City is authorized to impose local building code requirements that apply to detached dwellings, except that the construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code.⁵ If the six-foot separation is codified in the local building code, the City is permitted to impose it only on ADUs constructed pursuant to Government Code 66314. If it is not codified, the City is precluded from imposing this separation requirement entirely.

³ Gov. Code, §§ 66313, subd. (a); 66333, subd. (e)(1).

⁴ Gov. Code, § 66323, subd. (b).

⁵ Gov. Code, § 66314, subd. (d)(8).

9. Section 17.104.140 D.2. – *Vision Clearance* – The Ordinance states, “The development of ADUs in the front setback must provide for the maintenance of a safety vision clearance on each side of a driveway, as specified.” However, State ADU Law precludes an ADU Ordinance from establishing “[a]ny requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks.”⁶ In addition, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323, paragraphs (1) through (4), inclusive, of subdivision (a).⁷ A vision clearance requirement is not authorized by State ADU Law. Therefore, the City must amend the Ordinance to remove the vision clearance requirement for any and all ADUs created pursuant to Government Code section 66323 and specify that such requirement shall not prevent an ADU of up to 800 square feet with four-foot side and rear yard setbacks.
10. Section 17.104.140 D.3. – *Windows on ADUs Near Front Property Lines* – The Ordinance states, “Windows on ADUs within 10 feet of the front property line must be tempered triple-pane glass windows with a Sound Transmission Class rating of 29 or more to reduce the penetration of street noise into the interior of the ADU.” However, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323.⁸ Therefore, the City must amend the Ordinance to clarify that tempered triple-pane glass windows are not required for ADUs created under Government Code section 66323.
11. Section 17.104.220 A. and C. – *Number and Type of ADUs Allowed with Proposed or Existing Single-family Dwellings* – The Ordinance states, “The Planning Department shall ministerially approve, with objective standard review, as provided, an application for a building permit within a residential or mixed-use zone to approve” a conversion ADU or JADU “within the proposed space of a legally permitted single-family dwelling or existing space of a single-family dwelling or accessory structure” and “[o]ne detached, new construction ADU that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described in Section 17.104.210 above. The City may impose...A total floor area of not more than 800 square feet...[and] A height limitation as provided in this Chapter.” This

⁶ Gov. Code, §66321, subd. (b)(3).

⁷ Gov. Code, § 66323, subd. (b).

⁸ Gov. Code, § 66323, subd. (b).

section misinterprets Government Code section 66323, subdivisions (a)(1) and (2). The Ordinance fails to fully and accurately provide for what is allowed by State ADU Law. First, Government Code section 66314 authorizes the creation of one detached, attached, or conversion ADU that is subject to the objective standards in a local ADU ordinance. The standards in Government Code section 66314 are strictly limited to regulating objective standards. Nothing in Government Code section 66314 permits a local jurisdiction to prohibit an ADU authorized under that section from being constructed in combination with the ADUs permitted under Government Code section 66323. Second, Government Code section 66323, subdivision (a)(1) provides for the creation of one JADU and one conversion ADU created within the space of an existing or proposed single-family dwelling, or in the case of an ADU, within the existing space of an accessory structure. In addition, Government Code section 66323, subdivision (a)(2) provides for the creation of one new construction detached ADU. SB 543 (Chapter 520, Statutes of 2025) amended State ADU Law, effective January 1, 2026, to expressly confirm the ability to combine the ADUs described in Government Code section 66323, subdivisions (a)(1) and (2). Therefore, the City must amend the Ordinance to allow on a lot with an existing or proposed single-family dwelling, the ADU and JADU combinations permitted under Government Code sections 66314 and 66323, subdivisions (a)(1) and (2).

12. Section 17.104.220 D., E., and F. – *Number and Type of ADUs Allowed with Proposed or Existing Multifamily Dwellings* – The Ordinance states, “The Planning Department shall ministerially approve, with objective standard review, as provided, an application for a building permit within a residential or mixed-use zone to approve” at least one conversion ADU, or up to 25 percent of the existing dwelling units “within the portions of existing multifamily dwelling structures that are not used as livable space” and “[n]ot more than two ADUs that are located on a lot that has a proposed multifamily dwelling, but are detached from that multifamily dwelling” or “[n]ot more than eight ADUs that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling,” as specified. However, while this describes the conversion ADUs allowed by Government Code section 66323, subdivision (a)(3) and the detached ADUs allowed by subdivision (a)(4), the Ordinance omits the statutory ability to combine ADUs created pursuant to Government Code section 66323, subdivision (a)(3) with ADUs created pursuant to Government Code section 66323, subdivision (a)(4). SB 543 (Chapter 520, Statutes of 2025) amended State ADU Law, effective January 1, 2026, to expressly confirm the ability to combine the ADUs described in Government Code section 66323, subdivisions (a)(3) and (4). In addition, a property owner may also create one ADU as allowed by a local ADU Ordinance adopted pursuant to Government Code section 66314. Government Code section 66314 specifically limits a local agency to objective standards.⁹ Nothing in Government Code section 66314 permits a local jurisdiction to prohibit an ADU authorized under that section from being constructed in combination with

⁹ Gov. Code, § 66314, subd. (b)(1).

the ADUs permitted under Government Code section 66323. Therefore, the City must amend these unlawful provisions of the Ordinance to allow, on a lot with an existing or proposed multifamily dwelling, the ADU combinations permitted under Government Code sections 66314 and 66323, subdivisions (a)(3) and (4).

13. Section 17.104.230 A. – *Permitting Existing Unpermitted Units* – The Ordinance states, “An application for an unpermitted ADU that was constructed before January 1, 2018 shall not be denied due to violations of building standards in Title 15 of the Paramount Municipal Code, or if the unpermitted ADU does not comply with Chapter 17.104 of the Paramount Municipal Code, unless it is found that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure pursuant to Section 17920.3 of the California Health and Safety Code.” However, AB 2533 (Chapter 834, Statutes of 2024) amended the corresponding section in State ADU Law, to apply to ADUs created prior to January 1, 2020. Therefore, the City must update the Ordinance so that it reflects the codified date of January 1, 2020.

The City has two options in response to this letter.¹⁰ The City can either 1) amend the Ordinance to comply with State ADU Law¹¹ or 2) adopt the Ordinance without changes and include findings in its resolution accompanying the Ordinance that explain the reasons the City believes that the Ordinance complies with State ADU Law despite HCD’s findings.¹² If the City fails to take either course of action, or if HCD finds that the newly adopted Ordinance remains out of compliance with State ADU Law despite the City’s findings and explanations, HCD must notify the City and may notify the California Office of the Attorney General that the City is in violation of State ADU Law.¹³

HCD appreciates the City’s efforts in the preparation and adoption of the Ordinance and welcomes the opportunity to assist the City in fully complying with State ADU Law. Please feel free to contact Auzzie Sheard at Auzzie.Sheard@hcd.ca.gov if you have any questions or wish to discuss any of HCD’s findings.

Sincerely,



Jamie Candelaria
Section Chief, ADU Policy
Housing Accountability Unit

¹⁰ Gov. Code, § 66326, subd. (c)(1).

¹¹ Gov. Code, § 66326, subd. (b)(2)(A).

¹² Gov. Code, § 66326, subd. (b)(2)(B).

¹³ Gov. Code, § 66326, subd. (c)(1).