

Accessory Dwelling Unit (ADU) Ordinance Update

City Council

December 4, 2023



Background

ADU ORDINANCE UPDATE



Background

Planning & Community Development

- **Ongoing Legislation:**
 - > Since 2016, the State has passed a series of bills aimed to encourage the construction of ADUs. Collectively, they require cities to allow ADUs for single family and multi-family sites.
- **City Regulations:**
 - > City last updated its ADU ordinance in 2018. Portions of the existing ordinance are inconsistent with state law. However, the City is still implementing all state laws.
- **Targeted ADU Improvements:**
 - > The City has been working on a number of areas to increase ADU production and improve the permitting process.

Process Improvements

ADU ORDINANCE UPDATE

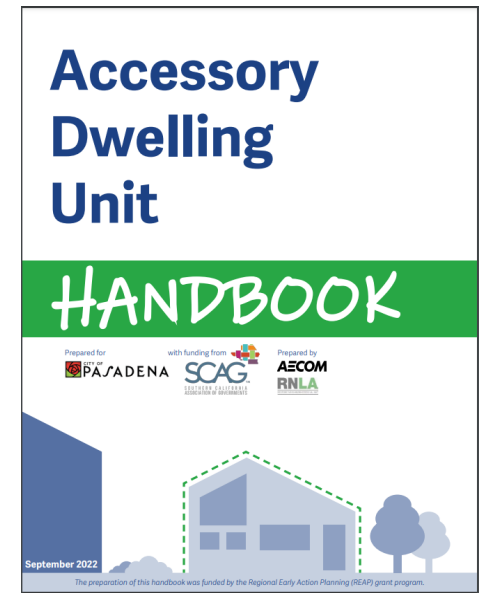


ADU Process Improvements

Planning & Community Development

- **Completed:**

- > In 2022, the City worked with SCAG to create an ADU handbook and an online cost-estimator tool.
- > Since March 2023, staff has been offering virtual ADU consultations.





ADU Process Improvements

Planning & Community Development

- **Items Currently Underway:**

- > **Pre-approved Plans:**

- 4 prototypes plans being completed by City
 - » Status: Estimate availability end of January 2024
 - 7 prototypes plans being completed by architects
 - » Status: Currently in plan check

- > **Online Mapping Platform:**

- Online tool where people can explore different ADU designs for their property and layer in zoning code requirements
 - » Status: Estimate availability: Spring 2024

- > **ADU Fair**

- Event will occur on a Saturday in Spring/Summer of next year and provide ADU resources to the community

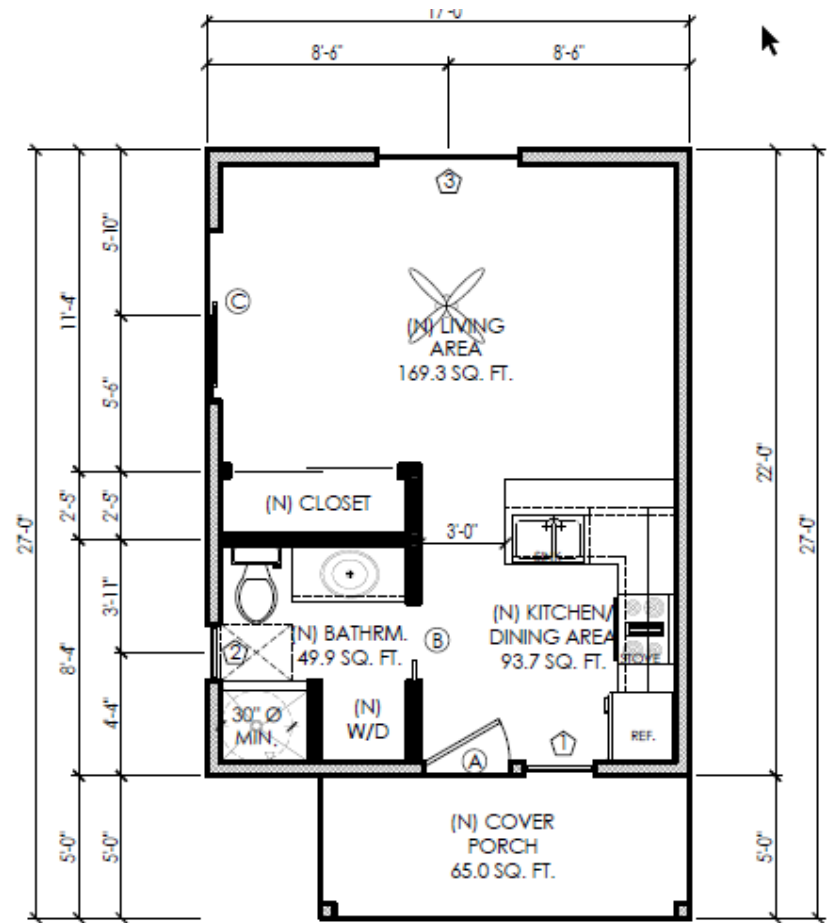


Draft ADU Pre-Approved Plans

Planning & Community Development

- **PROTOTYPE A – Floor Plan:**

- > 1-Story, Studio, 1 Bath
- > Floor Area: 374 sf.
- > Covered Porch: 65 sf.

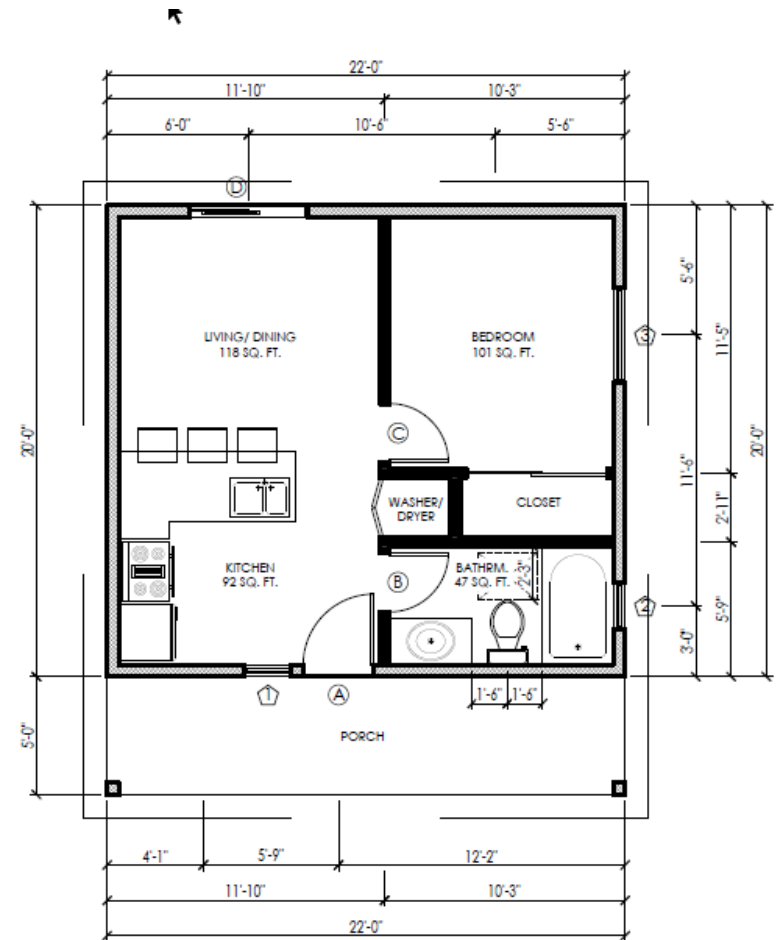




Draft ADU Pre-Approved Plans

Planning & Community Development

- **PROTOTYPE B – Floor Plan:**
 - > 1-Story, 1-Bed & 1 Bath
 - > Floor Area: 440 sf. Covered Porch: 110 sf.

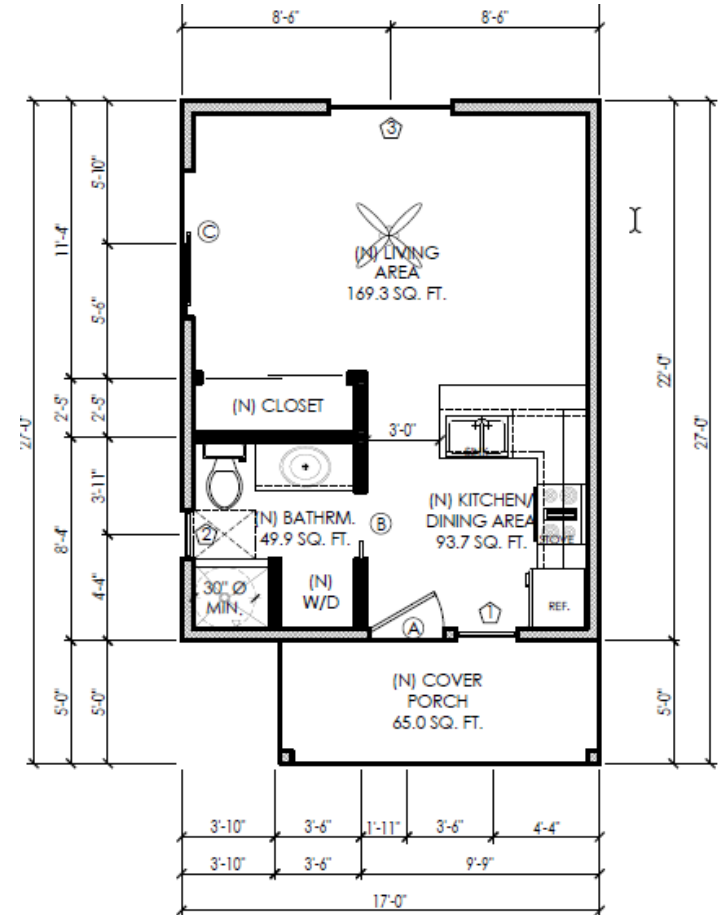




Draft ADU Pre-Approved Plans

Planning & Community Development

- **PROTOTYPE C – Floor Plan:**
 - > 1-Story, 1-Bed & 1 Bath
 - > Floor Area: 540 sf. Covered Porch: 90 sf.

