

18 FEB 05 09:34AM

CITY CLERK

Date: February 5, 2018

To: City Councilmembers

RE: **Recommended Amendments to Staff Recommendations for Accessory Dwelling Units (Agenda Item #13)**

I commend the staff and Council on diligently working through the neighborhood concerns while adhering to the spirit of the State legislation on Accessory Dwelling Units! I would recommend the following amendments to the staff recommendations in order to preserve the true character of "accessory" units and allow for more stable affordable housing stock.

1. **Cap Maximum ADU Size at Lesser of 50% or 800 SF for All Property Sizes** – Many full-size single-family homes in the City are 1,200 SF or less (including mine!), so anything above 800 SF is no longer "accessory". Please keep the maximum ADU size on any lot size to the lesser or 50% of the primary dwelling unit or 800 SF.
2. **Support Option #2 for ADU Affordability to Waive Residential Impact Fee** – An 800 SF unit priced at 120% of LA County median income would yield a monthly rent of \$1,600, which is still high. I support staff recommendation on affordability #2 that allows for a landlord affordability agreement.
3. **Landlord Agreement Should Exceed 7 Years for Continuity** – To ensure continuity for low income renters in ADUs and prevent them from being displaced due to change in ownership, the landlord affordability agreement should last the entire time the landlord owns the property. Upon change of ownership if the new owner does not preserve the affordability, residential impact fees should be assessed retroactively on the ADU.

Thanks again for your hard work!

Felicia Williams  
Council District 2

02/05/2018  
Item 13

**Jomsky, Mark**

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**From:** Frances Hardy <fhardy@sgvhabitat.org>  
**Sent:** Monday, February 05, 2018 9:45 AM  
**To:** Jomsky, Mark  
**Subject:** Item #13 on City Council Agenda for Monday, February 5, 2018

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

Re: Item #13 on the City Council agenda for Monday, Feb. 5, 2018

Dear Honorable Mayor and City Council Members,

On behalf of San Gabriel Valley Habitat for Humanity and regarding tonight's agenda item #13, we respectfully request that all fees for affordable units be lowered to affordable rates. Research shows that lower fees can help make ADUs more affordable and help homeowners stay in their homes. See: <https://accessorydwellings.org/2014/08/07/do-adus-provide-affordable-housing/>

We also want to thank the Mayor and City council for considering ways to lower the fees for ADUs. We strongly support the staff recommendation to lower the fees to affordable levels in exchange for Section 8 or income-qualified tenants for seven years. This is a much better solution than affordable housing covenants, which are problematic. We also support the staff recommendation to increase the unit size on larger properties.

As stated in the first paragraph of this e-mail, we ask that the fees for ADUs be lowered across the board in all cases. We feel that the current fee of \$25,000 to \$31,000 for one 600 s.f. ADU is "unreasonable, excessive and burdensome" (to use the language of the state law). When you add the City's requirements of architectural plans and additional regulatory requirements, units become extremely expensive to build, and rents must be set at levels out of reach for our community in order to obtain a return on the investment. **Therefore, it makes sense to ask that all fees be lowered to affordable rates.** Research shows that lower fees can help make ADUs more affordable and help homeowners stay in their homes. See: <https://accessorydwellings.org/2014/08/07/do-adus-provide-affordable-housing/>

Our City is facing a severe housing crisis, with over half of its residents unable to afford rents, which now average over \$2,100 for a one-bedroom apartment. ADUs tend to rent below average market rate when fees are not excessive. Please allow private homeowners to help alleviate our housing shortage—which is pushing up prices and driving moderate and lower income people out of our City).

Please vote in a way that will support our city's approved housing vision:

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Warm Regards,

Frances

Frances Hardy | Director of Resource Development

San Gabriel Valley Habitat for Humanity | 400 S. Irwindale Ave. Azusa, CA 91702

626-709-3276 | [fhardy@sgvhabitat.org](mailto:fhardy@sgvhabitat.org) | [sgvHabitat.org](http://sgvHabitat.org)



We build strength, stability, self-reliance *and* shelter.

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Charity Navigator 4-Star Rated and Perfect Score for its Financial Health and its Accountability & Transparency.

