

Martinez, Ruben

Subject: FW: City Council vote on ADUs

-----Original Message-----

From: Sonali Kolhatkar [mailto:sonali@sonaliandjim.net]

Sent: Monday, December 11, 2017 8:42 AM

To: Tornek, Terry <ttornek@cityofpasadena.net>; Hampton, Tyron <THampton@cityofpasadena.net>; Morales, Margo <mlmorales@cityofpasadena.net>; Kennedy, John <JohnJKennedy@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Gordo, Victor <vgordo@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; andy@wilsonforcitycouncil.com

Subject: City Council vote on ADUs

Dear Mayor Tornek and City Council members,

I have been a home owner in North Pasadena for 19 years and while my lot size is a generous 9,000 square feet I have not been able to build a small house in the back of my property for my parents until California changed its law last year, and that is only because I have a car-port that I am able to convert.

I hope the City Council tonight votes to make Accessory Dwelling Units-accessible to all Pasadenans, especially those like myself who want to keep our family together. It is prohibitively too expensive to buy a new home in Pasadena right now unless you are very wealthy. The only way my parents can live out their golden years with their kids and grandkids is because California changed it's law. But Pasadena is behind other cities.

Please allow ADUs on all lot sizes, allow people to build generous-sized living spaces, over their garages if need be, and please also lower the current building fees. We have a housing crisis in Southern California and Pasadena should be ahead of the curve, not behind it.

Right now I have to travel a long distance to see my parents, which increases traffic, pollution, and lowers our family's quality of life. Once my parents are living with me all that will end. Families should be able to live together. I hope you vote to make ADUs practical and accessible in Pasadena tonight.

Thank you very much,

Sonali Kolhatkar
1841 Santa Rosa Avenue
Pasadena CA 91104

Jomsky, Mark

Subject: FW: City Council vote on ADUs

From: Sonali Kolhatkar [mailto:sonali@sonaliandjim.net]
Sent: Monday, December 11, 2017 8:42 AM
To: Tornek, Terry <ttornek@cityofpasadena.net>; Hampton, Tyron <THampton@cityofpasadena.net>; Morales, Margo <mlmorales@cityofpasadena.net>; Kennedy, John <JohnJKennedy@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Gordo, Victor <vgordo@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; andy@wilsonforcitycouncil.com
Subject: City Council vote on ADUs

Dear Mayor Tornek and City Council members,

I have been a home owner in North Pasadena for 19 years and while my lot size is a generous 9,000 square feet I have not been able to build a small house in the back of my property for my parents until California changed its law last year, and that is only because I have a car-port that I am able to convert.

I hope the City Council tonight votes to make Accessory Dwelling Units accessible to all Pasadenans, especially those like myself who want to keep our family together. It is prohibitively too expensive to buy a new home in Pasadena right now unless you are very wealthy. The only way my parents can live out their golden years with their kids and grandkids is because California changed it's law. But Pasadena is behind other cities.

Please allow ADUs on all lot sizes, allow people to build generous-sized living spaces, over their garages if need be, and please also lower the current building fees. We have a housing crisis in Southern California and Pasadena should be ahead of the curve, not behind it.

Right now I have to travel a long distance to see my parents, which increases traffic, pollution, and lowers our family's quality of life. Once my parents are living with me all that will end. Families should be able to live together. I hope you vote to make ADUs practical and accessible in Pasadena tonight.

Thank you very much,

Sonali Kolhatkar
1841 Santa Rosa Avenue
Pasadena CA 91104

Jomsky, Mark

From: Georgia Daniels <georgiadanielsjd@gmail.com>
Sent: Friday, December 08, 2017 9:06 PM
To: Jomsky, Mark
Subject: LETTER to the PASADENA CITY COUNCIL IN SUPPORT OF ACCESSORY DWELLING UNITS

TO THE PASADENA CITY COUNCIL,

c/o MARK JOMSKY, CITY CLERK

FOR Monday, December 11, 2017

Tonight, I wish I could be at the meeting to support the measure to allow Accessory Dwelling Units (ADU's). Unfortunately, I have a schedule conflict, so I hope that you will accept this in lieu of live testimony.

As residents of this city, we have so much going for us, but it is prohibitively expensive to live here for people of ordinary means. The housing that has been built recently tends to cater to upper-income residents who desire luxury units. Many more people would like to live in Pasadena if reasonably priced housing were available.

The housing shortage has been decades in the making and you have the opportunity tonight to reverse the trend by voting to permit accessory dwelling units on all single-family lots, including lots in historic or landmark areas. The ordinance should permit ADU's that have these features:

There should be no minimum lot size, all lots should be available.

The maximum size of an ADU should be 50% of the primary dwelling, but not to exceed

1200 square feet.

The maximum height permitted for garages with ADU's built above them should be 25'.

In addition, the building fees for ADU's should be 50% of the fee for a conventional single-family residence.

Respectfully submitted,

Georgia Daniels

Georgia Daniels

355 S Los Robles Ave #345

Pasadena, CA 91101

Iraheta, Alba

Subject: FW: Letter and Presentation regarding Item #19
Attachments: GPAHG ADU Case Study Comparison.pdf; ADU Comparative Study Presentation sm.pdf

From: Philip Burns [<mailto:philipburns77@gmail.com>]
Sent: Monday, December 11, 2017 8:26 AM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Cc: Jill Shook <Jill@makinghousinghappen.com>
Subject: Letter and Presentation regarding Item #19

Dear Mark:

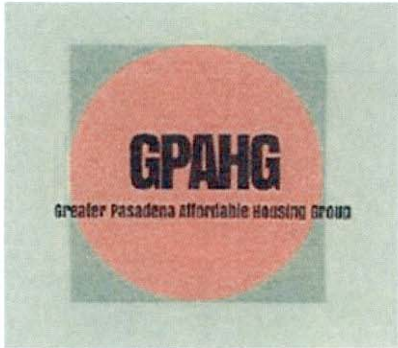
Please distribute the attached letter to the Council regarding item #19 on the agenda today.

I have also prepared a presentation in PDF format for my 2- to 3-minute speaking time. It would be of great use to me to place this presentation up on the screens while I am speaking. Since I am speaking about neighborhood character, visual depictions are of the utmost importance. Please confirm with me that you can place the PDF on the computer that controls the screens. I can indicate to the person running the computer when to change slides.

Thank you, Mark. I look forward to hearing from you today.

Cordially,

--
Philip Burns
philipburns77@gmail.com
(323)382-2402



Date: December 11, 2017
From: Philip Burns, Greater Pasadena Affordable Housing Group
To: Pasadena City Council
Subject: Comparative Study of Impacts of Existing ADUs in Pasadena - REVISED -

Executive Summary

Dear Councilmembers:

As the City is reconsidering its 2003 law which severely limited the ability of single-family homeowners to develop Accessory Dwelling Units (ADUs) on their properties, Councilmembers must consider the issue from a number of perspectives, among them care for the elderly, availability of housing, and social equity. Representatives of neighborhood groups have also rightly claimed that the effect of Accessory Dwelling Units on neighborhood character is also a consideration. With that in mind, the Greater Pasadena Affordable Housing Group (GPAHG) set out to examine the potential impacts of ADUs on neighborhood character.

This study compared three pairs of similar, adjacent neighborhoods in the City of Pasadena which differed in the number of Accessory Dwelling Units in them. GPAHG evaluated the impact of these ADUs on neighborhood character, property values, traffic and parking and found no significant impacts. **Therefore, we conclude that the effect of future ADUs on single-family neighborhoods in Pasadena will likely be minimal.** Given the urgent need to create lower-cost and lifecycle housing in the City, encouraging ADU construction would seem to be a good policy in the furtherance of the City's goals.

Background

The City of Pasadena already has approximately 740 legal non-conforming* Accessory Dwelling Units. Thus we are able to estimate the future impacts of ADUs on neighborhood character by comparing neighborhoods which currently have few ADUs to those which have many. Seeking to find pairs of very comparable neighborhoods or streets only differentiated by the presence of ADUs on their street, we settled on the neighborhoods shown in Figures 4, 5, and 6. The two neighborhoods in Figure 4 are located immediately adjacent to each other and are within the same boundary streets of Hill, Washington, Allen

* Non-conforming under the 2003 law; some of these units may now be legal per the 2017 law. Some of these units may also be non-conforming duplexes rather than ADUs.

Study Areas

	Wesley Avenue High-ADU Neighborhood		Dominion Avenue Low-ADU Neighborhood	
Primary Dwelling Units	236	83%	133	98%
Accessory Dwelling Units	50	17%	3	2%
Total Housing Units	286		136	

Figure 1. Number of Housing Units in the District 2 Study Area.

	Marengo Avenue High-ADU Street		Garfield Avenue Low-ADU Street	
Primary Dwelling Units	86	83%	87	98%
Accessory Dwelling Units	10	17%	3	2%
Total Housing Units	96		90	

Figure 2. Number of Housing Units in the District 1 Study Area.

	El Molino Avenue High-ADU Street		Madison Avenue Low-ADU Street	
Primary Dwelling Units	51	78%	60	98%
Accessory Dwelling Units	11	22%	1	2%
Total Housing Units	62		61	

Figure 3. Number of Housing Units in the District 7 Study Area.

and Mountain, in Council District 2. Both are zoned RS-6, neither is a Landmark District, and each has 7,500 square foot lots. The two streets in Figure 5 are located adjacent to each other in District 1, in the northwestern part of Pasadena between Howard Street to the south and the City of Pasadena Boundary to the north. The two streets in Figure 6 are located adjacent to each other in District 7, in the southern part of Pasadena, within the boundary streets of California Boulevard and Alpine Street.

Figures 1, 2 and 3 show the number of single-family homes and ADUs in each study area.

Figure 4
 Study Areas for ADU
 Neighborhoods Comparison



 Study Areas

 Intersection for Traffic Counts

 Block for Parking Counts

**District 2
 Study Area**

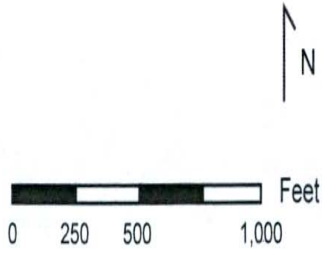




Figure 5

Study Areas for ADU Neighborhoods Comparison

District 1 Study Area

- - - - City of Pasadena Boundary
- Block for Parking Counts
- Study Areas



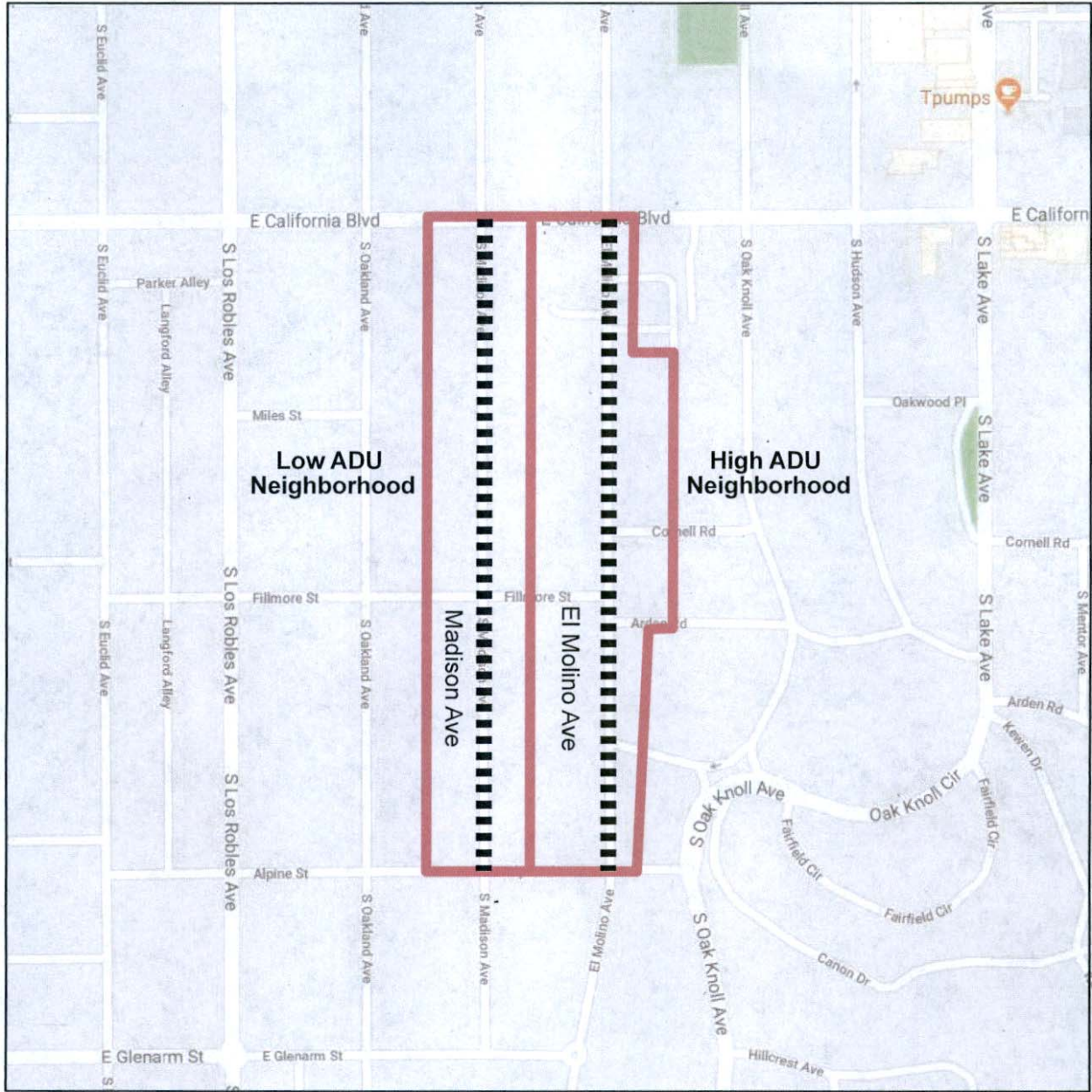


Figure 6

Study Areas for ADU Neighborhoods Comparison

District 7 Study Area

-
- Study Areas
-
- Block for Parking Counts



District 2 Study Area



Figure 7. High ADU Neighborhood. Wesley Avenue between Asbury and Whitefield.