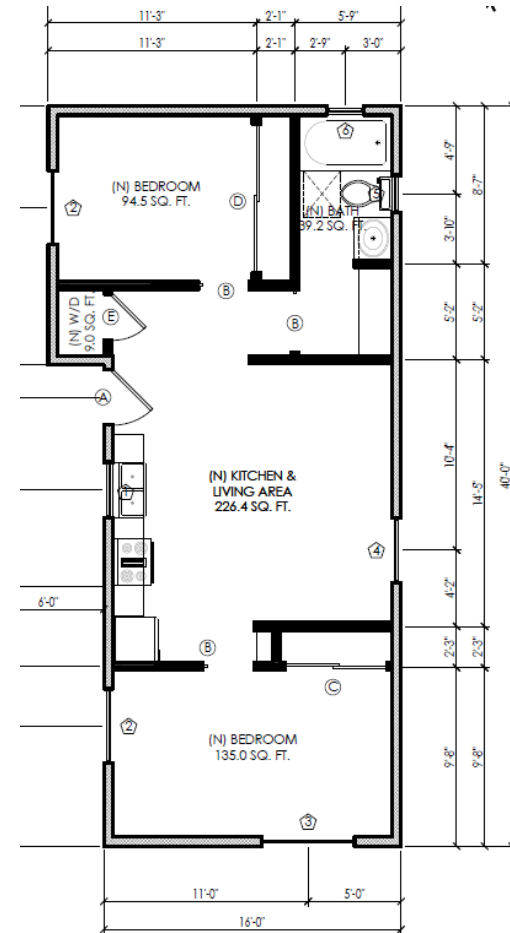




Draft ADU Pre-Approved Plans

Planning & Community Development

- **PROTOTYPE D – Floor Plan:**
 - > 1-Story, 2-Bed & 1 Bath
 - > Floor Area: 682 sf. Covered Porch: 72 sf.



ADU Updates

ADU ORDINANCE UPDATE



ADU Updates

Planning & Community Development

- **Updating Zoning Code Regulations:**
 - > Proposed changes being presented to the City Council tonight.
 - > Staff will return with an ordinance within 90 days.
- **Reviewing Fees:**
 - > This would require direction from the City Council or City Manager and a fee study.
 - > Staff would return at a future date with recommendations.

Meetings

ADU ORDINANCE UPDATE



Community Input

Planning & Community Development

- **March 22, 2023 Planning Commission Study Session:**
 - > Planning Commission discussion: Overnight street parking permits, parking impacts, maximum height, processing times and impact fees.
 - > Public comments: ADUs in Hillside Overlay Districts (HODs) and providing pre-approved plans for ADU prototypes.
- **June 15, 2023 Virtual Community Meeting:** Comments included the following:
 - > Allowing detached ADUs with a height of 18 ft. throughout the City;
 - > Removing the owner-occupancy requirement for ADUs indefinitely;
 - > Lifting the restriction on overnight street parking permits;
 - > Waiving or reducing permitting and impact fees; and
 - > Providing pre-approved plans.



Planning Commission Recommendation

Planning & Community Development

- **October 11, 2023 Planning Commission Public Hearing:**
Recommended that the City Council approve the Zoning Code Amendment as presented by staff with the following amendments:
 1. In addition to the staff recommendation to allow a maximum height of 18 ft. for detached ADUs, allow an additional 2 ft. to match the roof pitch of the primary dwelling (except for ADUs visible from the street in Landmark and Historic Districts, and in Hillside Overlay Districts (HODs);
 2. Allow upper story windows along the side and rear lot lines when they abut an alley with a minimum width of 20 ft.;
 3. Require non-exempt, attached and detached ADUs to comply with lot coverage requirements; and
 4. Continue to implement permitting improvements and study reducing fees for ADUs.

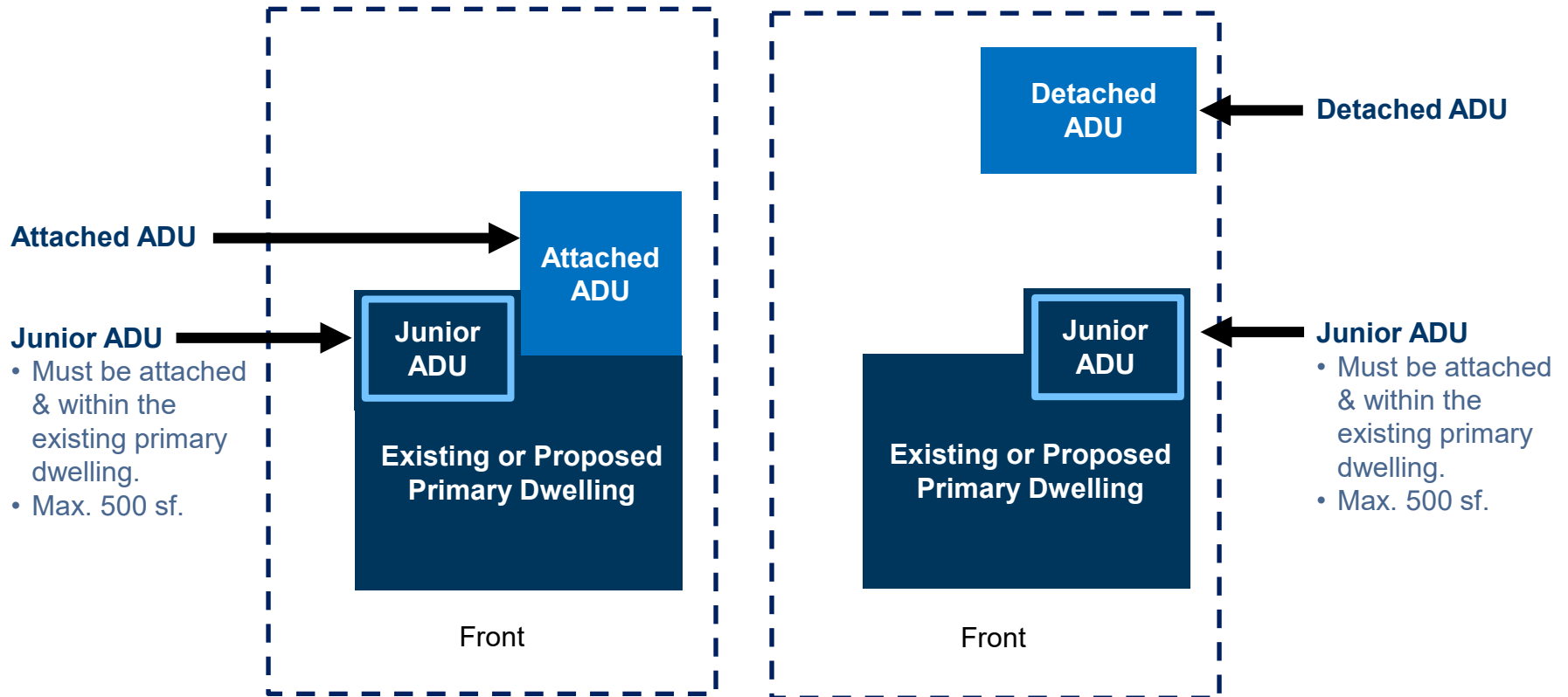
ADU Types

ADU ORDINANCE UPDATE



Single-family Sites: ADU Scenarios

Planning & Community Development



Street



Multi-family Sites: ADU Scenarios

Planning & Community Development

Detached ADUs

Conversions

Maximum of 2 total for conversions and/or new construction.



Existing Detached Structure

Detached ADU

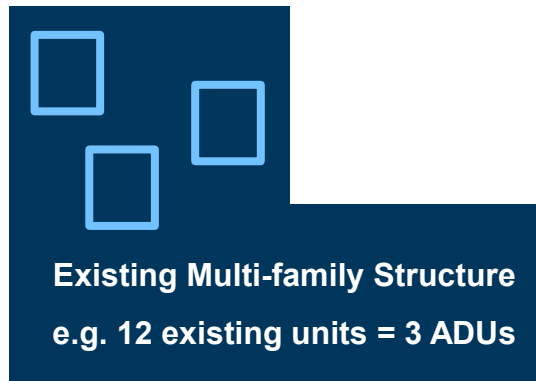
Detached ADUs New Construction

Maximum of 2 total for conversions and/or new construction.

Attached ADUs

Conversions only

- Shall be non-habitable space up to 25% of the number of units in each multi-family structure, with a minimum of 1.
- Numbers shall be rounded down.