**Martinez, Ruben**

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**From:** Jill Shook <Jill@makinghousinghappen.com>  
**Sent:** Saturday, February 03, 2018 10:00 AM  
**To:** Jill Shook; Jomsky, Mark; Jomsky, Mark  
**Subject:** re: Urgent: opportunity to support affordable housing in Pasadena at this Monday's city council  
**Attachments:** Letter fot the city council for Monday 1-5-2018.docx

This Monday the City Council will vote on the fees to build an ADU-those cute tiny homes in our back yards. Right now the fees range from \$25,000 to \$31,000 for a 600 sf unit. This is excessive and needs to be lowered so that homeowners have an opportunity to address California's housing shortage, and have an extra income on their property.

Also on Monday we have a chance to support bringing more permanent supportive housing to Pasadena which ends homelessness for some of the 575 living on our streets (last year's count). This land use is being considered for the NE corner of Fair Oaks and Orange Grove.

Please carefully read the attached letter, then if you agree, please sign send to:  
[mjomsky@cityofpasadena.net](mailto:mjomsky@cityofpasadena.net) who will be sure

they are distributed to all the City Council members.

Additionally, you can make copies to distribute to your church and have folks sign them. I will have a stack of these available at my home if you wish to pick some up today and you can also bring me any signed letters you wish to have submitted by the end of Sunday and I will be sure they are submitted in a timely manner. Our address: 1628 N. Garfield Ave, Pasadena, CA 91104

I can't thank you enough for this act of love for our community and humanity to make housing more affordable and help end homelessness.

Sincerely, Jill

Jill Shook, Missions Door, Catalyst <http://www.missionsdoor.org/missionaries/shook-jill>

Doctor of Ministry, Bakke Graduate School

Blog: [makinghousinghappen.net](http://makinghousinghappen.net) Website: [makinghousinghappen.com](http://makinghousinghappen.com)

Author/Editor: *Making Housing Happen: Faith Based Affordable Housing Models*

Jill@ [makinghousinghappen.com](mailto:makinghousinghappen.com) Phone: (626) 675-1316



To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

Re: Items #11 and #13 on the City Council agenda for Monday, Feb. 5, 2018

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In addition to our concern about the fees for ADUs we also care about the city-owned property on the NE corner of Fair Oaks and Orange Grove (item #11 on the agenda). This property provides us with the opportunity to create another beautiful permanent supportive housing (PSH) like Marv's place that has won recognition as the best PSH in all of Southern California. We have the funding, the land, and the need it there, so it makes the most sense to use this property to move those who are living on our streets, especially seniors, into housing. This is the compassionate and right thing to do. It would again put our city on the map as a model to other cities, like beautiful Marv's place has pictured below—and recognized at the best PSH in all of Southern California.

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Thank you!

Melody Bundy Melody Bundy  
602 N. Fair Oaks Ave #119  
Pasadena CA 91103

02/05/2018  
Item 11 & 13

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Thank you!

*Connie O'Donnell*

02/05/2018  
Item 11 & 13



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I approve sending the letter  
Areta Crowell  
1115 Cordova, #403  
Pasadena 91106

02/05/2018  
Item 11 & 13

## Martinez, Ruben

---

**From:** Marcia Hoffman <marciahoffman5@icloud.com>  
**Sent:** Saturday, February 03, 2018 2:27 PM  
**To:** Jomsky, Mark  
**Subject:** Re: land use  
**Attachments:** letter to City Council.pages

To: City Council Room S228  
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100 Garfield Ave,  
Pasadena, CA 91101

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Thank you!

Rev. Marcia L. Hoffman

To: City Council Room S228  
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100 Garfield Ave,  
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Thank you very much!

Sincerely,  
The Rev. Cynthia W. Crowell  
Pastor, Trinity Presbyterian Church, Pasadena

02/05/2018  
Item 11 & 13

## **Martinez, Ruben**

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**From:** Joan Feser <joanfeser@gmail.com>  
**Sent:** Saturday, February 03, 2018 11:23 AM  
**To:** Jomsky, Mark  
**Subject:** ADU letter of support  
**Attachments:** ADU letter 2 3 18.pdf

Good morning. My name is Joan Feser, Vincentian from the Society of St. Vincent de Paul, Assumption of the Blessed Virgin Mary conference in Pasadena, I am attaching my signed letter to encourage your support vote. We ask for your help to bring more permanent supportive housing to Pasadena and to help end homelessness. As Vincentians, we can assist with many physical and monetary needs, but the one area of great struggle is finding housing. Please vote in favor of ending homelessness in Pasadena,  
Thank you!  
Joan Feser, Vincentian, ABVMSSVDP, Pasadena, CA

To: City Council Room S228  
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Thank you!