Figure 8. Low ADU Neighborhood. Dominion Avenue between Washington and Asbury.

We compared these two neighborhoods in terms of the following characteristics:

- Neighborhood Character/Visual Impact
- Property Values
- Traffic
- Parking

District 1 Study Area



Figure 9. High ADU Street. Marengo Avenue at the intersection with Tremont Street.



Figure 10. Low ADU Street. Garfield Avenue between Dearborn Street and Highland Street.

We compared these two streets in terms of the following characteristics:

- Neighborhood Character/Visual Impact
- Property Values
- Parking

District 7 Study Area



Figure 11. High ADU Street. El Molino Avenue between Cornell Road and California Boulevard.



Figure 12. Low ADU Street. Madison Avenue between Fillmore Street and California Boulevard.

We compared these two streets in terms of the following characteristics:

- Neighborhood Character/Visual Impact
- Property Values
- Parking

Neighborhood Character/Visual Impact

As Figures 7 - 12 show, from a casual drive down the street, the presence of ADUs is not noticeable. Setbacks, building heights and building modulation are unaffected by the presence of ADUs. Any differences in character are due to architectural styles, tree canopy and other issues unrelated to the ADUs.

Figures 13 - 18 show closer views of houses on Wesley and Dominion Avenues, Marengo and Garfield Avenues, and El Molino and Madison Avenues viewed at an oblique angle. Again, the ADUs are not visible and do not play a role in the visual character of the neighborhoods.



Figure 13. Close-up of Dominion Avenue. There are no ADUs on the lots visible in this image.



Figure 14. Close-up of Wesley Avenue. There are two ADUs on the lots visible in this image.



Figure 15. Close-up of Garfield Avenue. There are no ADUs on the lots visible in this image.



Figure 16. Close-up of Marengo Avenue. There are two ADUs on the lots visible in this image.



Figure 17. Close-up of Madison Avenue. There are no ADUs on the lots visible in this image.



Figure 18. Close-up of El Molino Avenue. There are two ADUs on the lots visible in this image.

District 2 Study Area



Figure 19. District 2 Study Area ADU Examples.

Figure 19 shows ADUs located in the study areas, or immediately adjacent in Bungalow Heaven. ADUs are generally hard to spot; however, with a direct view down the driveway, most ADUs are visible from the public right-of-way. (3) and (6) are exceptions, where the ADUs are screened by a fence. (3), a property within the Bungalow Heaven National Historic Register District, is an example of a historically sensitive screening of an ADU. (1) is an example of a carriage house, or above-garage ADU. The images show a variety of architectural styles and varying levels of attractiveness, largely depending upon the architectural distinction of the main house and the level of upkeep of the property over time.

District 1 Study Area

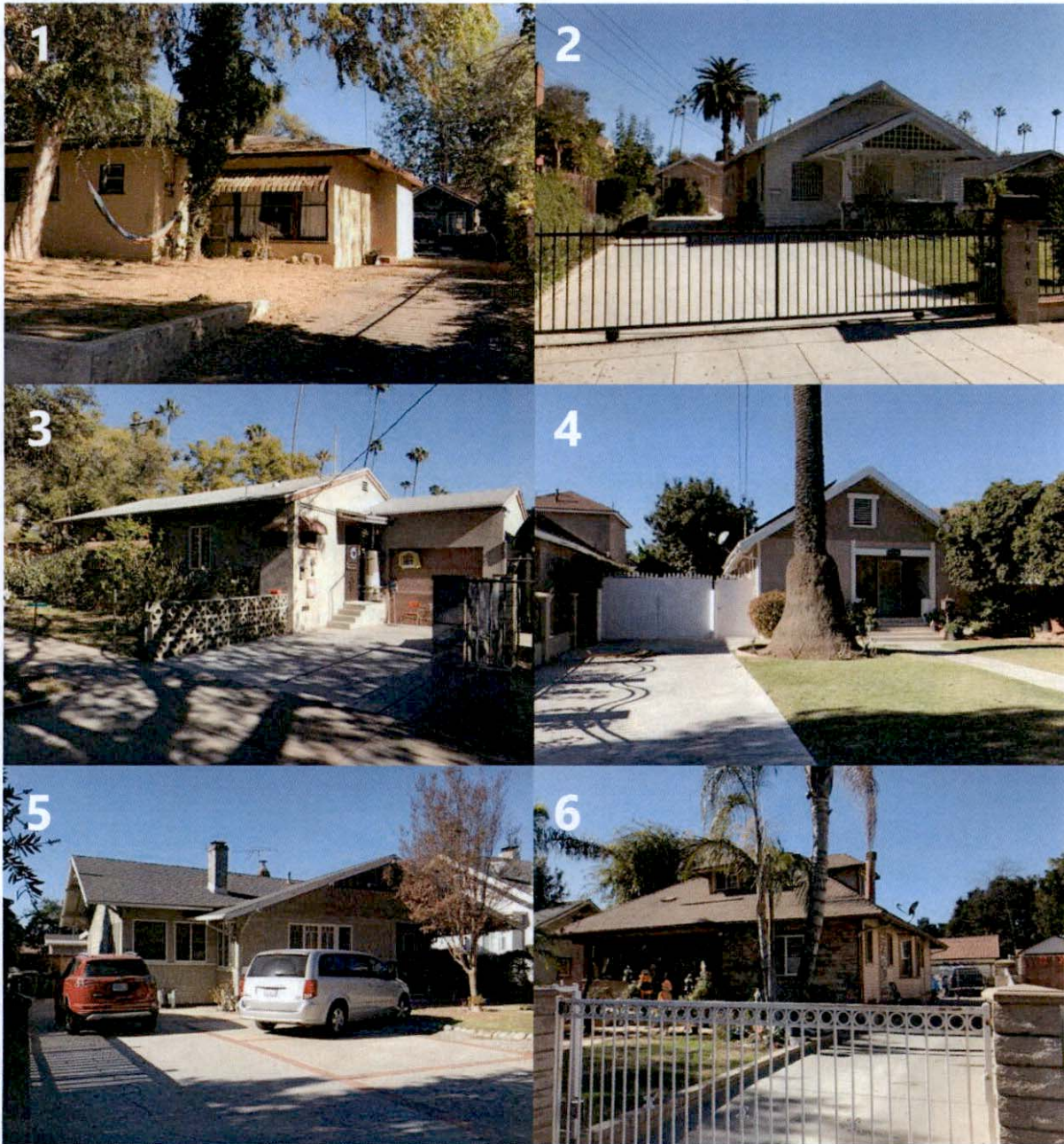


Figure 20. District 1 Study Area ADU Examples.

Figure 20 shows ADUs located in the study area, along Marengo and Garfield Avenues. ADUs are generally hard to spot; however, with a direct view down the driveway, some ADUs are visible from the public right-of-way. In (3), an attached garage was converted into an ADU. In (4) the side and back yards are screened off, hiding the ADU completely. The images show a variety of architectural styles and varying levels of attractiveness, largely depending upon the architectural distinction of the main house and the level of upkeep of the property over time.

District 7 Study Area



Figure 21. Study Area ADU Examples.

Figure 21 shows ADUs located in the study areas, along El Molino and Madison Avenues. ADUs are generally hard to spot even looking down the driveway; as most are either screened off by trees or located directly behind the main home. (1) and (3) are some exceptions, where (1), has a gate screening off the ADU making it less visible, and (3) where the ADU is a two-story structure and can clearly be seen from the street but is slightly screened off by foliage. The images show a variety of architectural styles and varying levels of attractiveness, largely depending upon the architectural distinction of the main house and the level of upkeep of the property over time.

Property Values

GPAHG compared recent property sales between the three areas in order to determine whether there might be an effect of ADUs on property values of adjacent single-family homes. It is easy to surmise that ADUs increase the property values of the properties on which the ADU is located; the additional living space and income potential of the ADU clearly increase the overall property's worth. However, some residents may fear that ADUs decrease the overall desirability of the neighborhood, as reflected in property values of adjacent single-family homes with no ADUs.

	Wesley Avenue High-ADU Neighborhood		Dominion Avenue Low-ADU Neighborhood	
	Total	Per SF	Total	Per SF
Recent Average Sales Price	\$705,250	\$442	\$657,500	\$454
Percent Difference compared to Low-ADU Nhood.	+7.2%	-2.6%		
Number of Sales	24		8	

Figure 22. Home Sale Value Comparison - District 2 Study Area. Comparison of sales prices of homes with no ADUs within the past three years.

	Marengo Avenue High-ADU Street		Garfield Avenue Low-ADU Street	
	Total	Per SF	Total	Per SF
Recent Average Sales Price	\$583,000	\$481	\$554,900	\$473
Percent Difference compared to Low-ADU Nhood.	+5.1%	+1.7%		
Number of Sales	5		5	

Figure 23. Home Sale Value Comparison - District 1 Study Area. Comparison of sales prices of homes with no ADUs within the past three years.

	El Molino Avenue High-ADU Street		Madison Avenue Low-ADU Street	
	Total	Per SF	Total	Per SF
Recent Average Sales Price	\$2,363,322	\$760	\$2,257,125	\$680
Percent Difference compared to Low-ADU Nhood.	+4.7%	+11.7%		
Number of Sales	5		4	

Figure 24. Home Sale Value Comparison - District 7 Study Area. Comparison of sales prices of homes with no ADUs within the past three years.

Figures 22 - 24 demonstrate that there is no major difference between the streets in the value that buyers assign to them. Actually, the recent average sales prices are higher in the areas with ADUs than those without them.

Thus it would be very difficult to conclude that ADUs have a generalized negative effect on neighborhood sales prices. Prospective buyers appear to value the neighborhood character of areas with ADUs similarly to areas without them.

Traffic

GPAHG went to the District 2 Study Area and conducted simultaneous traffic counts at Asbury and Wesley (high-ADU neighborhood) and Asbury and Dominion (low-ADU neighborhood). These traffic counts took place on Monday, May 22, from 5:50 to 6:50 pm, and Wednesday, May 24, from 7:45 to 8:45 am. The results of the traffic study are presented in Figure 25. The Eastbound Through and Westbound Through movements are omitted because they correspond to through traffic, not traffic related to the comparison streets of Wesley and Dominion Avenues.

Traffic levels on the two streets are very low, with less than 60 cars per hour (one car per minute) making a movement onto or off of Wesley or Dominion Avenues. This compares to a local roadway capacity of 600 vehicles per hour. Volumes are slightly higher at Asbury and Wesley, but when accounting for the fact that Asbury and Wesley is a 4-way intersection, as opposed to the 3-way intersection of Asbury and Dominion, that difference disappears.

	Asbury & Wesley High-ADU Neighborhood		Asbury & Dominion Low-ADU Neighborhood	
	AM Peak	PM Peak	AM Peak	PM Peak
Southbound Through	7	9	N/A	N/A
Southbound Right	17	14	16	14
Southbound Left	6	7	12	9
Northbound Through	2	4	N/A	N/A
Northbound Right	1	1	N/A	N/A
Northbound Left	3	2	N/A	N/A
Eastbound Right	5	0	N/A	N/A
Eastbound Left	2	8	4	5
Westbound Right	3	4	9	8
Westbound Left	0	2	N/A	N/A
Total	46	51	41	36
Total - Adjusted for 3-Way Intersection	46	51	55	48

Figure 25. District 2 Traffic Study.

It is reasonable to conclude that in general, ADUs increase the number of trips in an area; residents do need to commute out of the area by some means. However, the increase in trips is minimal compared to the capacity of the roads. For example, if each of the eight ADUs on Wesley Avenue between Whitefield and Asbury created three daily trips, they would add only 24 daily trips to the street.

This small number of trips compared to the capacity of the roads also applies to the other study areas; therefore, traffic studies were not conducted for the other study areas.

Parking

GPAHG surveyed evening parking conditions in each of the three study areas, in order to determine whether ADUs created a parking crunch in the area.