Existing Multi-family Structure

e.g. 12 existing units = 3 ADUs

Front

Street

Exemption ADUs

ADU ORDINANCE UPDATE



Exemption ADUs

Planning & Community Development

- **California Government Code:**
 - > Per Section 65852.2 Subsection (e), all single-family and multi-family sites are entitled to ADUs in various configurations.
- **Single-family Sites:** Shall be allowed the following:
 - > Junior ADU: 1 within the existing primary dwelling or attached garage, with a maximum area of 500 sf.; AND
 - > New construction detached: 1 ADU with a maximum area of 800 sf.; OR
 - > Attached or detached conversion ADU: 1 ADU within the existing or proposed dwelling, garage or accessory structure with a maximum addition of 150 sf.
- **Multi-family Sites:** Shall be allowed the following:
 - > New construction detached ADUs: 2 with a maximum area of 850 sf. for a studio or 1-bedroom and 1,000 sf. for 2 or more bedrooms, each; OR
 - > Detached conversion ADUs: 2 with a maximum area of 850 sf. for a studio or 1-bedroom and 1,000 sf. for 2 or more bedrooms, each; AND
 - > Attached conversions: Non-habitable space up to 25% of the number of units for each multi-family structure.

Specific ADU Topics

ADU ORDINANCE UPDATE



ADUs and Overnight Street Parking

Planning & Community Development

- Under current regulations in Title 10 of the PMC a resident can apply for:
 - > An annual overnight street parking permit for up to two cars (requires an application and review/approval by DOT staff along with a fee)
 - > A daily overnight street parking permit (issued online, or through a kiosk, or via the Passport Parking application with payment of a fee)
- Under the current regulations in Title 17 (Zoning Code) the following are ineligible from receiving annual overnight street parking permits:
 - > Single-family and multi-family properties developed with an ADU.
 - > Residents of Transit Oriented Development (TOD) projects, mixed-use projects and urban housing projects



ADUs and Overnight Street Parking

Planning & Community Development

The proposed changes relate only to the specific regulations in the Zoning Code that apply to annual overnight parking permits related to ADUs and are not proposing any other changes to the City's overnight parking program.

Recommendation:

- > Single-family sites:
 - Treat a site with an ADU the same as other single-family sites
 - Allow up to 2 annual overnight street parking permits per property, regardless of whether they include an ADU.
- > Multi-family sites:
 - Multi-family sites in TODs, mixed-use projects and urban housing projects: Continue to prohibit, except for parking spaces converted to ADUs.
 - Other multi-family sites: No change- continue to allow regardless of whether the property is developed with ADUs.



ADUs in Hillside Overlay Districts

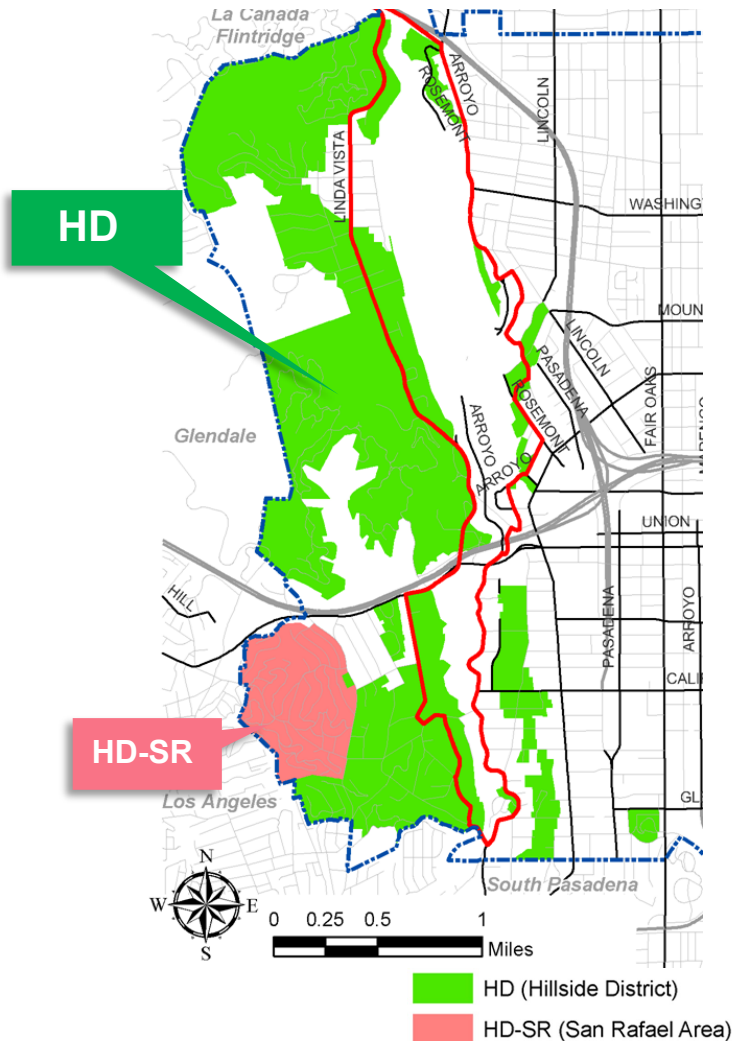
Planning & Community Development

- **Current State Law:** Allows cities to limit where an ADU may be located based on “the ADU’s impact on traffic flow and public safety.”
 - > Cities must provide supporting documentation (California Department of Housing and Community Development (HCD) has a high standard).
 - > Various cities have unsuccessfully attempted to ban ADUs due to fire and emergency access concerns in areas designated as Very High Fire Hazard Severity Zones (VHFHSZ).
- **Current Ordinance:**
 - > Prohibits newly constructed detached ADUs in HODs because of concerns related to limited access for emergency vehicles (this does not comply with state law).



ADUs in Hillside Overlay Districts

Planning & Community Development



- Approx. 10% of the City's single-family properties (or 3,000) are in HODs.
- Unique characteristics and neighborhoods in HODs:
 - Streets are narrow with curves and steep inclines, or no vehicle turn-around areas.
 - Streets may be without curbs, sidewalks, guard rails and lighting.
 - Many properties irregularly shaped with steep slopes, dense vegetation and wildlife.



ADUs in Hillside Overlay Districts

Planning & Community Development

Sufficient evidence to justify a *size limit and prohibition of attached new construction ADUs* consistent with State law for ADUs within certain areas of HODs based on unique and objective characteristics.

- **Recommendation:**

- > Property served by a private or public street up to 26 ft. wide shall be allowed the minimum required by State Law:
 - Conversion of attached or detached space: No size limit.
 - New construction detached ADU: Maximum of 800 sf.
- > Other properties in HODs:
 - Conversion of attached or detached space: No size limit.
 - New construction attached ADU: Maximum of 850 sf. for a studio or 1-bedroom, and 1,000 sf. for more than 1-bedroom.
 - New construction detached ADU: Maximum of 1,000 sf.
- > Height: Max. 16 ft., unless located ½-mile walking distance of an MTS or HQTC, where the maximum height would be 18 ft. (instead of 18 ft. citywide).

Proposed Amendments

ADU ORDINANCE UPDATE



Proposed Amendments

Planning & Community Development

Location and Definitions:

1. Update definitions and regulations related to where ADUs can be located.

Maximum Number and Size of Units:

2. Single-family sites (except for HODs) with a primary dwelling:
 - a. Junior ADU: 1 with a maximum area of 500 sf.; AND
 - b. 1 ADU of the following:
 - New construction detached ADU: 1 with a maximum area of 1,200 sf.;
 - New construction attached ADU: 1 with a maximum area of 850 sf. for a studio or 1-bedroom and 1,000 sf. for 2 or more bedrooms. In addition, it shall not exceed 50% of the size of the existing primary dwelling;
 - Attached conversion ADU: 1 by converting a portion of the existing primary dwelling with no size limitation; OR
 - Detached conversion ADU: 1 with no size limitation.



Proposed Amendments

Planning & Community Development

3. Multi-family sites:

- a. New construction detached ADUs: 2 with a maximum area of 850 sf. for a studio or 1-bedroom and 1,000 sf. for 2 or more bedrooms, each; OR
- b. Detached conversion ADUs: 2 with a maximum area of 850 sf. for a studio or 1-bedroom and 1,000 sf. for 2 or more bedrooms, each; AND
- c. Attached conversion ADUs: Shall be non-habitable space up to 25% of the number of units in each multi-family structure.

4. Exemption Units: Allow as permitted under state law.

Minimum Setbacks:

5. New construction:

- a. Front lot line: Comply with the underlying zone (provided it does not prevent the construction of an attached or detached ADU).
- b. Side and rear lot lines: 4 ft.

6. Conversions or when the structure is constructed in the same location and dimension as a previous structure: No setback required.

7. Upper floor roof decks and balconies shall have a minimum side and rear yard setback of 10 ft. Any proposed or required railings or wall enclosures shall be included in the maximum height of the Junior ADU or ADU.