*John Feser*  
1180 Davenport Dr.  
Pasadena CA 91107

## Martinez, Ruben

---

**From:** SMCCUCC - SMCCUCC <smccucc@sanmarinoucc.org>  
**Sent:** Saturday, February 03, 2018 10:54 AM  
**To:** Jomsky, Mark  
**Subject:** Items #11 and #13 on the City Council agenda for Monday, Feb. 5, 2018

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Thank you!

Pastor Donald Shenk  
San Marino Congregational Church UCC

--

***Pastor Donald Shenk***  
San Marino Congregational  
United Church of Christ  
[www.sanmarinoucc.org](http://www.sanmarinoucc.org)

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CITY CLERK

18 FEB 05 10:42AM

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Thank you!

*Rev. Sandra Olewine*  
Pasadena, CA

02/05/2018  
Item 11 & 13



To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 10:42AM

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Thank you!

*Howard Underwood*  
*Stephan Underwood*

02/05/2018  
Item 11 & 13

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Thank you!

*Patricia Jorder*  
Pasadena Resident

02/05/2018  
Item 11 & 13

18 FEB 05 10:42AM

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Thank you!  
DISTRICT 5  
THELMA CALANTAS  
152 N. MICHIGAN AVE.  
PASADENA, 91106

02/05/2018  
Item 11 & 13

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Pasadena City Hall  
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Thank you!



KEN CHIKOZZO  
PASADENA RESIDENT

02/05/2018  
Item 11 & 13

18 FEB 05 10:42AM

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Thank you!

*Marilyn Kennedy Wilander  
Pasadena Homeowner: Dist 1  
550 La Mesa Place, Pasadena  
marilynne.wilander@gmail.com*

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 10:43AM

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Thank you!

*Beverly deVoy*  
99 N. Catalina Av #2  
Pasadena, CA

02/05/2018

91106

Item 11 & 13

To: City Council Room S228  
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Pasadena, CA 91101

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Thank you!

*Ellen Peterson*  
Pasadena resident  
NE Pasadena  
Altadena Dr



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Thank you!

*Kathy Windsor*  
1146 Avoca Ave.  
Pasadena, CA 91105

02/05/2018

Item 11 & 13

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*L. Priscilla Barr*  
District 5  
105 San Miguel Rd.  
Pasadena CA 91105

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Thank you!

Elizabeth )  
Francis ) Verriere

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 10:43AM

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Thank you!

*Don Jones*  
1870 Paloma St.  
Pasadena, Ca 91104

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

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*Dorothy Stout*  
655 W Los Rios  
Pasadena CA 91101  
Thank you!

02/05/2018  
Item 11 & 13

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100 Garfield Ave,  
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Thank you!

*Ezra Bright*  
1682 N. Moskobie Ave  
Pasadena, CA 91104

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Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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Thank you!

*Janina J. [Signature]*

2724 Glen Avenue

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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Thank you!

*Ethel Ralls*  
P.O. Box 92952  
Pasadena Ca 91109

02/05/2018  
Item 11 & 13



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Pasadena City Hall  
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Valerie Thompson  
2968 Bergen way  
Altadena CA 91001  
(626) 222-9350

02/05/2018

Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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#(323)

479-9515

Brenda Scott  
1725 CASITAS AVE  
Pasadena CA 91103

02/05/2018

Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
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Thank you!

Willie D. Williams  
1680 N. LAKE AVE S  
PAS, CALIF 91104

02/05/2018

Item 11 & 13

18 FEB 05 10:49AM  
CITY CLERK

To: City Council Room S228  
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Thank you!

*Shirley [unclear] with Elder*

280 E Elizabeth St Pasadena CA 91104

02/05/2018

Item 11 & 13

To: City Council Room S228  
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100 Garfield Ave,  
Pasadena, CA 91101

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Allison Austin  
1293 N Garfield #11  
Pasadena Ca 91104

02/05/2018

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Pasadena, CA 91101

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Thank you!

*[Handwritten signature]*  
2415 Mohawk Ave Apt 204  
Pasadena, Ca 91107

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 10:49AM

Re: Items #11 and #13 on the City Council agenda for Monday, Feb. 5, 2018

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Thank you!

2415 mohawk st  
Pasadena, CA  
91107

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

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Thank you!