Figure 26 compares parking utilization on Dominion and Wesley Avenues in District 2. On-street parking utilization was low on both streets. However, it was higher on Dominion Avenue than on Wesley Avenue. This is likely due to the commercial uses at the north end of Dominion Avenue at Washington Boulevard. The ADUs on Wesley Avenue did not have a large effect on on-street parking.

Figure 27 compares parking utilization on Marengo and Garfield Avenues in District 1. The total amount of cars on each street is similar. Due to the fact that Marengo has on-street parking on one side only, the percentage utilization is higher. However, it is still only 40% occupied.

Figure 28 compares parking utilization on El Molino and Madison Avenues in District 7. There were more cars present on Madison, the low-ADU street.

While it is reasonable to conclude that ADUs will generally increase the demand for on-street parking, it is highly doubtful that this effect will be very strong. Furthermore, since in the majority of Pasadena's single-family neighborhoods, overnight parking is prohibited, there is a large supply of available on-street parking throughout the day.

	Wesley Avenue High-ADU Neighborhood	Dominion Avenue Low-ADU Neighborhood
Vehicles Parked	11	19
On-Street Parking Capacity	60	64
On-Street Parking Utilization	18%	30%

Figure 26. District 2 Parking Study. Conducted at 7 pm on Monday, May 22 on Wesley Avenue between Asbury and Whitefield, and on Dominion Avenue between Washington and Asbury.

	Marengo Avenue High-ADU Neighborhood	Garfield Avenue Low-ADU Neighborhood
Vehicles Parked	35	32
On-Street Parking Capacity	86	174
On-Street Parking Utilization	40%	18%

Figure 27. District 1 Parking Study. Conducted at 7 pm on Wednesday, December 6 on Marengo and Garfield Avenues between Howard Street and the city limit.

	El Molino Avenue High-ADU Neighborhood	Madison Avenue Low-ADU Neighborhood
Vehicles Parked	14	27
On-Street Parking Capacity	67	150
On-Street Parking Utilization	21%	18%

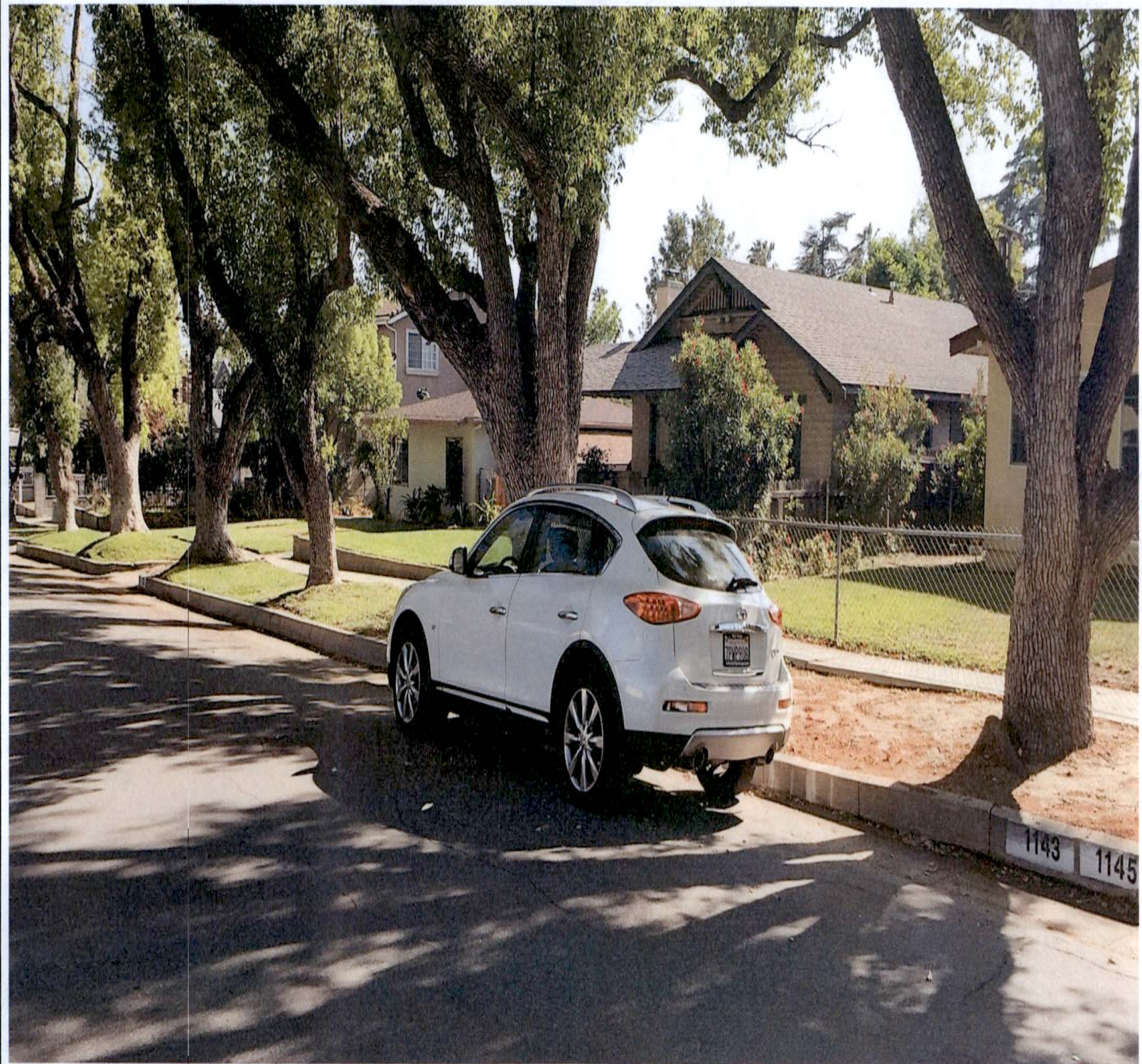
Figure 28. District 7 Parking Study. Conducted at 6:30 pm on Wednesday, December 6 on El Molino and Madison Avenues between California Boulevard and Alpine Street.