Proposed Amendments

Planning & Community Development

Maximum Height:

8. Attached ADUs: Shall not exceed 25 ft. or the maximum permitted in the underlying zone, whichever is less.
9. Detached ADUs:
 - > Maximum height of 16 ft. when within the following (except when within ½-mile walking distance of an MTS or HQTC:
 - Landmark or Historic District when ADU is visible from the street; HODs; when located in the front-yard setback; and Exemption ADUs.
 - > Maximum height of 2 stories and 18 ft. in all other instances, plus an additional 2 ft. to match the roof pitch of the primary dwelling subject to the following:
 - Upper story windows shall be prohibited along the side and rear lot lines for setbacks less than 5 ft., unless the window is required by the Building Code (window design shall preserve privacy).
 - If the side or rear lot lines abut an alley with a minimum width of 20 ft., windows may be allowed on the building façade facing the alley.



Proposed Amendments

Planning & Community Development

Minimum Parking:

10. Remove the Zoning Code Section that prohibits annual overnight street parking permits and allow up to two permits for single-family properties and allow in multi-family projects for tenants whose parking is converted to ADUs.
11. Replacement parking: Shall not be required.
12. Other parking requirements: 1 space per ADU (may be unenclosed and tandem), unless the property has any of the following:
 - a. Located ½-mile from a public transit stop;
 - b. Located in an historically significant district;
 - c. Located 1-block from a car-share vehicle pick-up/drop-off; or
 - d. The ADU is within the primary dwelling or accessory structure.

Entrance and Exterior Staircases (for single-family sites):

13. Entrances: Shall not be visible for Junior ADUs or attached ADUs from the street, unless this prevents the creation of the unit.
14. Staircases: Shall not be visible for Junior ADUs or attached ADUs from the street, unless this prevents the creation of the unit.



Proposed Amendments

Planning & Community Development

Owner Occupancy and Operational Requirements:

15. Junior ADUs shall require owner-occupancy per State Law.
16. Eliminate owner-occupancy requirements for ADUs per State Law.

Operational Standards:

17. Allow ADUs to be sold separately if developed by a qualified nonprofit corporation and in accordance with California Government Code Section 65852.26. Prohibit in other instances.

Additional Regulations for Historic Properties:

18. Individually designated properties: New construction shall not be visible from the street, unless this prevents the creation of the unit.
19. Properties in Historic Districts: New construction shall not be visible from the street, unless this prevents the creation of the unit.



Proposed Amendments

Planning & Community Development

Additional Regulations for HODs:

20. Remove the prohibition of ADUs in HODs and permit as follows:

- a. Property is served by a private or public street up to 26 ft. (as permitted under Exemption ADUs):
 - Attached and detached conversions: No size limitation.
 - New construction attached ADU: Not permitted.
 - New construction detached ADU: Maximum area of 800 sf.
- b. Other properties in HODs:
 - Attached and detached conversions: As permitted in non-HODs.
 - New construction attached ADU: As permitted in non-HODs.
 - New construction detached ADU: Maximum area of 1,000 sf.

Additional Regulations:

21. ADUs shall comply with other applicable Zoning Code regulations, including lot coverage requirements.



Recommendation

Planning & Community Development

- **Staff Recommends the City Council:**
 1. Find the proposed Amendments exempt from the California Environmental Quality Act (CEQA);
 2. Adopt Findings for the Amendments; and
 3. Approve the recommended Amendments.

The final ordinance will then be forwarded to HCD for review.

Accessory Dwelling Unit (ADU) Ordinance Update

City Council

December 4, 2023





Overnight Street-Parking

Planning & Community Development

- **Temporary Overnight Street Parking Exemption (TOPE)**
 - > Can be purchased for \$3 per night per vehicle at kiosks throughout the City, online (additional \$3.50 service charge), and via the Passport Parking App.
- **Annual Overnight Street Parking Permit**
 - > Fee \$54 applies for applications requiring a field inspection.
 - A field inspection is required if the address has not applied for a permit in the past. The application fee will be deducted from permit fees for approved applications.



Residential Impact Fee (RIF)

Planning & Community Development

- Standard RIF: \$22,362 - \$41,393 (based on bedrooms)
- No RIF for ADUs smaller than 750 sq. ft.
- For ADUs ≥ 750 sq. ft., RIF is an amount proportionally related to the square footage of the primary dwelling unit.
- RIF reduced to \$1,158 for affordable ADUs:
 - > Affordability Covenant, 7 year period.
 - The homeowner commits to rent the ADU to a household whose annual income does not exceed 120% of the Area Median Income at affordable rents (based on income and bedrooms).
 - > Landlord Agreement, 7 year period.
 - The homeowner commits the ADU to be used exclusively by either (1) a family member OR (2) to the City's rental assistance clients.
 - Family member is defined as: *the homeowner's spouse, parent, grandparent, child, grandchild, sister, sister-in-law, brother, brother-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, or first cousin.*



Examples of ADUs

Planning & Community Development



Example of detached two-story new ADU



Example of detached one-story new ADU



Examples of ADUs

Planning & Community Development



Attached ADU

Photo Credit: Murray Lampert



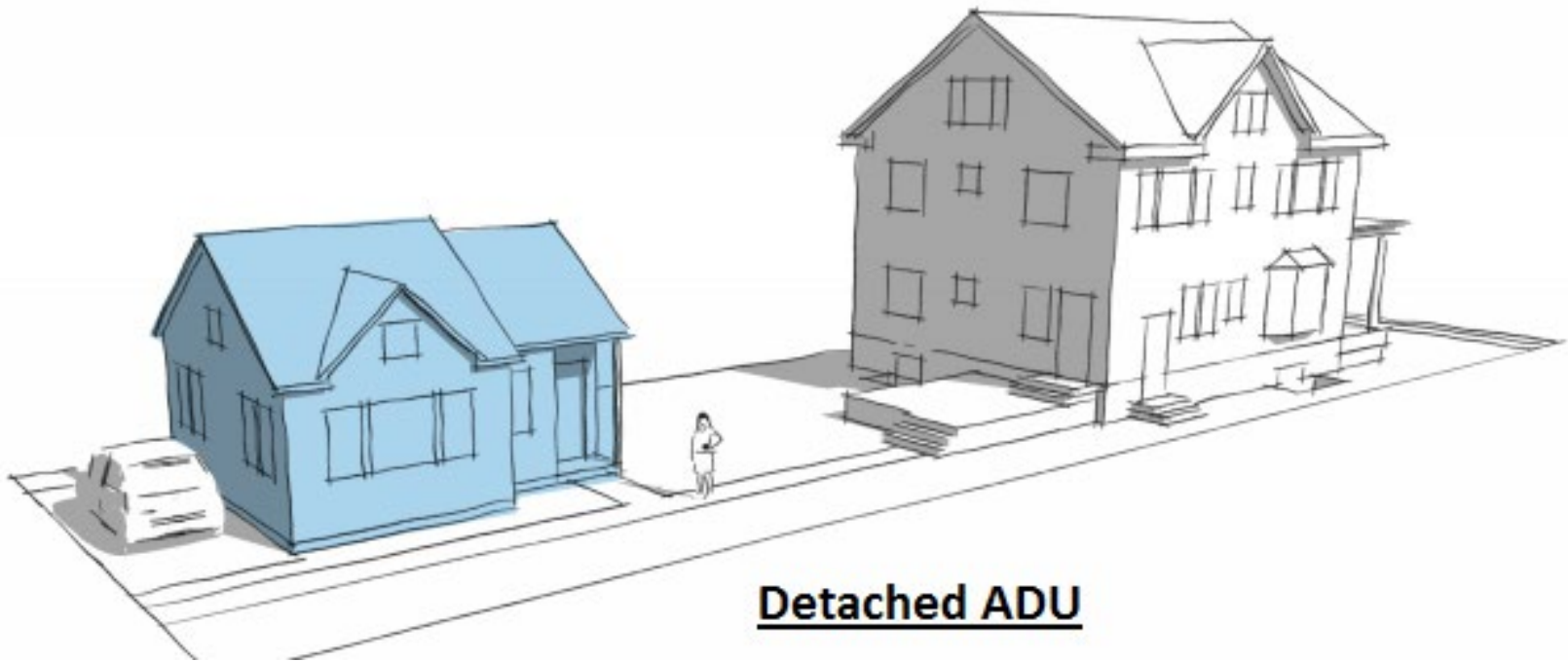
Example of detached one-story ADU conversion

Photo Credit: Building Blocks



Examples of ADUs

Planning & Community Development





Detached ADU Size Limits

Planning & Community Development

	Citywide (Except HODs)	HODs (Streets <26')	HODs (Streets ≥26')	Current ADU State Law
Maximum Unit Size	1,200 s.f.	800 s.f.	Current State ADU law	As low as 850 s.f. if studio or 1-bdrm, or 1,000 s.f. if more than 1 bdrm.