*Gene Miller*  
3085 Grandeur Ave  
Altadena, CA 91001

*Green Williams*

02/05/2018  
Item 11 & 13



To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

18 FEB 05 10:58AM  
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Miss. Thank you! (626) 798-6875  
LAURIE WATTS  
396 E Elizabeth  
Pasadena Ca

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 10:50AM

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Thank you!

Latoya Williams  
262 Clinton St #1  
Pasadena, CA 91104

02/05/2018

Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

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Thank you!

*Peter C. Hortzger*  
50 E. Mead St #202  
Pasadena CA 91105-  
2029

02/05/2018

Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

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Thank you!

*Sarah Eggers*  
Sarah Eggers  
529 E Penn St  
Pasadena, CA 91104

02/05/2018  
Item 11 & 13

CITY CLERK

18 FEB 05 10:59AM

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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Thank you!

*Wesley Allen*

02/05/2018  
Item 11 & 13

CITY CLERK

18 FEB 05 10:56AM

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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Thank you!

*Jaqueline Charles*

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 10:50AM

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02/05/2018  
Item 11 & 13

18 FEB 05 10:50AM

CITY CLERK

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Thank you!

*Mary J. Green*

02/05/2018  
Item 11 & 13



CITY CLERK

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Thank you!

*Blodys Ellis*

02/05/2018  
Item 11 & 13

18 FEB 05 10:51AM  
CITY CLERK

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*Earl Ellis*

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*Regina M. Maza*

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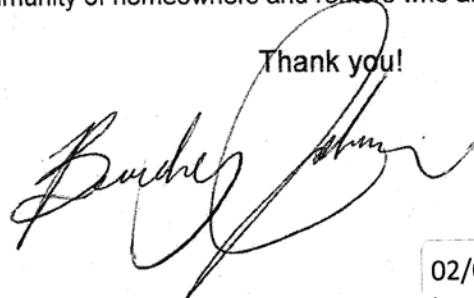
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02/05/2018  
Item 11 & 13

CITY CLERK

'18 FEB 05 10:51AM

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

Re: Items #11 and #13 on the City Council agenda for Monday, Feb. 5, 2018

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*Dee Williams*

02/05/2018  
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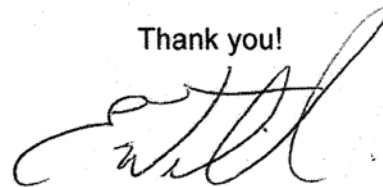
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*Louetta Parks*

02/05/2018  
Item 11 & 13

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*Peggy Williams*

02/05/2018  
Item 11 & 13



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*Diane Milson*

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Item 11 & 13

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*Marion McClain*

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Thank you!

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 11:17AM

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Thank you!

*Penny Kurbay*

02/05/2018  
Item 11 & 13



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Thank you!

*Betty Black*  
P.O. Box 92974  
Pasadena, Ca 91109

02/05/2018  
Item 11 & 13

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Pasadena City Hall  
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1026 N LOS ROBLES  
PASADENA CA 91104

Werner J. Mi. Dardas

02/05/2018  
Item 11 & 13

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Thank you!

Manuel Galloway

PASADENA CA, 1478 N. MENTONE AVE 91103

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
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Pasadena, CA 91101

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Thank you!  
*Patricia Williams*  
1430 N Fair Oaks #5  
91103

02/05/2018  
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Pasadena City Hall  
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Ms Billie J Keith  
1026 N. Las Robles Ave.  
Pasadena, CA 91104

02/05/2018  
Item 11 & 13

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Mildred Montgomery  
515 E. Elizabeth St  
Pasadena CA 91104

02/05/2018  
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Thank you!

Lonnie R. Jones

Lonnie R. Jones

515 E. Elizabeth St.

Pasadena CA 91104

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Jonathan Jones  
515 E. Elizabeth St  
Pasadena, CA 91104

02/05/2018  
Item 11 & 13



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Thank you!

Regina Jones

515 E. Elizabeth St.

Pasadena, CA 91104

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Thank you!

Natalia McAfee  
1026 N. Los Robles  
Pasadena CA, 7/104

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 11:18AM

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*Joyce C. Graham*

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*Jacqueline Sadson*

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*Vanessa Hart*

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*Carolyn J Davis*

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*Anda Robin*

02/05/2018  
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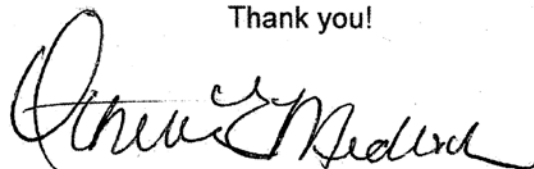
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*Bertie J. E. Medlock*

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*Marianne McCullough*

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Thank you!