ADU NEIGHBORHOOD EFFECTS COMPARATIVE STUDY

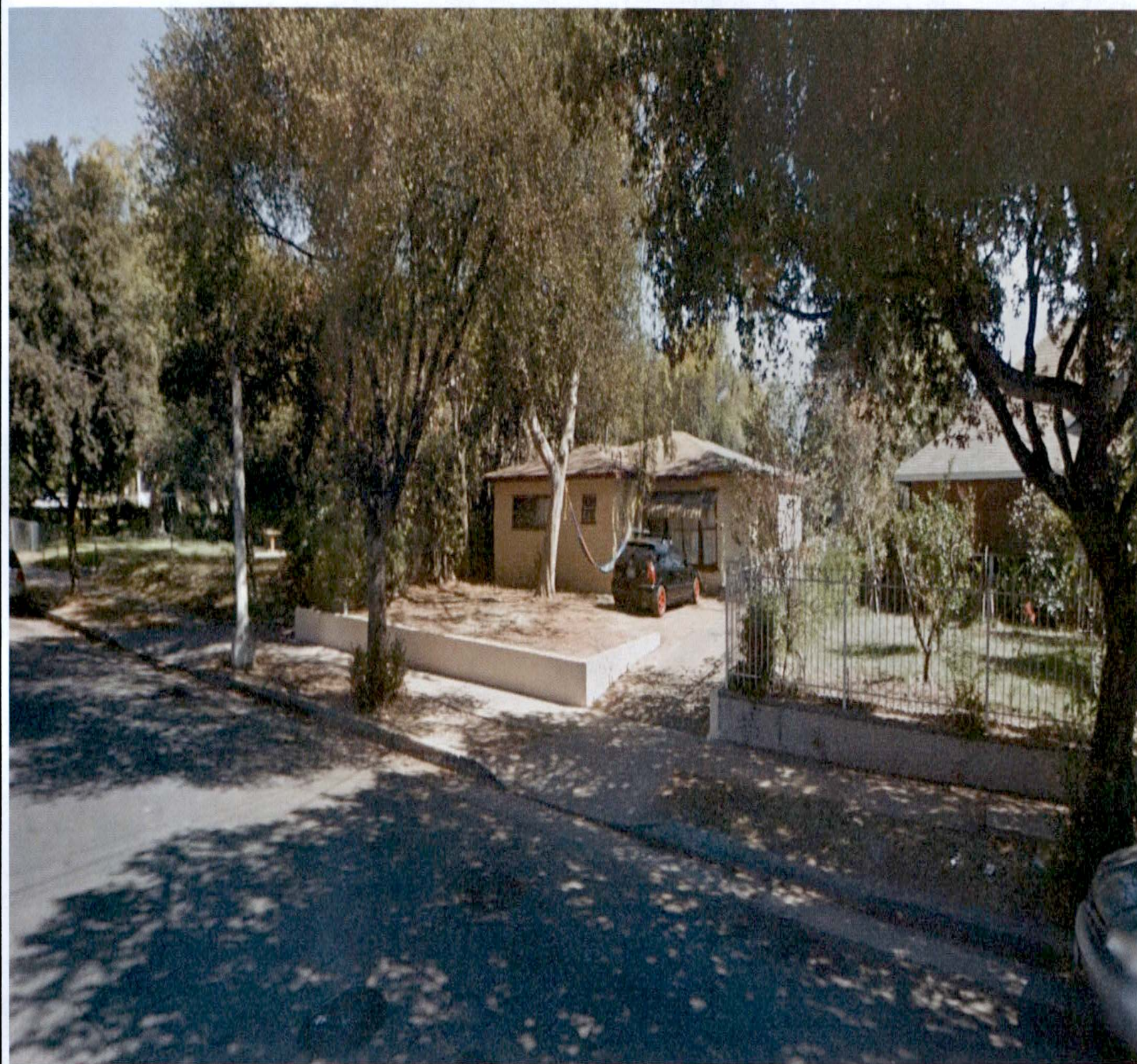
PHILIP BURNS, GREATER PASADENA AFFORDABLE HOUSING GROUP

DECEMBER 11, 2017

















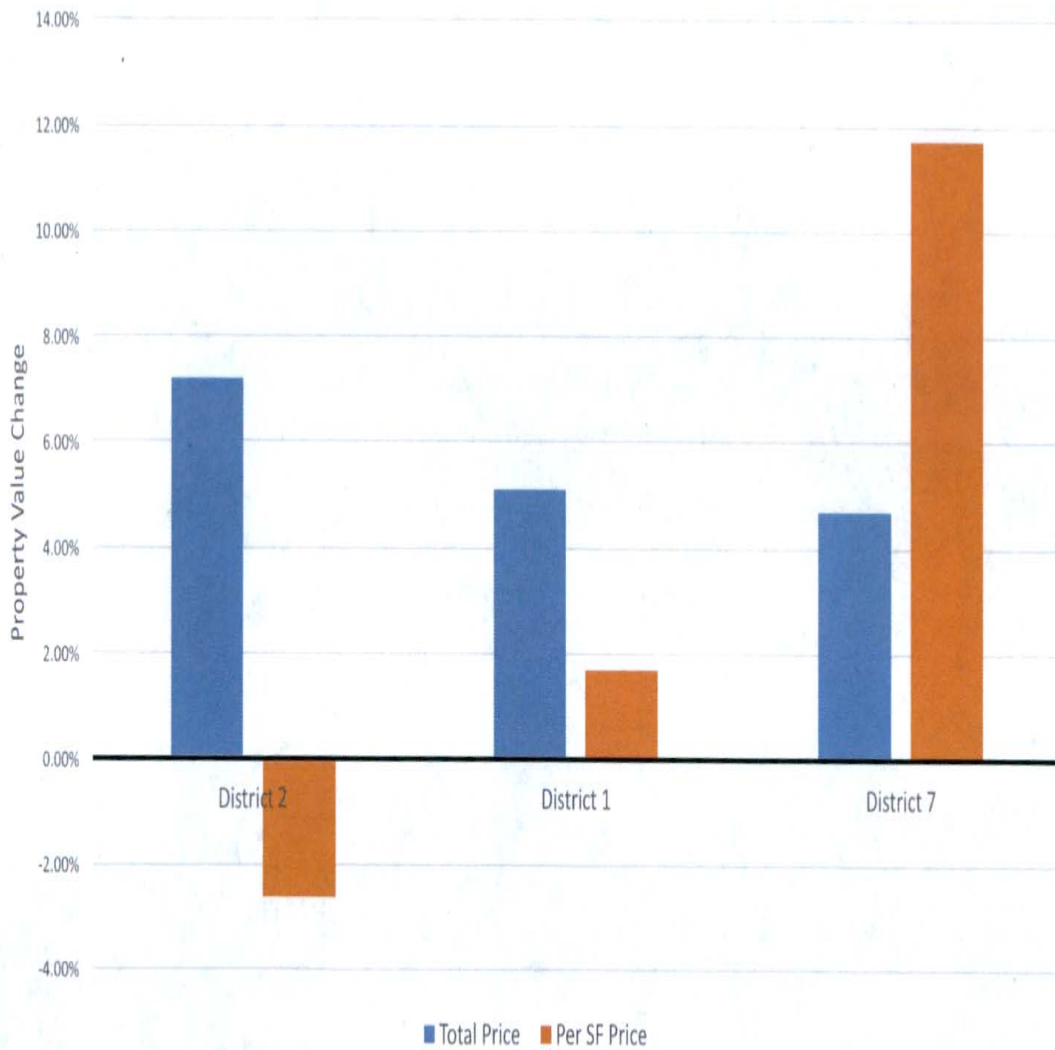




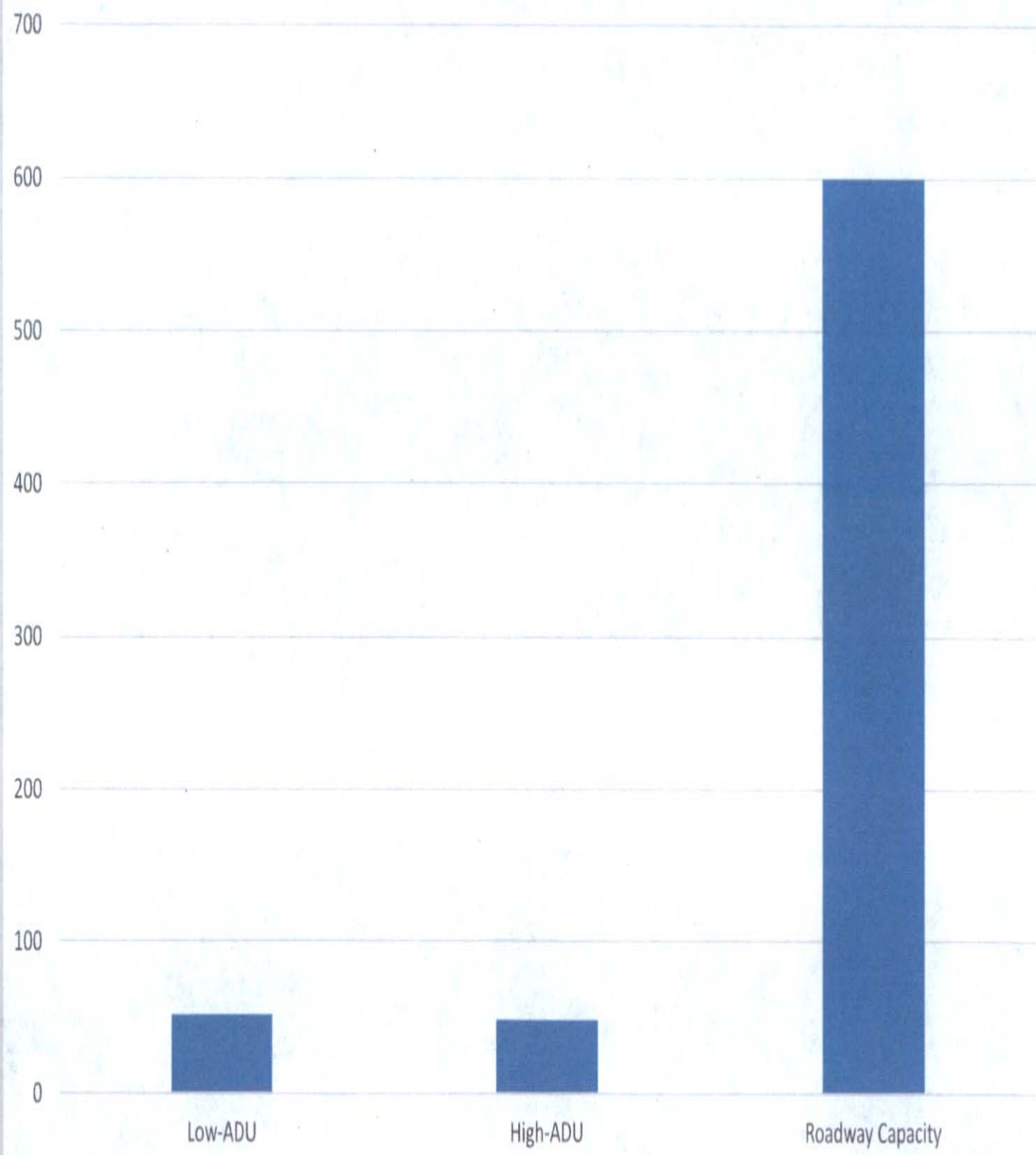




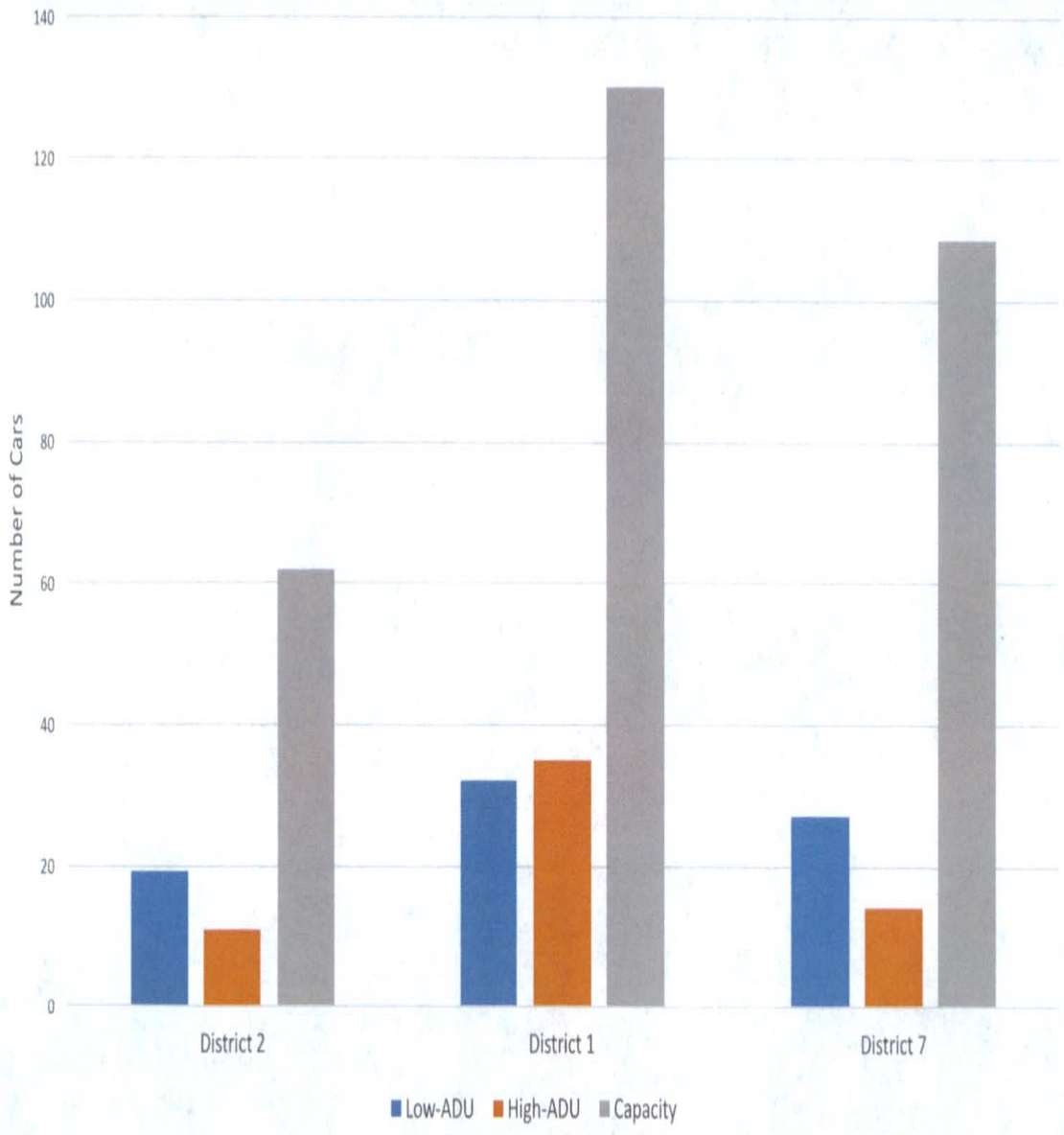
Property Value Comparison:
High-ADU Neighborhood / Low-ADU Neighborhood
Properties without ADUs only



Traffic Volumes



On-Street Parking Usage



CONCLUSIONS AND RECOMMENDATIONS

- Existing ADUs have minimal impact on the single-family neighborhoods they are located in.
- ADUs should be encouraged in the City.
- ADUs should be allowed in Landmark Districts.
- Design guidelines can prevent ADU designs that detract from neighborhood character.

Jomsky, Mark

From: Carole S <carole@carolesumler.com>
Sent: Monday, December 11, 2017 4:28 AM
To: Gordo, Victor
Cc: 'Jill Shook'; Jomsky, Mark
Subject: The City Council vote on ADUs today, 12/11/17**

Dear Honorable Victor Gordo

I would like to express my support for the following changes to the city regulations regarding ADUs—
Accessory Dwelling Units:

1. **No Minimum lot size required to build an ADU.**
2. **The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.**
3. **ADUs should be allowed on all residential property, including in Landmark Districts**
4. **Increase the building height limit to 25 feet to allow ADUs over garages.**
5. **Lower the current building fees by 50% so that ADUs can be affordable.**

Thank you for your willingness to represent the best interests and wishes of the people!

Respectfully,
Carole Sumler
735 Worcester Ave., #4
Pasadena, CA 91104
carole@carolesumler.com
424-675-0233

Jomsky, Mark

From: Lorinda Hawkins <lorindahawkinssmith@gmail.com>
Sent: Monday, December 11, 2017 2:34 AM
To: Gordo, Victor
Cc: Jomsky, Mark
Subject: Re: Thank you for signing up to support ADUs-Accessory Dwelling Units! Please confirm your coming.. Thanks!! Jill

Dear Honorable Victor Gordo,

I would like to express my support for the following changes to the city regulations regarding ADUs—Accessory Dwelling Units:

1. No Minimum lot size required to build an ADU.
2. The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.
3. ADUs should be allowed on all residential property, including in Landmark Districts
4. Increase the building height limit to 25 feet to allow ADUs over garages.
5. Lower the current building fees by 50% so that ADUs can be more affordable.

Thank you,

Lorinda Hawkins Smith
445 N. Garfield Ave. Apt. 315
Pasadena, CA 91101

Lorinda Hawkins Smith, MBA
Executive Producer
Dawn's Heart Productions
"Out of the abundance of the heart..." - Matthew 12:34
lorindahawkinssmith@gmail.com
213 570-1267

Martinez, Ruben

Subject: FW: ADU Regulations

From: Areta Crowell <acrowell13@sbcglobal.net>

Date: December 9, 2017 at 1:26:53 PM PST

To: "mjomsky@cityofpasadena.net" <mjomsky@cityofpasadena.net>, "rstone@cityofpasadena.net" <rstone@cityofpasadena.net>, "ttornek@cityofpasadena.net" <ttornek@cityofpasadena.net>, "andy@wilsonforcitycouncil.com" <andy@wilsonforcitycouncil.com>

Subject: ADU Regulations

Reply-To: Areta Crowell <acrowell13@sbcglobal.net>

To : Pasadena City Council
Mayor T.Tornak

Dear Members of Pasadena City Council and Mayor Tornek

I am pleased that our city recognizes that there is a housing crisis that affects the quality of life for all of us - it is a disgrace to have so many homeless people in our midst. We need more affordable housing- and Accessory Dwelling Units can be an important way for us to increase that number. I am sure that you share that goal. Pasadena must do its share. The regulations governing ADUs can be part of the solutions needed to help solve those problems. I hope we can do everything possible to facilitate ADUs as part of the housing spectrum.

It is therefore of utmost importance that the city's regulations facilitate rather than impede the development of more ADUs in the city. We can do that and maintain the beauty and quality of our neighborhoods,

I appreciate the Planning Staff's recent efforts to meet the concerns which have been raised, but I still have these concerns,

1. FEES REDUCTIONS :

Please follow the lead of the Staff recommendation that would reduce the total fees from \$50,000 to \$21,158. The combined proposed fee reductions are a good beginning.. but they are still comparatively high and I fear will not be lowered enough to encourage more than a very few to try to develop ADUs. Even after such a reduction there is no evidence that there would be a glut of efforts to create more ADUs

Fears of increased traffic and high density are unfounded and would prevent reasonable solutions to the compelling need for more affordable housing,

2. LOT SIZE

I do not think there should be a minimum lot size for any ADU creation -even small lots can accommodate an ACU in certain configurations

3. MINIMUM UNIT SIZE

800 sq.ft., or 1/2 the primary dwelling size, is needlessly limiting the possibilities for ADUs in some areas of the city.