City Regulations vs. State Law

Planning & Community Development

	Existing City ADU Regulations	Current ADU State Law
Location Requirement	<p>Shall meet <u>all</u> of the following:</p> <ul style="list-style-type: none"> • Property is legally established and contains a proposed or existing dwelling. • Converted ADUs: Any property zoned RS or RM. • New construction ADUs: <ul style="list-style-type: none"> ○ Property is zoned RS: Shall have a min. area of 7,200 sf., shall not be located in HODs nor include an individually designated historic resource. If the property is located in an historic district, the ADU shall not be visible from the public ROW.* ○ Any property zoned RM. 	<ul style="list-style-type: none"> • Property is zoned to allow single-family or multifamily dwelling residential uses and includes a proposed or existing dwelling.
Number of ADUs per Lot	<ul style="list-style-type: none"> • 1 ADU (attached or detached).* 	<p>Single-family sites:</p> <ul style="list-style-type: none"> • 1 Junior ADU and 1 ADU in addition to the primary dwelling. <p>Multi-family sites:</p> <ul style="list-style-type: none"> • Up to 2 detached ADUs (converted or new construction); and <p>Conversion of non-habitable space to 25% of the number of units for each multifamily structure.</p>

*Inconsistent with state law



City Regulations vs. State Law

Planning & Community Development

	Existing City ADU Regulations	Current ADU State Law
Maximum Unit Size	<ul style="list-style-type: none"> • Converted ADUs: No max. • New construction: For parcels <10,000 sf.: the lesser of 800 sf. or 50% of the proposed or existing primary dwelling unit.* • New construction: For parcels ≥10,000 sf.: the lesser of 1,200 sf. or 50% of the proposed or existing primary dwelling unit.* 	<ul style="list-style-type: none"> • Converted ADUs: No max. • Junior ADUs: Shall not exceed 500 sf. • Other ADUs: <ul style="list-style-type: none"> ○ An attached ADU shall not exceed 50% of the existing primary dwelling. ○ A detached ADU shall not exceed 1,200 sf. ○ Cities may set a max. size of at least 850 sf. for studio and 1-bedroom ADUs and 1,000 sf. for ADUs that provide more than 1 bedroom.
Minimum Setbacks	<ul style="list-style-type: none"> • The minimum required setbacks shall comply with the underlying zoning district, except that the minimum rear yard setback shall be no less than 10 ft.* • A minimum setback of 5 ft. from the side and rear property lines shall be required for an attached accessory dwelling unit that is constructed above an attached garage.* 	<ul style="list-style-type: none"> • No setback shall be required for conversions or when the new structure is constructed in the same location and dimensions as a previous structure. • A setback of no more than 4 ft. from the side and rear lot lines shall be required for all other ADUs. • Front-yard setback requirements may not prevent the construction of an 800 sf. attached or detached ADU, as long as the ADU complies with height and side yard setbacks.

*Inconsistent with state law



City Regulations vs. State Law

Planning & Community Development

	Existing City ADU Regulations	Current ADU State Law
Maximum Height	<ul style="list-style-type: none"> 1-story, not to exceed 12 ft. to the top plate and 17 ft. to the highest ridge line.* 	<ul style="list-style-type: none"> Attached ADUs: 25 ft. for attached ADUs or the max. permitted in the zone, whichever is less. Detached ADUs: 16 ft. for detached ADUs. This shall be increased to 18 ft. if any of the following apply: <ul style="list-style-type: none"> The property is ½-mile walking distance of an MTS or HQTC, plus an additional 2 ft. for a roof pitch to align with the primary dwelling. The property contains a multifamily, multistory structure.
Minimum Parking	<ul style="list-style-type: none"> Replacement parking shall be required when an existing garage or carport is demolished to construct an ADU.* 1 space shall be required per ADU, unless the property has any of the following: <ul style="list-style-type: none"> Located ½-mile of a transit stop; Located in an historically significant district; or Located 1-block from a car-share vehicle pick-up/drop-off. No overnight parking permit shall be issued for a property that has an ADU.* 	<ul style="list-style-type: none"> Replacement parking may be required for Junior ADUs converted from an attached garage or carport. Replacement parking shall not be required when a garage or carport is demolished to construct an ADU. 1 space may be required per ADU (may be unenclosed and tandem in a driveway), unless the property has any of the following: <ul style="list-style-type: none"> Located ½-mile of a public transit stop; Located in an historically significant district; Located 1-block from a car-share vehicle pick-up/drop-off; or The ADU is within the primary dwelling or accessory structure.

**Inconsistent with state law*



City Regulations vs. State Law

Planning & Community Development

	Existing City ADU Regulations	Current ADU State Law
Owner Occupancy	<ul style="list-style-type: none"> The property owner must reside on the property.* 	<ul style="list-style-type: none"> Cities cannot impose owner-occupancy requirements for ADUs approved between January 1, 2020 and January 1, 2025. Proposed legislation (currently on the governor's desk for signature) would indefinitely prohibit cities from imposing owner-occupancy requirements.
Operational Standards	<ul style="list-style-type: none"> New ADUs created after January 1, 2017 shall not be used as short-term rentals. ADUs cannot be sold separately.* 	<ul style="list-style-type: none"> ADUs may be used as short-term rentals, if permitted by local ordinance. Allow ADUs to be sold separately if developed by a qualified nonprofit corporation. In other cases, it may be sold separately, if permitted by local ordinance.
Exemption ADUs	<ul style="list-style-type: none"> Not currently referenced.* 	<ul style="list-style-type: none"> Will include references to allow Exemption ADUs per state law.

**Inconsistent with state law*



Detached ADUs and Height

Planning & Community Development

- **Current State Law:** Allow a maximum height of 16 ft., except for the following:
 - > 18 ft. maximum if the property is within ½-mile walking distance from a major transit stop (MTS) or high-quality transit corridor (HQTC), plus an additional 2 ft. for a roof pitch to align with the primary dwelling.
 - > 18 ft. maximum if the property contains a multifamily, multistory structure.
 - > The A-Line Stations and most of Colorado Boulevard are MTSs and HQTCs.



Detached ADUs and Height

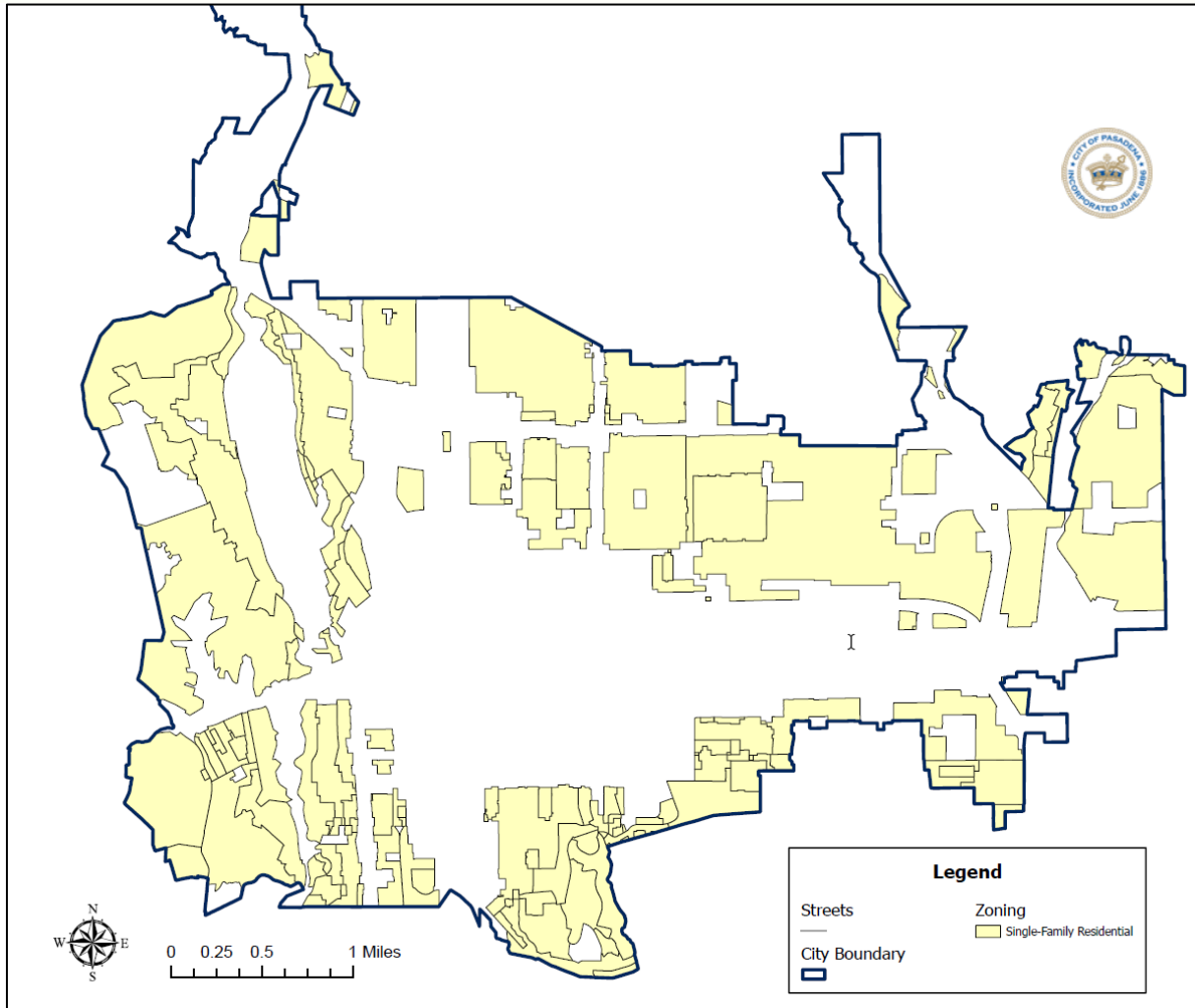
Planning & Community Development

- **Staff Recommendation:** Allow 2-stories and height 18 ft. citywide (except for Exemption ADUs and those in HODs), subject to the following:
 - > Upper story windows shall be prohibited along the side and rear lot lines for setbacks less than 5 ft., unless the window is required by the Building Code (windows shall be designed to preserve privacy); and
 - > Upper floor roof decks and balconies shall have a minimum side and rear yard setback of 10 ft.
- **Planning Commission Recommendation:** In addition to staff recommendations:
 - > Maintain a maximum height of 16 ft. for detached ADUs in Landmark and Historic Districts when visible from the street;
 - > Allow an additional 2 ft. to match the roof pitch of the primary dwelling (except for ADUs visible from the street in Landmark and Historic Districts, and in HODs); and
 - > Allow upper story windows along the side and rear lot lines when they abut an alley with a minimum width of 20 ft.