Brad & Jina Arnold  
Bradlyn Arnold  
1622 N. GARFIELD AVE PAS

02/05/2018  
Item 11 & 13

18 FEB 05 11:19AM

CITY CLERK

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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Thank you!

*Marvate Jim*

1353 N. Los Robles  
Pasadena, CA 91104

02/05/2018

Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 11:13AM

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Thank you!

780 E Elizabeth St.

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
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Pasadena, CA 91101

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02/05/2018  
Item 11 & 13



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Thank you!

*Jo Taylor*  
420 E. WASHINGTON

02/05/2018

Item 11 & 13

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Pasadena City Hall  
100 Garfield Ave,  
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*Colander Lee*

*lives on corner Wishy/Los Robles*

02/05/2018

Item 11 & 13

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532 E. WASHINGTON BLVD, APT 8  
PASADENA CA 91104

02/05/2018

Item 11 & 13

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Pasadena City Hall  
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Pasadena, CA 91101

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Thank you!

*Ziad Abdel*  
1622 N. GARFIELD AVE.  
PAS

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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93 W. Hammond St  
Pasadena, CA 91103

02/05/2018

Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

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*Lorinda Hawkins Smith*  
LORINDA HAWKINS SMITH  
445 N. GARFIELD AVE, APT 315  
PASADENA, CA 91101

02/05/2018

Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 11:28AM

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*[Handwritten signature]*  
33 N. El Molino Ave #3R  
Pasadena, CA 91101

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Thank you!

Charlotte LeCoe  
1945 Queensberry Rd.  
Pasadena, Ca 91104

02/05/2018  
Item 11 & 13



To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 11:28AM

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Thank you!

LEONARD JOHNSON  
369 W. Howard St.  
PASADENA, CA 91103

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

CITY CLERK

18 FEB 05 11:26AM

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Thank you!

Jashue Hill  
Sha Niu

Address  
on  
Back

02/05/2018

Item 11 & 13

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Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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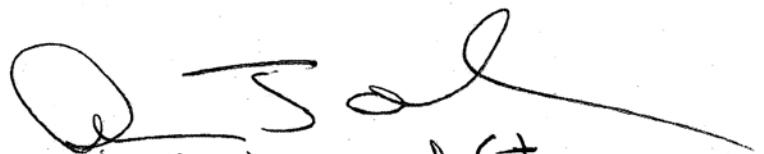
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369 W Howard St  
Pasadena 91103

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To: City Council Room S228  
Pasadena City Hall  
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Pasadena, CA 91101

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Thank you!

*Caryn A. Williams*  
1285 N. El Molino Ave  
Pasadena, CA 91104

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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LEA EDWARDS  
1299 WELLINGTON AVE  
PAS, CA 91103

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
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3057 Glen Ave, Altadena, CA  
91001

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Pasadena City Hall  
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Thank you!

*Margaret R. Bruce*

02/05/2018  
Item 11 & 13

To: City Council Room S228  
Pasadena City Hall  
100 Garfield Ave,  
Pasadena, CA 91101

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Thank you!

*Wilbert Chock*

02/05/2018  
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Thank you!

02/05/2018  
Item 11 & 13

David R. Whitehead  
388 E. Mountain Street  
Pasadena, CA 91004

18 FEB 05 12:45 PM

CITY CLERK

February 5, 2018

Mayor Tornek and City Council  
City Hall, City of Pasadena  
100 N. Garfield Avenue, Room S228  
Pasadena, CA 91109-7215

Good morning Mayor Tornek and Council Members:

I wish to, respectfully, proposed the following with regard to:

**1. ADU Size Limitations - An Alternative Maximum ADU Size regulation:**

"Parcels meeting the proposed minimum parcel size of 7,200 square feet (or which are zoned for multiple housing units [RM-zoned]) with a primary dwelling of less than 1,200 square feet in size, will be limited to a maximum ADU size of 600 square feet. For parcels with an existing primary dwelling of 1,200 square feet or greater, the maximum ADU size be the lesser of 800 square feet or 50% of the size of the primary dwelling."

