

CORRESPONDENCE

Jomsky, Mark

From: Kevin Wheeler <Kevin@keyway.net>
Sent: Sunday, February 25, 2018 10:34 PM
To: Jomsky, Mark
Subject: ADUs on Garages - Please distribute

Dear Mr. Jomsky:

Please forward to our mayor and city council. Thank you.

Sincerely,
Kevin Wheeler

Dear Mayor and City Council:

I'm joining the chorus of those that would like to build an ADU on top of their garage.

I understand that in many cases this could negatively change the character of most neighborhoods and even the overall esthetic of the city.

However, there are some homes on sloping lots with detached garages.

These second story ADUs would be below the top of dominant structure.

Moreover, they would help mitigate three problems:

- Smaller ADUs (most garages are about 400 sq ft)
- Keep garages (less tandem parking in driveways and streets)
- Smaller footprint (less hard space)

Please allow ADUs on top of detached garages as long as they do not exceed the height of the dominant structure.

Sincerely,

Kevin Wheeler

To: City Council Room S228

Pasadena City Hall
100 Garfield Ave,
Pasadena, CA 91101

Re: ADUs Fees for City Council Meeting on Monday, March 12, 2018

Dear Honorable Mayor and City Council Members,

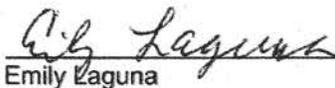
I would like to thank you for the opportunity to speak at the city council meeting on February 5th, 2018. I am planning to build an ADU on my property for my mother to live in, and am concerned that the fees to build an ADU might make this out of our reach. After I finished speaking (nervously), Mayor Tornek asked me if I had heard about the covenant and agreement for accessory structures. I admit that although I had heard of it, I didn't know much about it. I looked it up the following day, and feel that it would not be in any homeowner's best interest to sign this agreement. While I appreciate the opportunity to have the fees waived when we build the structure, I believe it could very likely lead to being a financial burden in the future. My mother has every intention of staying in the house for years to come, but none of us know the future - what if she decides to leave, or needs the care of a nursing home, and we need the extra income from renting it out for a reasonable amount? It also seems as though it might reduce the resale value of our home if future owners are bound to the covenant and agreement as well. This does not sound like a risk I am willing to take.

As the current fees are drastically higher than all of our surrounding cities, I can only assume the fees are meant as a deterrent to building an ADU. However, considering that the recent state law regarding ADUs is meant to make it easier to build one, continuing to charge burdensome and unreasonable fees seems to be in defiance of the state law. If we are concerned about losing open space in the city and changing the aesthetic of the city, I think this can be accomplished with maintaining strict standards for building, without charging needlessly excessive fees.

Thank you again for taking up this matter and giving thoughtful consideration to the opinions of your constituents.

Thank you!

Signed:


Emily Laguna

Pasadena Address:

986 N. Summit Ave.

Pasadena, CA 91103