Single-Family Zones

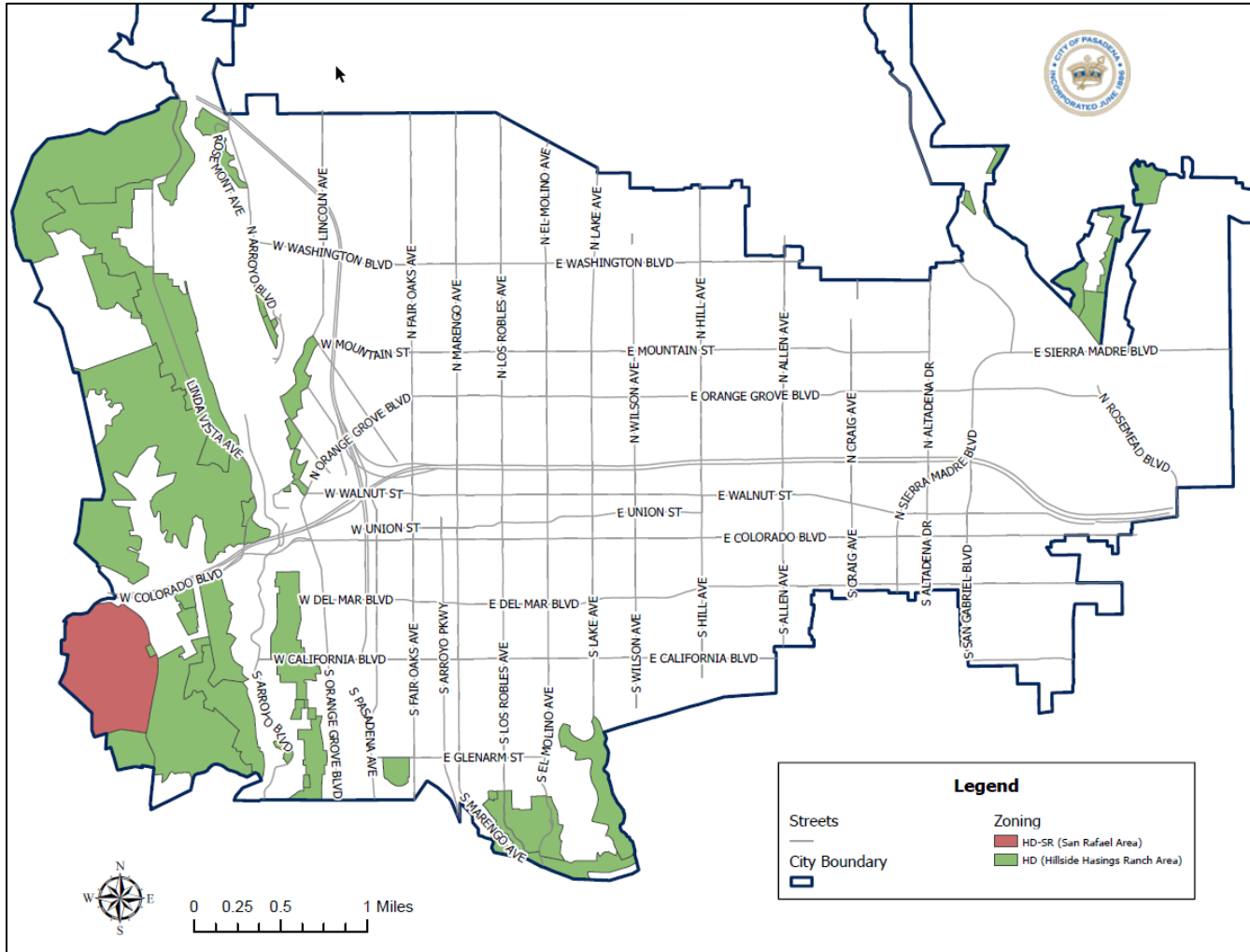
Planning & Community Development





Hillside Overlay Districts

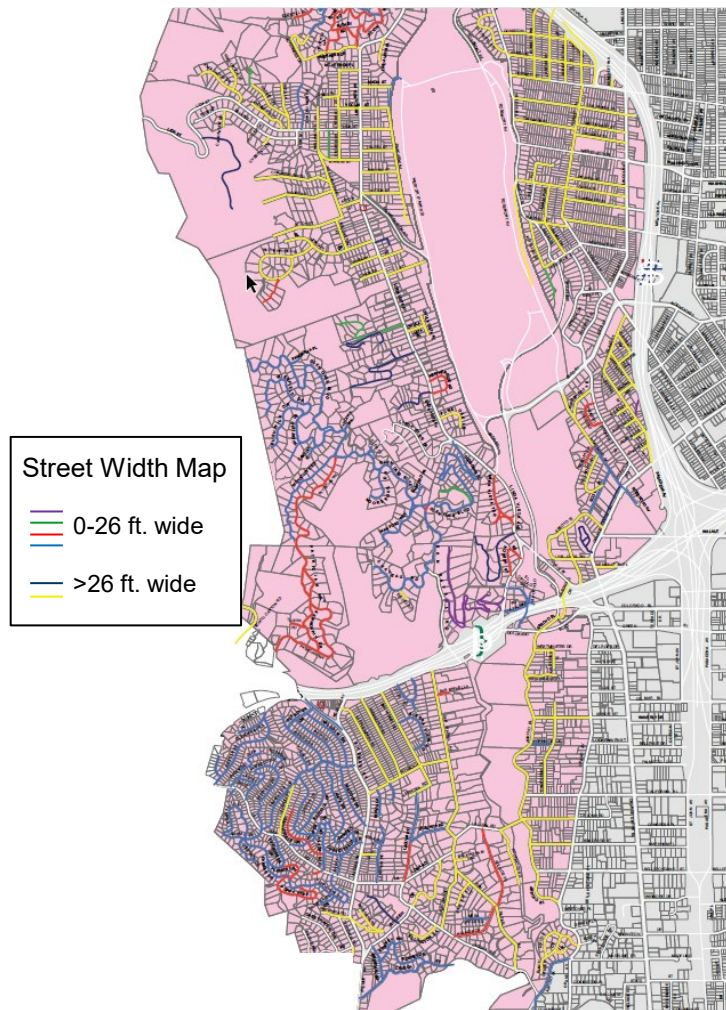
Planning & Community Development





ADUs in Hillside Overlay Districts

Planning & Community Development



Unique and Objective Characteristics

1. Narrow Street Width:

- > The Pasadena Fire Code states that fire access shall have an unobstructed width of not less than 20 ft., exclusive of shoulders.
- > Even streets up to 26 ft. wide are extremely narrow, as most allow parking on one or both sides, making the unobstructed width less than 20 ft.
- > Limiting ADUs to such properties will only affect around 7.8% of the City's single-family properties (or 1,600).

2. Fire Hazard Zones:










- > All private and public streets up to 26 ft. wide in HODs are also in VHFHSZs.










ADUs in Hillside Overlay Districts

Planning & Community Development

STREET WIDTH MAP

-  Gold Line
-  Pasadena Fire Station
-  Private Street (street width 0 - 15 feet)
-  Private Street (street width 16 - 20 feet)
-  Private Street (street width 21 - 30 feet)
-  Roadway width (street width 0 - 20 feet)
-  Roadway width (street width 21 - 26 feet)
-  Roadway width (street width 27 - 32 feet)
-  Fire Region Area

 
CITY OF PASADENA


DEPARTMENT OF TRANSPORTATION

Coordinate System Information:
State Plane California Zone V, FIPS 405 (Feet) Datum: NAD 1983

Disclaimer: The maps and associated data are provided without warranty of kind.
Any resale of this information is prohibited. © 2006, City of Pasadena