Thank you for your efforts to increase the affordable housing inventory in our city.
Areta Crowell, Ph.D. Director Emeritus, Los Angeles County Department of Mental Health
1115 Cordova St., Apt. 403
Pasadena 91106

Martinez, Ruben

Subject: FW: LETTER to the PASADENA CITY COUNCIL IN SUPPORT OF ACCESSORY DWELLING UNITS

From: Georgia Daniels <georgiadanielsjd@gmail.com>

Date: December 8, 2017 at 9:06:10 PM PST

To: <mjomsky@cityofpasadena.net>

Subject: LETTER to the PASADENA CITY COUNCIL IN SUPPORT OF ACCESSORY DWELLING UNITS

TO THE PASADENA CITY COUNCIL,

c/o MARK JOMSKY, CITY CLERK

FOR Monday, December 11, 2017

Tonight, I wish I could be at the meeting to support the measure to allow Accessory Dwelling Units (ADU's). Unfortunately, I have a schedule conflict, so I hope that you will accept this in lieu of live testimony.

As residents of this city, we have so much going for us, but it is prohibitively expensive to live here for people of ordinary means. The housing that has been built recently tends to cater to upper-income residents who desire luxury units. Many more people would like to live in Pasadena if reasonably priced housing were available.

The housing shortage has been decades in the making and you have the opportunity tonight to reverse the trend by voting to permit accessory dwelling units on all single-family lots, including lots in historic or landmark areas. The ordinance should permit ADU's that have these features:

There should be no minimum lot size, all lots should be available.

The maximum size of an ADU should be 50% of the primary dwelling, but not to exceed 1200 square feet.

The maximum height permitted for garages with ADU's built above them should be 25'.

In addition, the building fees for ADU's should be 50% of the fee for a conventional single-family residence.

Respectfully submitted,

Georgia Daniels

Georgia Daniels

355 S Los Robles Ave #345
Pasadena, CA 91101

12/11/2017
Items 19 & 20



Pasadena City Council
100 N. Garfield Ave,
Pasadena, CA 91109

Dec. 8, 2017

Dear Honorable Mayor Terry Tornek and Pasadena City Council Members,

Given that our state is in a housing crisis, with 1.3 million units short, thus pushing up the cost many times faster than wages, it is essential that you do all you can to help relieve this shortage. Therefore we recommend the following:

- A. We recommend no Minimum lot size requirement to build a detached ADU. While we are thankful that the Planning Commission voted to adjust their recommendation to the City Council from 15,000 to 5,000 square feet property size in their last proposal to the City Council, we are recommending that Pasadena follow the lead of Arcadia, Burbank, Glendale, Monrovia, and LA County (Altadena), all which have no minimum lot size for detached ADUs. No more than 35% of single family home properties in Pasadena can be covered with structure. This alone is a significant deterrent to ADUs. Santa Cruz allows ADUs on properties of 4,500 square feet, Long Beach 4,800, Santa Monica 4,000 and some cities, Beverly Hills 6,000 and San Jose at 5,445.
- B. ADUs should be allowed in all Landmark Districts, with or without the units being visible from the street.
- C. Increase the present 800 square feet limit on the unit size of the ADU to 1,200 square feet or 50% of the primary home, which is congruent with what the state law allows. This small 800 s.f. size is arbitrarily low, and does not accommodate the spatial needs of families residing in accessory residences. To have a healthy community and thriving school district we need children. 1,200 s. f. or 50% of the total living area of the primary dwelling is what South Pasadena, LA County, Santa Cruz and most cities allow.
- D. We are recommending that ADUs be allowed above garages by increasing the height to 25 feet. Pasadena allows homeowners to have a second floor in their homes and an ADU over an attached garage. Our recommendation is consistent with this. We are concerned about privacy issues and believe this can be mitigated by having no windows or entrances facing neighbors. Having the option to build an ADU above the garage will preserve off street covered parking and open space on a property. Instead of creating a new impervious surface, building above the garage is often more sensible to the environment.
- E. The fees for ADUs in Pasadena for a 900 s.f. property are about \$50,000, this is excessive and needs to be greatly decreased. (Temple City fees are \$3,000). This is a deterrent from incentivizing homeowners to help contribute to California's shortfall of 1.3 million housing units which is pushing up the cost. Santa Cruz, CA does all they can to incentivize ADUs, including building over garages, free architectural plans, low cost loans and more, but even with all these incentives, typically only 10-12 are built in a year. This low number of added units to Pasadena's housing stock does not affect traffic or unfounded fears of higher density. These fees should be cut in half if not more.

In addition to helping to increase sorely needing housing stock, there are many good reasons to support all of our recommendations:

1. To create life cycle housing, for aging parents who might otherwise wind up in assisted-living facilities or nursing homes, thus reducing the cost of their care.

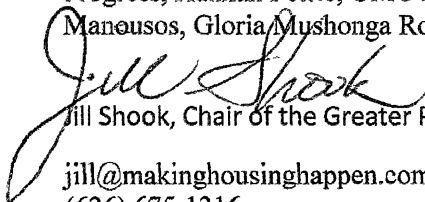
12/11/2017
Items 19 & 20

2. To keep affordable housing from being concentrated in one spot and invite economic diversity and be in keeping with historic heritage. Hunt who designed our library, Bachelder and one of the Green and Green brother's lived in ADUs. Pasadena's broad streets with the large stately craftsman homes adjacent to more narrow streets with smaller homes, allowed the servants to live close to wealthier residents. This rich heritage of a mixed income community sets a precedent for ADUs.
3. To house "boomerang" kids or those who wanted to stay close but couldn't afford local housing.
4. To provide a potential source of income when the homeowners ready to downsize, especially for seniors on a fixed income. They could live in the granny flat and family members could move into the main house, or rent it out for retirement income.
5. To allow more money to circulate and stay in the community, through the employment of local contractors and construction workers, as opposed to large developers that are usually from out of town.
6. To increase the property values and provide more property taxes for the city. This is a better use of underutilized land and infrastructure.
7. To minimize traffic by allowing people to live closer to family and work. When Cynthia Kurtz was the City Manager, she adamantly opposed to the need for a traffic study in relation to Granny Flats, feeling this was a non-issue and waste of tax payer's money. The number of people applying for permits to build ADUs in other cities has been minimal.
8. To prevent a possible fair housing lawsuit due to the disparity between those who want ADUs but don't have permission to build them due to the unreasonable 15,000 required lot size and those who have large lots, but don't have the need for them.
9. To help increase the city's housing stock without the use of any subsidy. Due to limited federal funds for housing, the city has lost 85% of its budget for affordable housing. ADUs are one important source for helping to solve the housing crisis without spending tax payer's dollars.
10. Safety. We ask for the city to regulate the construction ADUs, to remediate unpermitted, informal housing that can often be unsafe. Unpermitted housing exists in every jurisdiction, every geography, every demographic, and every socioeconomic stratum: unpermitted dwellings, garage conversions, subdivided houses, and occupied RVs exist across the City of Pasadena. Lack of affordable housing coupled with skyrocketing housing prices are partly due to unworkable zoning laws that stifle efforts to build legal accessory dwellings and therefore directly contribute to the proliferation of illegally built dwellings. It's a simple calculus: when people need housing, people build housing. And when the zoning code creates barriers, people ignore the code.

For all the above reasons, we ask that you support our position. Thank you for reading our letter and taking serious consideration of our recommendations.

Sincerely,

Elsa Rodriguez, City Planner for Los Angeles, Pasadena resident (District 1, Hampton); Adrienne Spires; Phil Burns, member of Pasadena Presbyterian and Pasadena Resident (District 6, Madison); Catalina Gonzales, Day One; Pastor Sylvester Williams, (District 3-Kennedy); Lorynne Young, member of All Saints, Pasadena Resident (District 3 Kennedy); Jill Shook, Housing Justice Professor at APU, Pasadena Resident (District 1, Hampton); Maria Teresa Kowal, Architect, Pasadena Resident (District 1, Hampton); Ed Washatka, Board Member with POP—Pasadenians Organizing for Progress; Hannah Petrie, UMC Pastor; Rosie Tina Hooper, Property Manager, District 3-Kennedy; Dr. Anthony Manausos, Gloria Mushonga Roberts



Jill Shook, Chair of the Greater Pasadena Affordable Housing Group

jill@makinghousinghappen.com
(626) 675-1316

Dear Honorable Tyron Hampton

I would like to express my support for the following changes to the city regulations regarding ADUs—Accessory Dwelling Units:

1. No Minimum lot size required to build an ADU.
2. The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.
3. ADUs should be allowed on all residential property, including in Landmark Districts
4. Increase the building height limit to 25 feet to allow ADUs over garages.
5. Lower the current building fees by 50% so that ADUs can be more affordable.

Respectfully,



Martha D. Hartie
1711 N. Fair Oaks Ave. #120
Pasadena, CA 91103
626-794-4176
cec4us@yahoo.com

12/11/2017

Item 19 & 20

Martinez, Ruben

Subject: FW: ADU's Support
Attachments: image003.jpg

From: Brita Pinkston [mailto:britapinkston@mac.com]
Sent: Friday, December 08, 2017 1:26 PM
To: Morales, Margo <mlmorales@cityofpasadena.net>
Subject: ADU's Support

Dear Honorable Councilwoman McAustin,

I would like to express my support for the following changes to the city regulations regarding ADUs—Accessory Dwelling Units:

1. No Minimum lot size required to build an ADU.
2. The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.
3. ADUs should be allowed on all residential property, including in Landmark Districts
4. Increase the building height limit to 25 feet to allow ADUs over garages.
5. Lower the current building fees by 50% so that ADUs can be more affordable.

We thank you for your good work and ask you to support ADU's!

Sincerely,

Pastor Brita Pinkston

Pastor, Pasadena Foursquare Church
158 N. Harkness Ave.
Pasadena, Ca 91106
626.487.9225

12/11/2017
Items 19 & 20

Martinez, Ruben

From: Jonathan Bell <jonathan.bell@sjsu.edu>
Sent: Monday, October 16, 2017 10:41 PM
To: Hwang, Joanne; Reyes, David
Cc: Gordo, Victor; De La Cuba, Vannia; Huang, William; Tornek, Terry; Jomsky, Mark; Ji Shook; Chase Andre; Lawrence Wilson; ira@yimbyla.com; Mark Vallianatos; James Gunnar Hand; Elsa Rodriguez
Subject: Public Comment on Accessory Dwelling Units ordinance update for October 17, 2017 community meeting
Attachments: ADU Ordinance Update-Public Comment 17 October 2017-Jonathan P Bell.pdf

Dear Joanne,

Thank you for all your hard work on this critically important housing issue.

I'm unable to attend tomorrow night's open house community meeting but I'd like to make a comment on record via this email. I've attached my previous public comment letter to Pasadena City Council dated June 19, 2017 regarding the ADU ordinance update. My comments today are exactly the same as those outlined in my June 19, 2017 letter to City Council. **Please submit this email and the attached letter dated June 19, 2017 as my public comment on ADUs.**

The Pasadena City Council was wrong to reject the proposed ordinance in June. The Council majority's decision was cowardly, and its reasoning was shortsighted, classist, and oozing with irrational NIMBY paranoia. Creating a safe and legal pathway for ADUs minus all the built-in obstacles will not "tear up the fabric of the neighborhood" as the Council alleged on record.

As it stands, the Pasadena City Council's willingness to hold onto the 15,000 square foot minimum lot size to entertain a pseudo-"compromise" of a 7,500/7,200 square foot minimum lot, simply maintains the class-based inequalities codified in the original Second Unit Ordinance. Please see my previous public comments on record. Worse yet, Council's decision violates both the spirit of the new State ADU Laws and the State's implementation guidelines that prohibit local jurisdictions from using obstructionist lot size minimums to stifle development of the new ADU.

The solution is to remove the purpose-built hurdles in the ordinance and make ADUs accessible to all. Please see my letter for details.

Please give each one of the Council members and the Mayor my letter and this email.

Thank you.

In solidarity with neighbors needing homes,
Jonathan Pacheco Bell, M.A., MLIS
@c1typlann3r
Pasadena District 5 resident

12/11/2017
Item 19 & 20

Date: June 19, 2017

To: Pasadena City Council
100 N. Garfield Avenue
Pasadena, CA 91101

From: Jonathan Pacheco Bell

Re: ADU ordinance update at City Council, June 19, 2017

Dear City Council Members,

I join my colleagues at the Greater Pasadena Affordable Housing Group in submitting this letter of support for the Accessory Dwelling Unit (ADU) ordinance update before your council on June 19, 2017. Specifically, I ask you to strengthen the ADU ordinance in the following ways:

- A. I agree with the Planning Commission's and staff's recommendation to reduce the minimum lot size for ADUs to 5,000 square feet because: 1) 5,000 square feet is a standard lot size owned by working families in Pasadena who would benefit from ADUs; 2) the majority of comments at the community workshops recommended 5,000 sf; and 3) the majority of cities chosen by staff to compare to Pasadena allowed ADUs in properties at 5,000 sf or less. A minimum lot size of 5,000 square feet would offer a reasonable threshold that opens up more opportunities for property owners with standard sized lots and diverse income levels to build ADUs legally. The larger the lot size hurdle, the lesser chance for middle-and working-class families to build ADUs on their properties. We cannot continue to codify upper-class privilege in the Zoning Code vis-à-vis minimum lot size standards benefitting wealthier property owners with larger parcels. As the intent of State Law is to facilitate production of ADUs, a minimum lot size of 5,000 square feet enables this goal in Pasadena.
- B. I support development of ADUs in the RS and RM zones. The inclusion of properties zoned RM increases opportunities to build safe and legal ADUs in Pasadena.
- C. ADUs should be allowed in Landmark Districts and historic districts. The addition of Landmark and historic districts increases opportunities to build safe and legal ADUs throughout Pasadena, unencumbered by the city's many historic overlay districts.
- D. I support the reduced side and rear yard setback areas for ADUs and encroachment into the side and rear yards as buildable space. ADUs should have the same encroachment allowance as other accessory structures already permitted in side and rear yards. The reduced setbacks facilitate development of ADUs – including the conversion of existing accessory structures in yard areas, such as detached garages and pool houses – in a manner that's consistent with existing conditions and standards. Priorities matter. We must be less concerned with storing cars and pool supplies and more concerned with housing people.
- E. The recommendation of 800 square feet as the limit on the size of the ADU is arbitrarily low and does not accommodate the spatial needs of single occupants, couples, or families residing in accessory residences. Instead, increase the maximum size of an ADU to 1,200 square feet to

provide occupants more generous living space, consistent with State Law. As to the concern of ADU scale and size in relation to the primary residence, I support a code section amendment requiring a subordinately sized ADU if the primary residence is 1,200 sf or smaller.

