

**CORRESPONDENCE
FROM
04/09/2018
CITY COUNCIL MEETING**

April 9, 2018

Re: #15 on the agenda, first reading of the ADU ordinance.

Dear Honorable Mayor, Vice Mayor and City Council,

I am quite concerned about p.12 #1 at the bottom of the ADU ordinance that says:

"The primary residence shall provide the required two covered parking spaces on site before allowing an accessory dwelling unit on 12 #NF41 M61MOETCGCv1 the subject property, except as specified in Section 17.50.275.EQ.3 and for units meeting the standards of Section 17.50.275.8.1 .a."

After my communique today with city planner David Sinclair, I am now clear on what this means. As a single family homeowner in Pasadena with a 1924 garage that accommodates only one car, I would need to build a two car garage before I could build a detached or attached ADU. And this would be allowed only if my property was 7,200 sf.

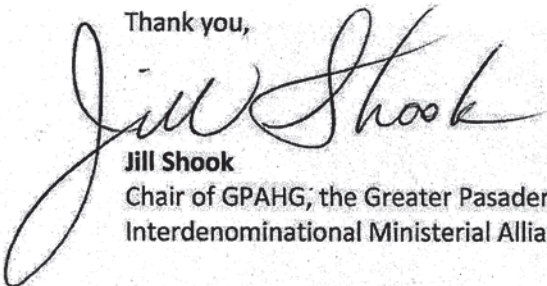
I called Greg Nickless at the STATE HCD office and he made is very clear that this is out of compliance based on code 65852.5 and .6.

(2) (5) No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision.

(3) (6) This subdivision establishes the maximum standards that local agencies shall use to evaluate proposed ADUs on lots *a proposed accessory dwelling unit on a lot zoned for residential use which contain that contains* an existing single-family dwelling. No additional standards, other than those provided in this subdivision or subdivision (a), *subdivision*, shall be utilized or imposed, except that a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant. *owner-occupant or that the property be used for rentals of terms longer than 30 days.*

Please vote tonight to remove page 12, #1 at the bottom that requires that single family property have a two-car garage before an ADU is allowed.

Thank you,



Jill Shook

Chair of GPAHG; the Greater Pasadena Affordable Housing Group, member of IMA-The Interdenominational Ministerial Alliance and CCC-the Clergy Community Coalition