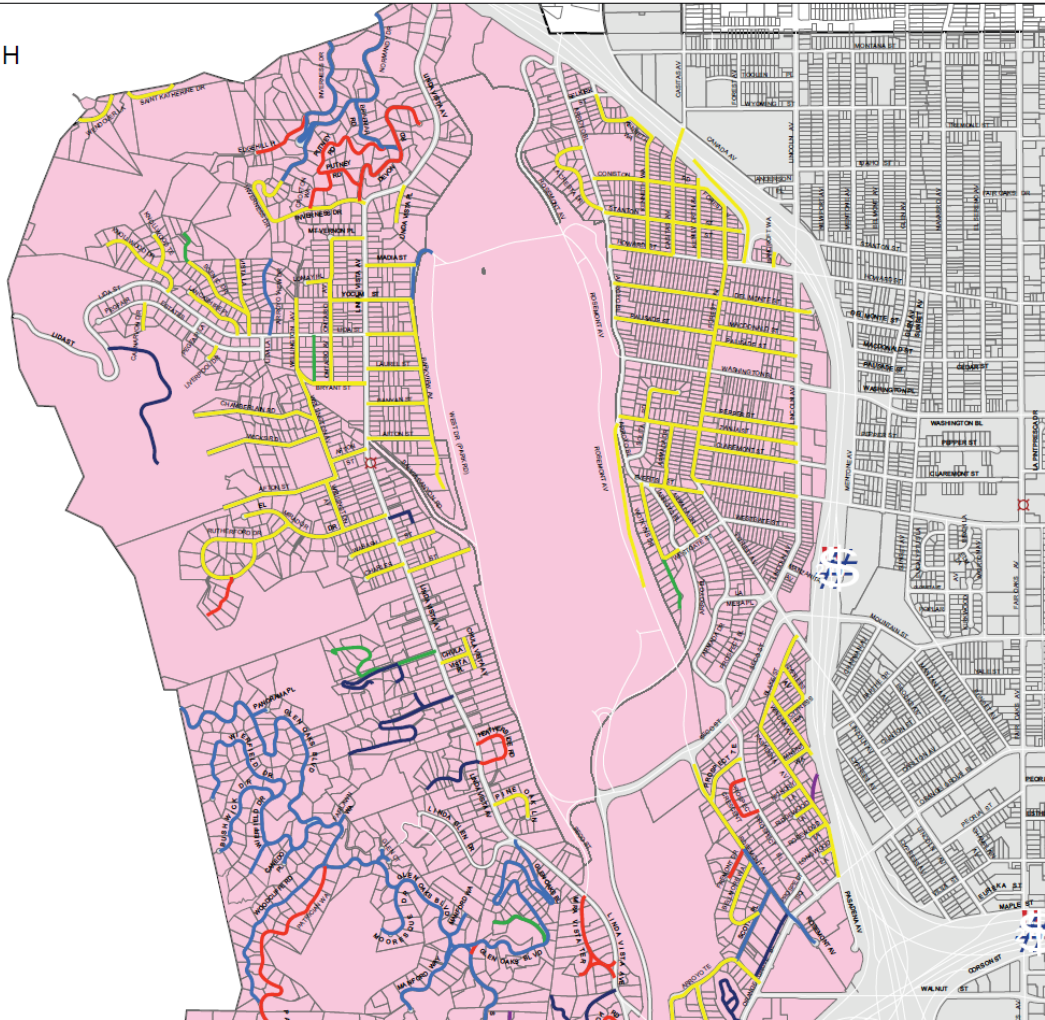
TRAFFIC MANAGEMENT CENTER MAY 7, 2009 / DRAWING NUMBER CAD61006.MXD / BY DAVID PHAN/PAUL CURA