- F. Staff is recommending that the height limit of 17 feet remain. I recommend that ADUs be allowed above garages by increasing the height limit to 25 feet. Pasadena allows homeowners to have a second floor in their homes. My recommendation is consistent with this allowance. While concerns of view obstruction and privacy are understandable, these justifications should not be fashioned into poison pills to kill the development of ADUs above garages. Privacy issues can be mitigated with design standards prohibiting windows and doors facing neighbors. Further, the 17-foot height limit of a detached ADU ignores the fact that many long-ago-built legal nonconforming apartments exist above garages in Pasadena. As a city that respects its history, Pasadena can learn from such past practices. Multi-story single-family residences and second story additions are allowed in Pasadena; in other words, there are existing pathways in the Zoning Code to build dwellings above 17 feet in single-family residential areas, so let's create a legal pathway for ADUs, too.
- G. While I believe in affordable housing, I do not support affordability covenants for ADUs. In other situations affordability covenants are appropriate, but not with ADUs. In this case it can be used as a poison pill to prevent homeowners from wanting to build an ADU.
- H. I recommend that ADUs be allowed a waiver of the Residential Impact Fee of \$18,979.88. This exorbitant cost discourages working families from developing new ADUs on their properties. Such an egregiously high cost serves as a poison pill that thwarts ADUs. Paradoxically, this Fee can encourage development of unpermitted housing built "on the stealth" at a far lower cost.

Our state is in a housing crisis with a shortfall of 1.3 million units that drives up housing costs faster than wages. It is essential that you, as our Council members, do all you can to help relieve this severe housing shortage. In addition to helping to increase sorely needing housing stock, there are many good reasons to support the above recommendations, namely:

1. To create life cycle housing for aging parents who might otherwise wind up in assisted-living facilities or nursing homes, thus reducing the cost of their care.
2. To keep affordable housing from being concentrated in one spot and to invite economic diversity.
3. To house "boomerang" kids or those who want to stay close but can't afford local housing.
4. To provide a potential source of income when homeowners are ready to downsize, especially for seniors on a fixed income. They can live in the ADU and family members can move into the main house, or rent it out for retirement income.
5. To allow more money to circulate and stay in the community through the employment of local contractors and construction workers, as opposed to large developers that are usually from out of town.

6. To increase property values and provide more property taxes for the city.
7. To minimize traffic by allowing people to live closer to family and work.
8. To prevent a possible fair housing lawsuit due to the disparity between those who want ADUs but cannot build them due to an unreasonably high minimum lot size, and those who have large lots but don't have the need for ADUs; and to remove the class-based inequalities that were built into and carried over from the original Second Dwelling Unit ordinance.
9. To help increase the city's housing stock without the use of subsidies. Due to limited federal funds for housing, the city has lost 85% of its budget for affordable housing. ADUs are one important source for helping to solve the housing crisis without spending tax payer dollars.
10. To help remedy informal housing in Pasadena that is, by definition, uninspected and thus unsafe. A reminder: unpermitted housing exists in every jurisdiction, every geography, every demographic, and every socioeconomic stratum. Unpermitted dwellings, garage conversions, subdivided houses, and occupied RVs exist across the City of Pasadena. The lack of affordable housing coupled with skyrocketing housing prices are partly due to unworkable zoning laws that stifle efforts to build legal ADUs and therefore contribute to the proliferation of unpermitted dwellings. It's a simple calculus: when people need housing, people build housing. And when the Zoning Code creates barriers, people ignore the code.

Pasadena calls itself a "world class" city with "great neighborhoods and opportunities for all," a city that's "responsive to our entire community," and one that values "diversity and inclusiveness."

Here's where you can prove it by advocating an equitable ADU ordinance that enables new housing arrangements *for all residents*.

Thank you,



Jonathan Pacheco Bell
Pasadena District 5 resident
@c1typlann3r

Jomsky, Mark

Subject: FW: In support of ADUs in Pasadena

From: kathryn carpenter [<mailto:quakeremail@gmail.com>]

Sent: Friday, December 08, 2017 9:58 AM

To: Jomsky, Mark <mjomsky@cityofpasadena.net>

Subject: In support of ADUs in Pasadena

Attn: City Clerk, Mark Jomski,

To City Council of Pasadena:

My name is Kathryn Carpenter and I live in Pasadena at 3280 Primavera Street and am in Gene Masuda's district. I believe that everyone in our city deserves decent affordable housing and that ADUs could help alleviate our housing crisis. Please vote to reduce the lot size requirements and fees so that ADUs can be built in our city in compliance with state law and the needs of our city. Accessory Dwelling Units (ADUs) are known by many names: granny flats, in-law units, backyard cottages, secondary units and more. No matter what you call them, ADUs are an innovative, affordable, effective option for adding much-needed housing in California.

Sincerely,

Kathryn Carpenter

Martinez, Ruben

From: maria <mariakowal@hotmail.com>
Sent: Friday, December 08, 2017 12:21 AM
To: Jomsky, Mark
Subject: ADU

My name is maria teresa kowal . Single mother of 23 years old . I think ADU new houses will help people to get some income to help to pay mortgage as I have my back house on my property RM12 which I am allowed to have the two units .

As single mother, is helping to have a roof where to live ! I support ADU to be build in Pasadena. I know the city of Los Angeles and los Angeles county can offers a up to 1,200 sq ft ADU. There some issues that city consul of Pasadena can help others and help people to develop those ADU units using codes that help to build and not to put many objections . Please help home owners to develop those units so city of Pasadena will be one of the best city in Los Angeles area . We have so many bad issues because the city of Pasadena doesn't have enough low income homes or affordable housing .

Thank you

Maria teresa kowal .

Sent from my iPhone

12/11/2017
Items 19 & 20

Martinez, Ruben

From: Anthony Manousos <interfaithquaker@aol.com>
Sent: Thursday, December 07, 2017 10:57 PM
To: Jomsky, Mark
Subject: Please use this letter instead of the one previously sent. Thank you!

Pasadena City Council
100 N Garfield Ave
Pasadena CA 91109
December 7, 2017

Dear Honorable Mayor Terry Tornek and Honorable Council Members:

I am writing in support of ADUs because I want to preserve the diverse character of our city, rich, poor, black, white, Latino and Asian. I live in Northwest Pasadena, an area that used to be predominantly African American and now has become much more diverse and gentrified. I love this area because of its rich and vibrant diversity, but am sad that many of my African American and low-income neighbors are leaving this neighborhood because of skyrocketing rents and property values. ADUs could help to preserve the diverse character of my neighborhood and of our city. That's why I support no property size requirement and a reduction of fees comparable to adjacent cities like Temple City and Glendale (where fees range from \$3,000-20,000).

Since a lot of factual (and some mythical) information has circulated about how ADUs (accessory dwelling units, aka "granny flats") might benefit or hurt the city of Pasadena, I published an op ed in the *Pasadena Star News* providing evidence that ADUs would not significantly increase traffic, create parking problems, lower property values, increase crime, or have any other measurable negative impacts. See: <http://www.sgvtribune.com/2017/07/13/granny-flats-dont-bring-the-problems-some-cities-fear-guest-commentary/>

This week a parking study was conducted between 6:00 and 7:00 pm on El Molino between California and Alpine (where there is an extremely high number of ADUs) and Madison (where there are virtually no ADUs). El Molino had 14 cars and Madison had 27. A second study was done of Garfield (where there very few ADUs) and the adjacent street Marengo (where there is a significant number of ADUs). Garfield had 32 and Marengo 35. This demonstrates that there is no real difference in a neighborhood with ADUs and those without. This has been an issue raised frequently by the community but it's really a non-issue.

There are many advantages to ADUs, and very few disadvantages. I hope that you allow the residents of our city build second units and thereby help alleviate our housing crisis at no cost to the city.

Anthony Manousos
1628 N Garfield Ave
Pasadena CA 91104
626-375-1423
interfaithquaker@aol.com

Martinez, Ruben

From: cityclerk
Subject: FW: Granny Flats, Yes, says this granny!

On Dec 10, 2017, at 7:31 AM, Mimi Fitzgerald <mimifg@sbcglobal.net> wrote:

Honorable McAustin,

Please vote for loosening restrictions on granny flats in Pasadena. Especially now, in the face of fires that have reduced the (already low numbers of) housing in Southern California, we need relief.

I know that, as a Pasadena homeowner, it is possible that this could be a factor that reduces the price of my own home (not much space on the patio of my condo). However, this is a matter of human need.

Best,

Mary Fitzgerald (regular voter)

Sent from Yahoo Mail for iPhone

Martinez, Ruben

From: cityclerk
Subject: FW: Accessory Dwelling Units

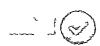
On Dec 9, 2017, at 5:35 PM, Kenichi Yoshida <kenyosh@gmail.com> wrote:

Dear Honorable McAustin,

I would like to express my support for the following changes to the city regulations regarding ADUs—Accessory Dwelling Units:

- 1. No Minimum lot size required to build an ADU.**
- 2. The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.**
- 3. ADUs should be allowed on all residential property, including in Landmark Districts**
- 4. Increase the building height limit to 25 feet to allow ADUs over garages.**
- 5. Lower the current building fees by 50% so that ADUs can be more affordable.**

Regards,
Kenichi Yoshida
1870 Canyon Close Rd
Pasadena, CA 91107



Virus-free. www.avast.com

December 10, 2017

RE: December 11th City Council Hearing on Accessory Dwelling Units (ADUs)

Honorable Mayor and Members of the Pasadena City Council:

SB 1069 is woefully ill-conceived. Although the intent of amending the California Government Code was to alleviate the State's deplorable affordable housing crisis, the bill may instead create adverse impacts on single-family residential (SFR) districts in older cities, such as Pasadena, and worsen the availability of affordable units. As an affordable housing advocate and resident of Pasadena, I am writing to urge you to protect our neighborhoods and affordable housing stock via the provisions available in the law and NOT to allow accessory dwelling units (ADUs) on properties of less than 10,000 square feet in single-family residential (SFR) zones, or in Hillside Overlay or Landmark districts.

According to "How California's Housing Crisis Happened," (*Sacramento Bee*, August 21, 2017), there is a 1.5 million shortfall of units for the State's lower income families. Another 3.5 million units are needed by 2025 just to keep up with the demand. The growing deficit of over 100,000 units per year is blamed largely on the slow pace of building that cannot keep up with continual population growth (through natural increase and immigration) coupled with the loss of community redevelopment funds, housing bond monies, and Proposition 13, which reduced property tax revenues. Rising land and construction costs for multi-unit developments are also a major factor. SB 1069 will not change the underlying causes for the shortage. Why should older single-family residential districts fill the rental housing gap in a State not truly committed to building affordable units? Why should our neighborhoods pay the price with the loss of existing affordable units and deterioration of our quality of life?

The underlying intent of SB 1069 is to increase the number of housing units affordable to very low- and low-income residents but in fact will continue to drive up housing prices. Advocates of the bill base their support on a 'trickle down' theory, arguing that an increase in new ADUs in SFR zones will eventually lead to a "housing surplus" and a global lowering of the cost of long-term rental housing. Sounds good in theory but makes no sense given the rate of population growth throughout California's history. The population and the housing demand will continue to increase, eliminating any fanciful surplus and keeping housing and rental costs at a high demand rate. Instead of providing funding for building higher-density multi-family developments near jobs and transit, this disproportionately burdens SFR districts in older cities, such as Pasadena, with excessive growth. In fact, many of the newer, largest, often gated residential subdivisions—like those in Orange County—have CC&Rs in place that prohibit the construction of additional units regardless of lot size, and are thus far exempt from SB 1069.

How does SB 1069 assure that the rights of property owners as well as property values in Pasadena's SFR zones are protected?