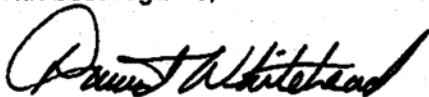
In other words, the 50% maximum size limitation would not go into effect until existing dwelling size reaches 1200 square feet.

My reason for proposing this alternative is simple and practical: A homeowner of an existing small house of, say, 800 square feet, being limited to constructing a 400 square foot (20' x 20') ADU provides little or no incentive to that homeowner to construct such an ADU. A 400 square foot ADU is *extremely* small – barely larger than a one-car garage - and would limit it to being a small studio apartment. However, at 600 square feet, a one bedroom – or possibly two-bedroom - unit could be built to provide a more comfortable dwelling.

**2. Residential Impact Fees:** Please consider creating a "middle ground" of Impact Fees for new ADUs – some fees that are not as expensive as the existing standard Residential Impact Fees, but not entirely eliminated as they would be under the proposed "covenant"/non-recorded landlord agreement concept. A reasonable "middle ground" should not be so expensive as to dissuade the construction of new ADUs, but also not disinsentivize landlords/homeowners from using some new ADUs for affordable housing. Perhaps fees based on square footage, such as \$5 - \$7 per sq. foot.

Thank you for your time and attention in considering these two suggestions.

With best regards,



David Whitehead  
Pasadena homeowner/resident

**Jomsky, Mark**

---

**From:** marcelo alvarado <mermar12@hotmail.com>  
**Sent:** Monday, February 05, 2018 4:15 PM  
**To:** Jomsky, Mark  
**Subject:** To support to build small house at back yard

We're agree to support this preposition

Sent from my iPhone

## Jomsky, Mark

---

**From:** Nina Chomsky <nrchomsky@aol.com>  
**Sent:** Monday, February 05, 2018 3:53 PM  
**To:** Jomsky, Mark  
**Subject:** Council Meeting 2/5/2018; Agenda Item 13; ADUs -- Size and Fees

Please distribute to the Council -- Thank You.

### Linda Vista-Annandale Association

Mayor Tornek and Councilmembers  
c/o Mark Jomsky, City Clerk

Re: Council Meeting 2/5/2018; Agenda Item 13; ADUs -- Size and Fees

Mayor Tornek and Councilmembers:

The Linda Vista-Annandale Association (LVAA) has the following comments on this Agenda item.

1. Maximum Unit Size. In our view, the proposed new rules on maximum unit size will not work in much of non-hillside areas of West Pasadena, including District 7. The proposal, in effect, will give non-hillside owners/developers a 1,200 square foot new ADU as a matter of right. Most of the lots referred to in this part of the City are much larger than 10,000 square feet, and, most of the homes in this part of the City are so much larger that the 50% rule means nothing. For example, in the Linda Vista Annandale area, if a lot is approximately 15,000 square feet and the house is 4,000 square feet, in a non-hillside area, the ADU will be allowed at 1,200 square feet. This will be a very common new construction situation.

We think that you need to go back to the original proposal -- a sliding scale for larger lots. You could begin with 10,000 square foot lots at 800 square feet for the ADU, and then gradually increase the size of the lot to a common size in this part of the City -- we suggest 20,000 square feet -- to provide a 1,200 square foot ADU as a matter of right. Lots below 20,000 square feet, which is a common approximate lot size in this part of the City, but more than 10,000 square feet, should be allowed something above 800 but below 1,200, in order to preserve the underlying single-family character of non-hillside areas. An actual sliding scale also would reflect the fact that most homes in this part of the City are quite large and the 50% rule almost meaningless.

2. Development Impact Fees. In LVAA's view, the 7-year ADU affordability requirement to avoid nearly all of Development Impact Fees is simply too short. We suggest 15 years in order to ensure the supply of real affordable housing; and, truly and effectively avoid speculative ADU development.

Further, we oppose the proposed "cliff" ending rule for no payment of full Residential Impact Fees. As proposed, at the end of the 7 years, the owner/developer is "home free" -- no more Impact Fees required. The property then can be sold with a big increase in value since the ADU is now available for market rents. This idea completely ignores the enormous importance of Residential Impact Fees to provide open space and parks so needed in the City. We suggest that if the owner/developer abandons affordability after just 7 years, some percentage such as 50% of the original Residential Impact Fees, with a credit for what was paid, should be due and payable at that time, and, this obligation should run with the land.

Thank you for considering our comments.

Linda Vista-Annandale Association

Nina Chomsky, President