

CORRESPONDENCE

Dr. Javier Roa Vicens
113 S Altadena Dr
Pasadena, CA 91107
javier.roa.vicens@gmail.com

Mr. Steven Mermell
Pasadena City Manager
Office of the City Manager
City Hall
100 N. Garfield Avenue, Room S228
Pasadena, CA 91101

Dear Mr. Mermell,

With this letter, I would like to ask the City of Pasadena to **establish a mechanism for owners of existing Accessory Dwelling Units (ADUs) to receive a waiver of the owner-occupancy covenant** that prevents them from renting both units separately. This proposal is in line with the recently approved SB-13, which completely removes such restriction for ADUs built after January 1, 2020. To minimize the impact on single-family neighborhoods, applications to the proposed waiver may be limited to properties located in multi-family residential areas (RM-12 or higher).


The State of California has recognized the value of ADUs for combating the excruciating housing shortage, as a means of increasing the number of units available at an affordable cost. However, the current owner-occupancy covenant in Pasadena deems ADUs as "inhabitable" should the owner move out of the property. ADUs built according to the Building and Safety standards following the 2017 SB-1069/AB-2299 are brand new units or conversions less than two years old that, thanks to their reduced building cost, could potentially become very attractive rental units for their quality, overall condition, and price.

But the most important motivation for the proposed waiver is homeowners ourselves. As a young couple, my wife and I realized that converting a garage and moving into the ADU while renting the front house was the only way we could afford to buy a home where to raise a family in Pasadena. However, due to the owner-occupancy covenant that was placed on the property, we are truly afraid about being forced to sell the house if we ever face a personal or job-related situation due to which we must leave Pasadena temporarily. We would not be able to afford the mortgage payments while living somewhere else unless we were able to rent both the front house and the ADU.

I believe the proposed waiver is well aligned with the initiatives adopted by the State and can potentially increase the number of units available for rent while having a minimal effect on the character of the city. I look forward to participating in the discussion about the specific criteria that may be required to obtain such a waiver.

Thank you for your consideration.

Sincerely,



Javier Roa Vicens