SB 1069 wipes out SFR zones. Whether called an "ADU," "second unit," "granny flat," or some other name, an additional unit allowed by right on an SFR lot—regardless of semantics—eliminates that zoning

12/11/2017
Item 19 & 20

designation. The original intent of the *granny flat* was to enable a single relative to live fairly independently on the same property in a separate unit, which makes sense as elderly parents age in place or college-aged kids need a room. In Pasadena, second units are not legally permitted in single-family residential zones without a General Plan amendment. Allowing ADUs as separate, residential rental properties—especially without any restriction on the age, income, or relationship to the property owner—via ministerial approval per SB 1069, could be interpreted as de facto *re-zoning* of single family into multi-family zones without due process of law, a possibility that has not yet been tested in the courts. Even worse, it could be considered a *taking* or denying SFR property owners their right to “quiet enjoyment.” In the 1974 Supreme Court Case: *Village of Belle Terre v. Boraas*, the Court defined a *family* as ‘any number of related persons living together, but only two unrelated persons,’ which has been refined through subsequent legislation (for example, Pasadena allows for a maximum of six unrelated persons living in group homes in SFR zones). However, the Supreme Court in characterizing the intent of single-family residential zoning, stated:

A quiet place where roads are wide, people few, and motor vehicles restricted are legitimate guidelines in a land use project addressed to family needs...The police power is not confined to the elimination of filth, stench, and unhealthy places. It is ample to lay out zones where family values, youth values, and the blessings of quiet seclusion, and clean air make the area a sanctuary for people.” Belle Terre vs. Boraas (1974 Supreme Court Case)

It’s the quality of life fundamental to the American Dream of homeownership and what has made Pasadena a highly desirable place to live.

How does SB 1069 assure the provision of more affordable long-term rental housing?

While wiping out SFRs, the bill does nothing to assure development of more affordable long-term rental units as it does not require any rent controls or recording of affordability covenants for new ADUs. The strongest proponents of the bill are pro-development groups (e.g. for-profit housing developers, the BIA) and those who seek additional income through property rentals, the mission of neither being to provide affordable units. With rising land and construction costs for large developments in California, building multiple ADUs is a lucrative business for development companies. Likewise, it is foolhardy to believe that SFR property owners who see building an ADU as an opportunity to supplement their income will not charge whatever the market will bear. The consequences are two-fold: speculators are encouraged to purchase older homes to develop ADUs as market rate rentals, pushing out long-term, older residents and creating multi-family residential housing districts that will change the character and quality of life in these districts. It is also implausible that requiring the ‘property owner’ to live in the main dwelling unit will be effectively enforced. Additionally, the influx of new units will attract new residents who can afford higher rents, increasing growth and density while those who work here now and need an affordable unit will have less opportunity and travel even further to jobs. An equitable solution if ADUs were allowed in SFR zones would be to establish a city Affordable ADU Office, staffed to

register new ADUs, ensure rents are affordable and criteria met, screen potential occupants, and monitor health and safety issues.

Perhaps the most serious flaw of the bill is that it is silent on monitoring and enforcement of new ADU development regulations, leaving cities to adopt their own processes and procedures to ensure compliance. In Pasadena, as in other older California cities without large housing tracts, an informal, unregulated second-unit housing market is already in place. For example, where I live in Bungalow Heaven, which was subdivided in the early 1900s and has enjoyed escalating property values, our neighbors to the south have a large, extended family living in their Craftsman bungalow, a tenant family living in their attic, and another living in a former chicken coop converted into a housing unit, in addition to operating a day-care facility. In essence, they enjoy three residential units and a commercial business on their SFR property. My neighbors to the rear have a family living in their converted garage; those across the street have the same; and those to the north park their mobile home in their front yard for guest accommodations. A high number of residential fires occur in secondary dwelling units and garages. Given the limited visibility of ADUs and limited access through gates and long driveways, hazards are created for their occupants and surrounding properties. Nonetheless, there is NO regulation of excessive occupancy, the number of unrelated persons living together, or traffic, noise, trash and other nuisances caused by unregulated density, and the burden should NOT be on neighbors to serve as compliance officers to monitor these informal or overcrowded units.

State law allows SB 1069 to be modified to meet local needs through the City's powers to address the health, safety, and welfare of the community, so that children do not grow up in crowded, substandard living conditions, the quiet enjoyment of our SFR neighborhoods are maintained, and our affordable housing stock, infrastructure, and cultural resources are protected:

SEC. 5.5.

Section 65852.2 of the Government Code is amended to read

65852.2.

(1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in single-family and multifamily residential zones. The ordinance shall do all of the following

- (A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on criteria that may include, but are not limited to, the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety.
- (B) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, lot coverage, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places.

In your deliberations, please have the courage to consider provisions (A) and (B), which City staff tends to downplay. In tailoring the amended State law to meet Pasadena's needs, the law provides that the local agency (i.e. Pasadena) designate areas where ADUs may be permitted. Thus, while the

City shall not preclude ADUs entirely, it has the discretion to decide where they will and will not be allowed. Furthermore, where they are allowed and excluded may be based on (A), potential health and safety impacts (i.e. having adequate water and sewer services, fire flow, traffic flow, and any other reason) and consider (B), development standards to be imposed “that prevent adverse impacts on any real property that is listed in the California Register of Historic Places.” Please be mindful that most of the Bungalow Heaven State and National Register District, as well as the other twenty-plus Register and locally-designated Landmark Districts in Pasadena, would fall under that provision.

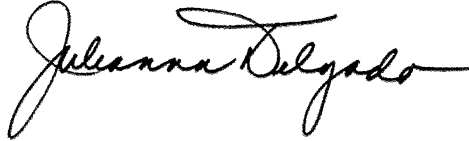
Prior to making a decision on whether or not to amend Pasadena’s current ADU regulations, the Council should consider the following, in addition to the questions raised above:

- How many residents are now living in Pasadena’s informal ADUs, in often substandard or overcrowded living conditions? What is being done to halt the exploitation of informal renters and improve or regulate existing legal and informal units?
- What is being done to halt the conversion of existing affordable units to market rate ones? Please see the Housing Element’s discussion of the developments at risk of conversion.
- Given city staffing levels, how will approval, monitoring, and enforcement of ADU provisions be carried out? How will the number of people living together be monitored to prevent the property from becoming overcrowded? How will the additional parking be accommodated and enforced? How will the City raise additional revenue for the staff support required?
- What measures will be taken to offset infrastructure and environmental impacts? How will increased uncontrolled growth impact water, sewer, transit and other infrastructure?
- How will public safety and accessibility be assured, especially with the influx of traffic in our older neighborhoods that have narrow, substandard streets?
- What do additional ADUs per SB 1069 mean for our Landmark Districts? How will the character of these districts change if the number of units is doubled and density increases without any controls?

The fact that we have so many historic properties makes Pasadena unique among California cities. Currently, in my SFR and historic neighborhood, Bungalow Heaven, in a one-mile square area there are about 1,000 lots, some with legal second units and some with additional informal ones, with a population of about 5,000 residents. The Secretary of Interior’s Standards for the Treatment of Historic Properties and the provisions of Chapter 17 of Pasadena’s Municipal Code based on Bungalow Heaven’s Conservation Plan can protect changes to our historic buildings, since any changes to character-defining features visible from the public right of way must be reviewed and approved. But more study is needed to determine the impacts of allowing ADUs by right and accompanying unregulated density on the character of the neighborhood and its quality of life. It should be noted that although the Secretary’s Standards does not make reference specifically to protecting the ‘quiet enjoyment’ of historic neighborhoods should uncontrolled population growth be allowed, it does protect the character of historic neighborhoods as a whole.

In closing, I urge caution in drastically amending the City's ADU requirements and support your leadership efforts in providing affordable housing for those in need. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Julianna Delgado". The signature is fluid and cursive, with the first name being more prominent than the last.

Julianna Delgado, MArch, PhD, AICP

President, Southern California Planning Congress

Professor, Department of Urban and Regional Planning, California State Polytechnic University, Pomona

Co-Director, California Center for Land and Water Stewardship

Principal Investigator/Project Manager, Water Resources and Policy Initiatives, CSU Chancellors Office

Past President, Bungalow Heaven Neighborhood Association

Past Chair and Commissioner, City of Pasadena Design Commission

Past Chair and Commissioner, City of Pasadena Transportation Advisory Commission

Member, Pasadena 2015 General Plan Update Advisory Committee

Home address: 982 N. Mentor Avenue, Pasadena CA 91104

Home phone: 626-797-7716

Cellphone/Text: 626-354-8797

Martinez, Ruben

From: cityclerk
Subject: FW: Public Comment on Proposed ADU Regulations

From: Jason Neville [mailto:jason@buildingblocks.house]
Sent: Monday, December 11, 2017 10:58 AM
To: cityclerk <cityclerk@cityofpasadena.net>
Cc: Varma, Arthi <avarma@cityofpasadena.net>; Sinclair, David <dsinclair@cityofpasadena.net>
Subject: Public Comment on Proposed ADU Regulations

To Whom It May Concern-

I am writing to comment on the proposed ADU regulations at the City Council meeting tonight (December 11, 2017). I want to first express appreciation to the staff for their hard work on this issue, and the diligence undertaken to create regulations that are premised on both existing data as well as addressing the future needs of Pasadenans.

However, the proposed regulations are nonetheless too restrictive. In particular, two changes should be made:

1) No minimum lot size— but if you must, make it 5,000sf. Staff had been weighing minimum lot sizes of 5,000; 7,200; and 15,000 for ADUs, and is currently proposing 7,200sf. There should be no minimum lot size for ADUs. The City already has development regulations to ensure that any new residential development (including ADUs) meeting certain development standards such as setbacks and total size. There is no reason to impose a minimum lot size, other than to exclude certain Pasadena homeowners from building ADUs. As your own staff report shows, with a 7,200sf minimum lot size, the majority of property owners would still be prohibited from building ADUs. At least, this is unfair and arbitrary; at worst, it could expose the City to legal liability for erecting undue barriers to ADUs, contrary to the letter and spirit of the state ADU legislation.

2) No hillside prohibition. As noted in your own staff report, the City of Pasadena already has particular standards to guide (and in some cases prohibit) hillside development. These existing regulations apply to ADUs, and thus there is no reason to ban ADUs in hillsides other than to exclude certain property owners from exercising their rights.

Thanks for your time in reading this and for considering these changes,
Jason

—
Jason Neville
1120 W 6th Street, #1616
Los Angeles, CA 90017



Philip Koebel <pkoebel.2017@gmail.com>

Mayor Tornek - Philip Koebel Supports More Accessary Dwelling Units 20171211

Philip Koebel <pkoebel@gmail.com>

Mon, Dec 11, 2017 at 12 18 PM

To: Terry Tornek Mayor <TTornek@cityofpasadena.net>

Cc: Jill Shook <jill@makinghousinghappen.com>, Daniela Romero Other <dromerolaw@gmail.com>, PHILIP KOeBeL <lawofpek@gmail.com>, Michelle White <affhsgservices@sbcglobal.net>

December 11, 2017

Dear Mayor Tornek -

I request that you vote in favor of the following proposed changes the city regulations so that Pasadena may comply with state law and accord with neighboring communities as to Accessary Dwelling Units ("ADU's", aka "Second Units" or "Granny Flats")

1. Eliminate the minimum lot size required to build an ADU.
2. Allow the maximum size of an ADU to be up to 50% of the size of the primary dwelling, not to exceed 1,200 square feet.
3. Allow all residential property, including properties in Landmark Districts, to be eligible for an ADU.
4. Increase the building height limit to 25 feet to allow for an ADU over a garage.
5. Lower the current building fees to be in accord with neighboring communities, no less than 50% reduction, so that an ADU can be affordable to homeowners and subsequent tenants

I am in District 1. My single family home of 1,035 square feet is home to 15 people, including 10 children (8 of which attend PUSD schools) My "housemates" would otherwise be homeless and/or unable to afford to live in Pasadena. My 5,085 square feet property has a historical ADU under 200 square feet, but I would like to repair it and expand it.

Philip Koebel
626-629-8199

12/11/2017
Items 19 & 20

Jomsky, Mark

From: director Friends In Deed <director@friendsindeedpas.org>
Sent: Monday, December 11, 2017 11:28 AM
To: Jomsky, Mark
Subject: ADUs comment

I am Rabbi Joshua Levine Grater, Executive Director of Friends in Deed. As an agency seeking to help people rebuild their lives on the way to be housed, we cannot do our job effectively if there are no units available. Since the city continues to sell valuable land to developers for hotels, conference centers and luxury condos, all of which I know will help the economy of Pasadena, there are nearly zero units available to house those who are ready. If the City Council uses both the financial and moral standards that make a city great, it is hard to imagine that this ordinance, which can help alleviate the homeless situation in our city, which everyone professes to want to do, won't pass. And especially since it has been decades since this effort began.

I believe that everyone in our city deserves decent affordable housing and that ADUs could help alleviate our housing crisis. Please vote to reduce the lot size requirements and fees so that ADUs can be built in our city in compliance with state law and the needs of our city."

Rabbi Joshua Levine Grater
Executive Director, Friends in Deed
Council member Kennedy's district

--

Rabbi Joshua Levine Grater
Executive Director, Friends in Deed

444 East Washington Blvd.
Pasadena, CA 91104
626-797-2402

director@friendsindeedpas.org
www.friendsindeedpas.org

'Doing Together What We Can't Do Alone'

Jomsky, Mark

From: Wilson, Andy
Sent: Monday, December 11, 2017 11:36 AM
To: Jomsky, Mark
Subject: Fwd: ADU ordinance

For public record

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: KDouglas <kdouglas50@yahoo.com>
Date: 12/11/17 11:30 AM (GMT-08:00)
To: "Wilson, Andy" <awilson@cityofpasadena.net>
Cc: "Thyret, Pam" <pthyret@cityofpasadena.net>
Subject: ADU ordinance

Dear Councilperson Wilson,

Please submit this letter to the public record on the ADU ordinance.

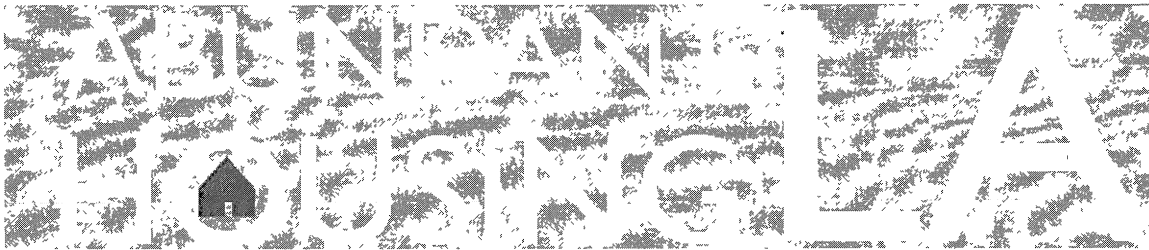
I support the changes to broaden the ADU ordinance so that homeowners are allowed to make decisions that work for their neighborhood and their families.

All of California is facing a severe housing shortage that is displacing young professionals needed in any functioning community. Pasadena needs to be proactive toward reasonable approaches that increase the housing stock and should implement the ADU liberalization.

The data shows that ADU construction is quite limited overall even where rules are liberal. This shows that homeowners are more conservative and careful about such building investments. And that is exactly what neighborhoods want .

Thank you for your consideration.

Sincerely,
Kimberly Douglas
315 Fillmore St.
Pasadena, CA 91106



December 11, 2017

From: Abundant Housing LA
To: Pasadena City Council
Re: Accessory Dwelling Unit

Dear Council,

Abundant Housing LA writes to urge that Pasadena's Zoning Code be amended to remove exclusionary minimum lot size requirements. Abundant Housing LA is a volunteer organization with 1300 members who support more housing of all types in the Los Angeles region. We supported the 2016 state laws that removed barriers to construction and legalization of ADUs. We are pleased that Pasadena is updating its ADU rules to incorporate state requirements but want to ensure that the new ordinance does not undermine the intent of state reforms.

ADUs are an excellent form of housing for Pasadena. They are cheaper to construct than similarly-sized new homes. They can help the city adapt to demographic change and add density sensitively. Since the passage of new state laws we have seen increases in permits for ADUs in a number of cities. We hope that more ADUs can help address the housing crisis which is harming residents throughout the Los Angeles region.

A year ago we submitted comments on the initial draft of these amendments, recommending that the minimum lot size be reduced and that an annual quota and buffer requirements between ADUs be eliminated. We are pleased to see that the quota and 500 foot buffer are gone. We are still concerned that the city is considering a high minimum lot size requirement. 15,000 sf is a vestige of a time when accessory dwellings were considered to be fit only for servants. 7500 sf is also too high of a minimum. The staff report on this amendment shows that a majority of RS lots would be ineligible for ADUs under a 7500 sf minimum. A 7500 sf lot requirement also seems likely to disadvantage lower income, Latino and African-American homeowners who are less likely to own large lot homes. Given the severity of the housing challenges facing Pasadena and the rest of the region and the need for equitable treatment of Pasadena homeowners, we strongly recommend not imposing a minimum lot size requirement.

Thank you for considering our views,

A handwritten signature in black ink, appearing to read "Mark Vallianatos". The signature is stylized with a large, looped initial "M" and a long horizontal stroke at the end.

Mark Vallianatos,
Policy Director, Abundant Housing LA

Martinez, Ruben

Subject: FW: Support ADUs/Granny flats

From: Rachel McHenry [mailto:rachelmc7@gmail.com]

Sent: Friday, December 08, 2017 6:59 PM

To: Morales, Margo <mlmorales@cityofpasadena.net>

Subject: Support ADUs/Granny flats

Dear Mayor,

I would like to express my support for the following changes to the city regulations regarding ADUs—Accessory Dwelling Units:

1. No Minimum lot size required to build an ADU.
2. The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.
3. ADUs should be allowed on all residential property, including in Landmark Districts
4. Increase the building height limit to 25 feet to allow ADUs over garages.
5. Lower the current building fees by 50% so that ADUs can be more affordable.

Thank you,

Rachel McHenry, Program Services Coordinator at USHS

26 S. Daisy ave. Pasadena CA 91107

Iraheta, Alba

Subject: FW: Accessary Dwelling Units

From: Tara Newman [<mailto:tnewman@gmail.com>]
Sent: Monday, December 11, 2017 2:30 PM
To: Morales, Margo <mlmorales@cityofpasadena.net>
Subject: Accessary Dwelling Units

Dear Honorable McAustin

I would like to express my support for the following changes to the city regulations regarding ADUs—Accessary Dwelling Units:

1. No Minimum lot size required to build an ADU.
2. The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.
3. Increase the building height limit to 25 feet to allow ADUs over garages.
4. Lower the current building fees by 50% so that ADUs can be more affordable.

Thank you,

Tara Newman
1646 Wagner Street
Pasadena, CA 91106

October 17, 2017

CITY CLERK

17 DEC 14 03:45PM

Dear Planning Department,

Please accept these comments in support of changing the Accessory Dwelling Unit (ADU) ordinance. Affordable housing is a chronic problem in Pasadena and changing the current ADU ordinance is an enabling action that can create more housing on existing properties.

1. I support the reduction of the minimum lot size for Accessory Dwelling Units from 15,000 square feet to 5,000 square feet.
2. I support that ADUs should be allowed in all Landmark Districts, without the units being visible from the street.
3. I support increasing the 800 square feet limit on the unit size of the ADU up to 1,200 square feet or 50% of the primary home, depending on the overall lot size.
4. I support that ADUs be allowed above garages by increasing the height to 25 feet. Pasadena allows homeowners to have a second floor in their homes and an ADU over an attached garage. Having the option to build an ADU above the garage will preserve off street covered parking and open space on a property. Building above the garage is often more sensible to the environment.
5. The fees for building ADUs could total up to \$50,000. These fees are excessive and need to be decreased. Excessive fees are a deterrent and a disincentive to homeowners who might want to provide affordable housing to family members or low income renters.

Thank you for your consideration,

Ed Washatka

District 3

12/11/2017
Items 19 & 20

Jomsky, Mark

From: Kevin Wheeler <Kevin@keyway.net>
Sent: Monday, December 11, 2017 3:33 PM
To: Jomsky, Mark
Subject: ADUs on garages

Dear Mr. Jomsky:

While being on top of a garage is fine, ADUs should not exceed the roofline of the primary structure because that will look odd.

One advantage of building on top of a standard 20 x 20 garage is that it limits the size to a true granny flat as opposed to a second, family home.

For many houses in Pasadena the garage is detached and well below the primary structure.

Making a restriction that no ADUs should ever be on any garage may be misguided.

Please pass on to our council.

Thank you,

The Wheeler Family
3820 Canfield Rd. Pasadena

Jomsky, Mark

From: Bin Lee <bin@imaginebin.com>
Sent: Monday, December 11, 2017 3:05 PM
To: Jomsky, Mark
Subject: City Council December 11 Meeting - Comment for Agenda Item 19 & 20

Hi Mark,

I'm unable to attend tonight's city council meeting, but please pass along my support for Agenda Item 19 & 20 (Accessory Dwelling Units).

My name is Bin Lee, and I'm a homeowner in District 1. I am in support of Agenda items 19 and 20. I believe we need lenient regulations to give as many fellow homeowners the freedom to build ADUs throughout all of Pasadena.

Reducing minimum lot size to 5,000 square feet is a good start, and much more reasonable than the original 15,000. Personally, I don't think a minimum lot size is needed, due to the "can only have structures up to 35% of lot size" rule keeping out of control construction in check. I'm in favor of other lenient policies, like ADU's in all parts of the city, and increasing ADU size limits to 50% of the primary home. Also, I'm in favor of the greatly reduced, and more reasonable impact fees.

While I don't plan on building ADU's on my property, I want my fellow neighbors, single-family homeowners, and citizens to have the liberty to do so. I strongly believe it's a vital piece of the puzzle to allow lifelong Pasadena residents to stay in the city they love, whether by keeping their loved ones close by, or providing another avenue of income, or giving more folks affordable housing options.

Thanks for your time,

Bin Lee

Jomsky, Mark

From: Wesley Reutimann <wesleyreutimann@gmail.com>
Sent: Monday, December 11, 2017 2:37 PM
To: Jomsky, Mark
Cc: Kristin Chew Reutimann
Subject: Public Comment - 12/11 Council Meeting | ADUs

Good afternoon Mayor Tornek, Council Member Madison and City Clerk Jomsky,

As we are unsure if we will be able to attend this evening's council meeting, we would like to submit the following comments regarding the Council's review of ADUs/Granny Flats.

Our household strongly supports local efforts to improve the City's diversity of housing options, including Accessory Dwelling Units.

Having reviewed other City policies on ADUs, we specifically support the following parameters for any new policy:

- **Establish a minimum lot size requirement of 5,000' or less** (e.g., Santa Cruz allows ADUs on properties of 4,500 square feet, Long Beach 4,800, Santa Monica 4,000 and many cities have no minimum lot size at all including Arcadia, Glendale, Monrovia, LA City and LA County and Burbank).
- **Adopt a maximum height of 25'** to allow for ADUs above garages
- **Avoid affordability covenants** to facilitate the development of ADUs
- **Allow impact fee waivers** in exchange for affordable housing agreements

If implemented, these recommendations should help increase the City's supply of housing for families, students, and persons on a fixed income. Providing more local housing for local students, families, and people who work in the City should also help support the City's Climate Action goals by providing more opportunities for people who work or study in Pasadena to live in Pasadena (rather than commute long distances to the City).

Thank you for your time and consideration,

Wes, Kristin and Jasper Reutimann

Jomsky, Mark

Subject: FW: Support ADUs/Granny flats

From: Rachel McHenry [mailto:rachelmc7@gmail.com]

Sent: Friday, December 08, 2017 6:59 PM

To: Morales, Margo <mlmorales@cityofpasadena.net>

Subject: Support ADUs/Granny flats

Dear Mayor,

I would like to express my support for the following changes to the city regulations regarding ADUs—Accessory Dwelling Units:

1. No Minimum lot size required to build an ADU.
2. The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.
3. ADUs should be allowed on all residential property, including in Landmark Districts
4. Increase the building height limit to 25 feet to allow ADUs over garages.
5. Lower the current building fees by 50% so that ADUs can be more affordable.

Thank you,

Rachel McHenry, Program Services Coordinator at USHS

26 S. Daisy ave. Pasadena CA 91107

Martinez, Ruben

Subject: FW: ADU Decision, tonight

From: Chase Andre [<mailto:chaseandre@fuller.edu>]
Sent: Monday, December 11, 2017 3:46 PM
To: Morales, Margo <mlmorales@cityofpasadena.net>
Subject: ADU Decision, tonight

Dear Honorable Council Member McAustin,

As a student of Fuller Theological Seminary, I researched ADU Ordinances in Pasadena, and throughout California. I can attest, Pasadena's ordinance is egregious. It unjustly restricts homeowners from creating multigenerational housing, aging in place, or supplementing their income with what is, for most middle class families, their largest asset: Their home.

What I love about ADUs is that it empowers homeowners to make the best decision about their private property, and invites these individuals into being part of the solution of LA County's housing crisis. Restrictive ADU policies cause exponential harm to the most vulnerable populations in our city. But, tonight, you have the opportunity to change that.

I would like to express my support for the following changes to the city regulations regarding ADUs—Accessory Dwelling Units:

1. No Minimum lot size required to build an ADU.
2. The Maximum size of the ADU could be up to 50% of the size of the primary dwelling, but not to exceed 1,200.
3. ADUs should be allowed on all residential property, including in Landmark Districts
4. Increase the building height limit to 25 feet to allow ADUs over garages.
5. Lower the current building fees by 50% so that ADUs can be more affordable.

Sincerely,
-Chase Andre
M.A. in Intercultural Studies, Just Peacemaking (2017)
[@chaseandre](http://CV.Academia.edu)
[949-813-5189](tel:949-813-5189)

4953 Barstow St #2,
Los Angeles CA 90032