ADUs in Hillside Overlay Districts

Planning & Community Development

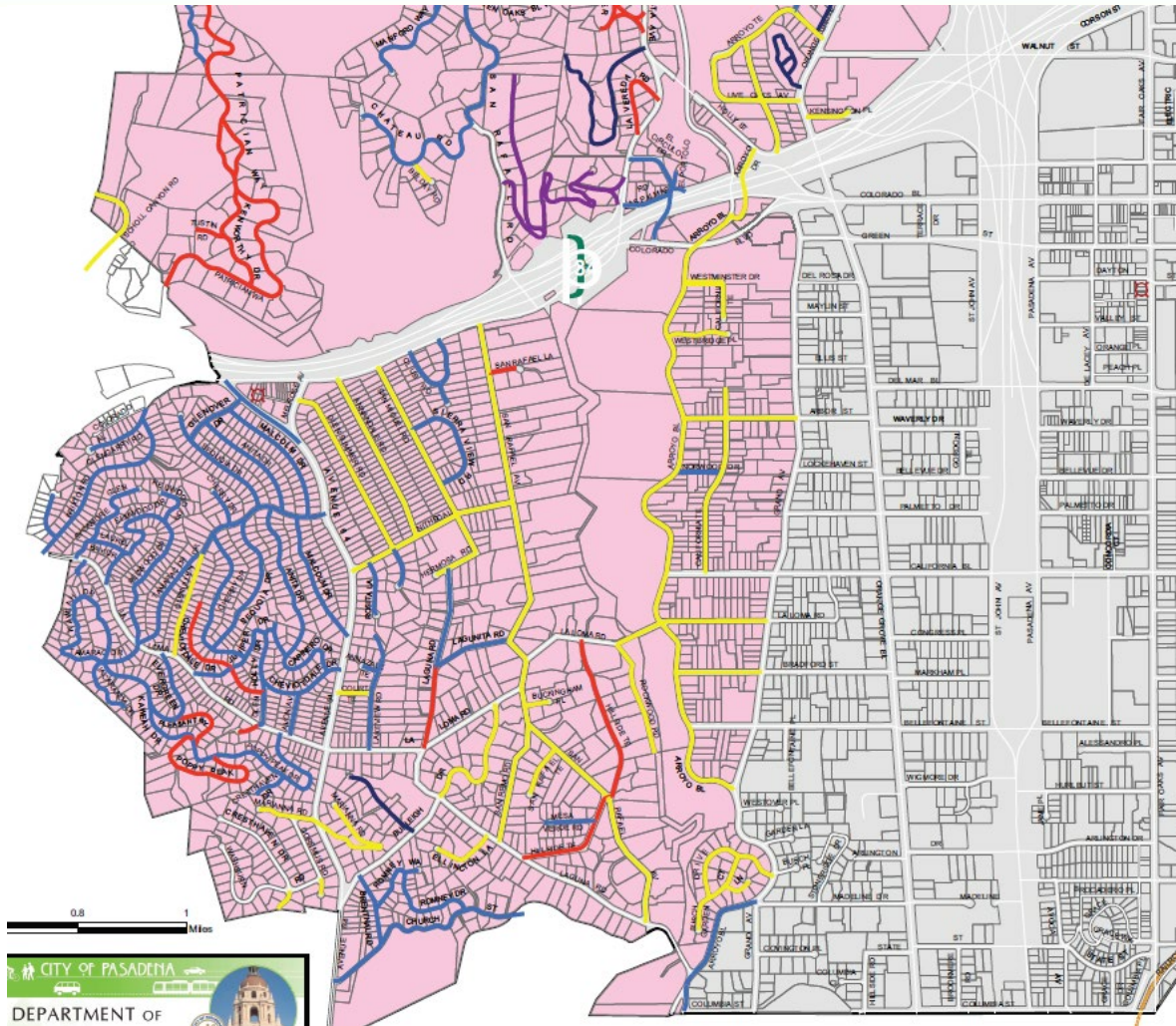
ATTACHMENT H





ADUs in Hillside Overlay Districts

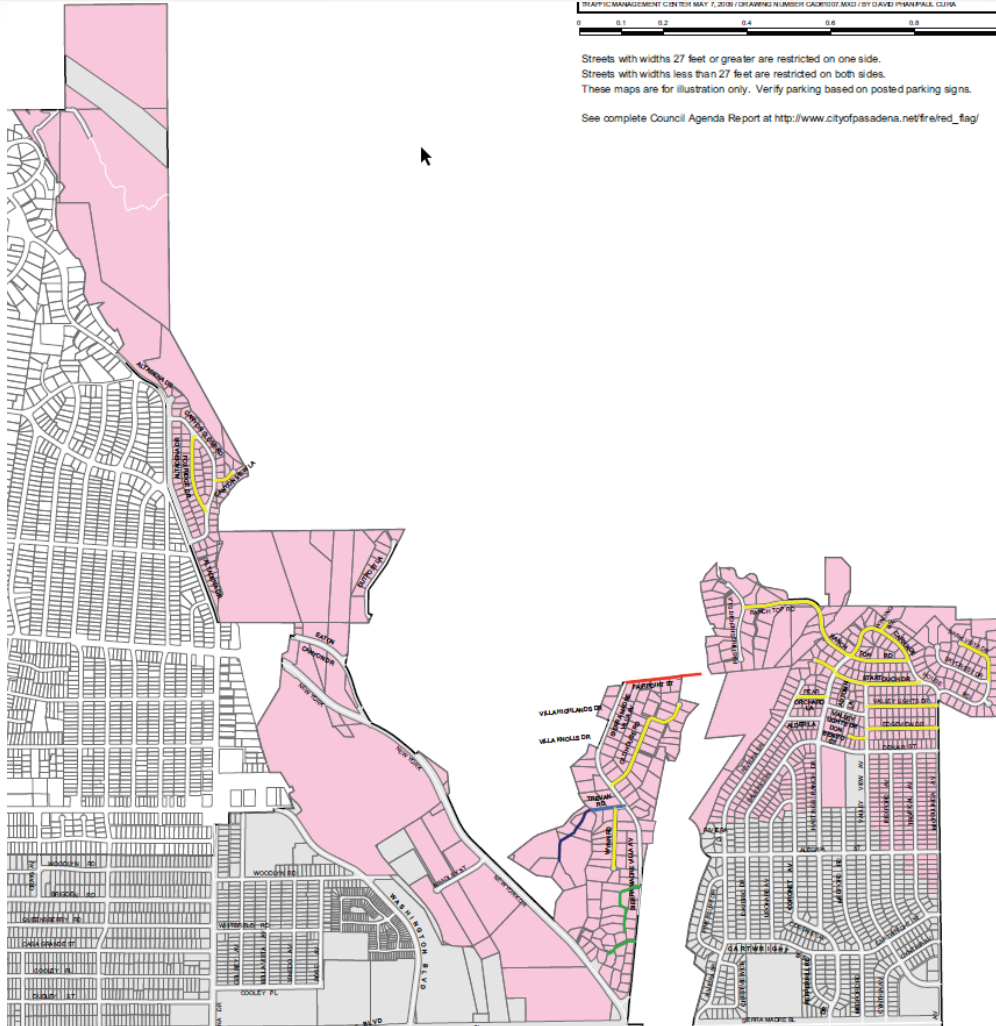
Planning & Community Development





ADUs in Hillside Overlay Districts

Planning & Community Development





ADUs in Hillside Overlay Districts

Planning & Community Development

3. Evacuation Routes:

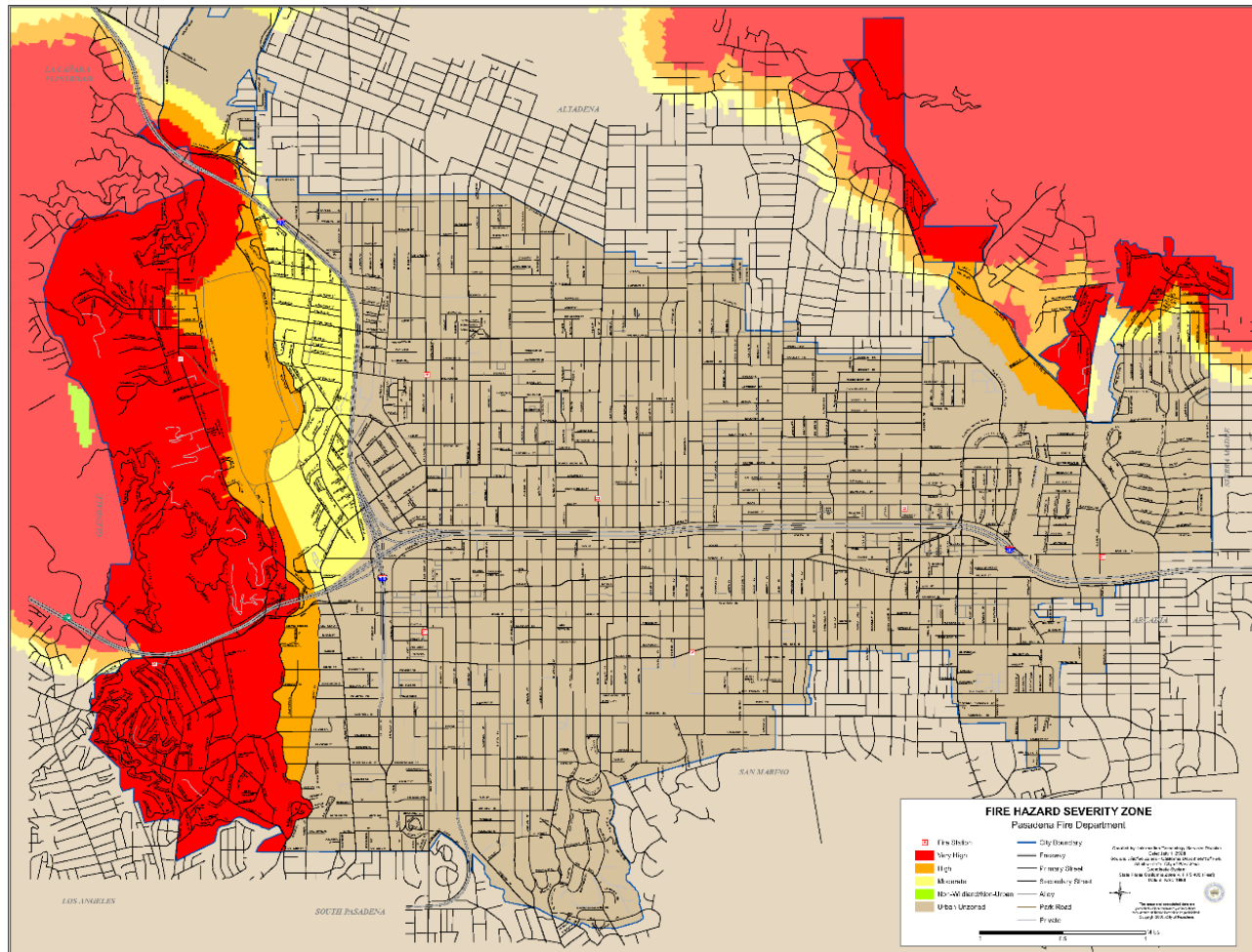
- > Fires in urban-wildland areas are generally fast-moving. Therefore, access for emergency personnel and evacuation routes are both important.
- > The number of wildfire threats annually are increasing, and 'catastrophic' fires are becoming the new normal.
- > It is important to take necessary steps to limit ADUs on properties along private and public streets up to 26 ft. wide in HODs.

4. Vehicle Ownership and Safe Pedestrian Access to Transit:

- > The Linda Vista area is only directly served by Pasadena Transit Route 51/52 and the San Rafael area is only directly served by Metro Route 256.
- > Many private and public streets up to 26 ft. wide also have extremely poor pedestrian access to transit.



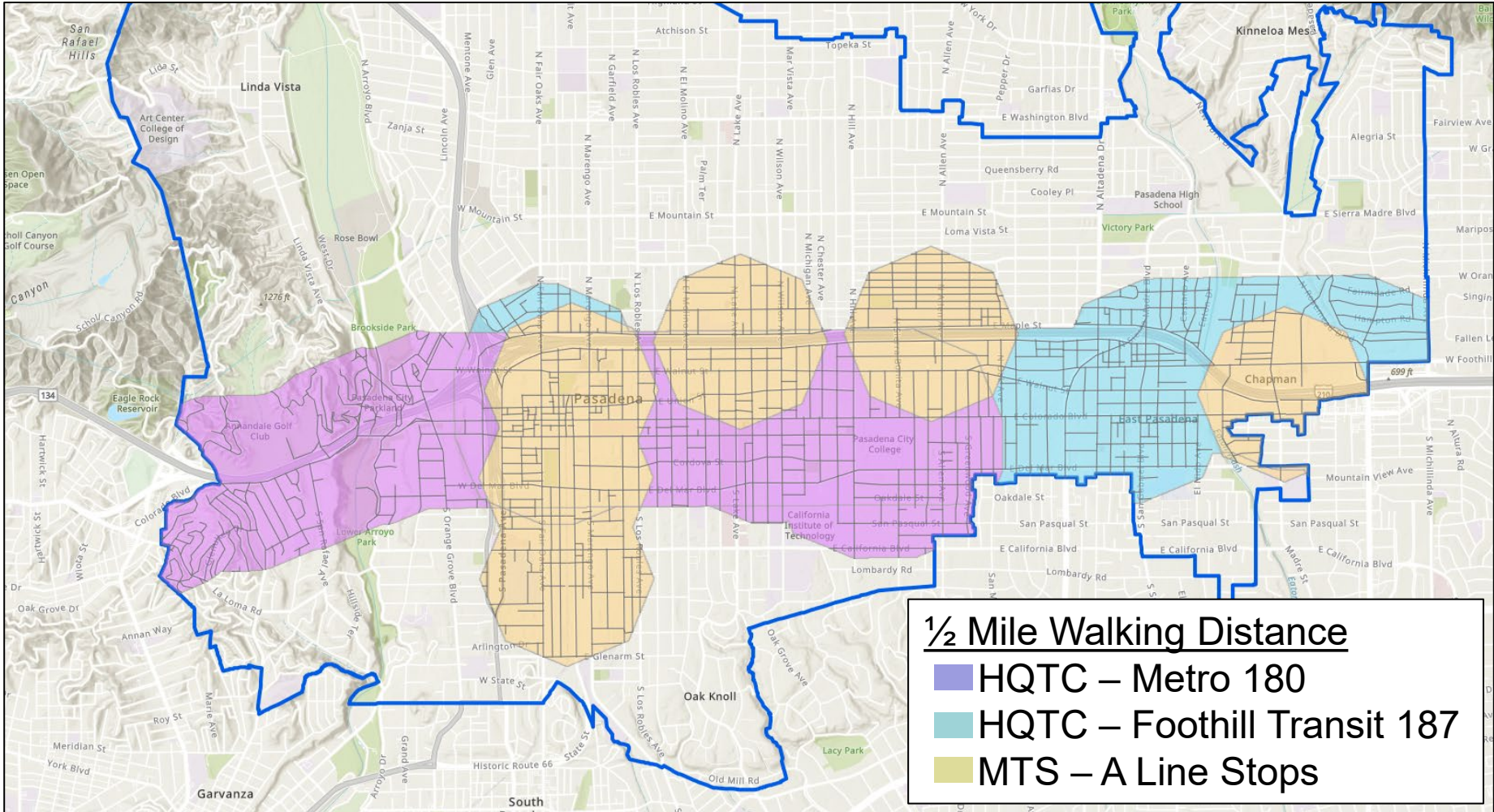
Very High Fire Hazard Severity Zones (as recommended by Cal Fire)





Major Transit Stops & Corridors

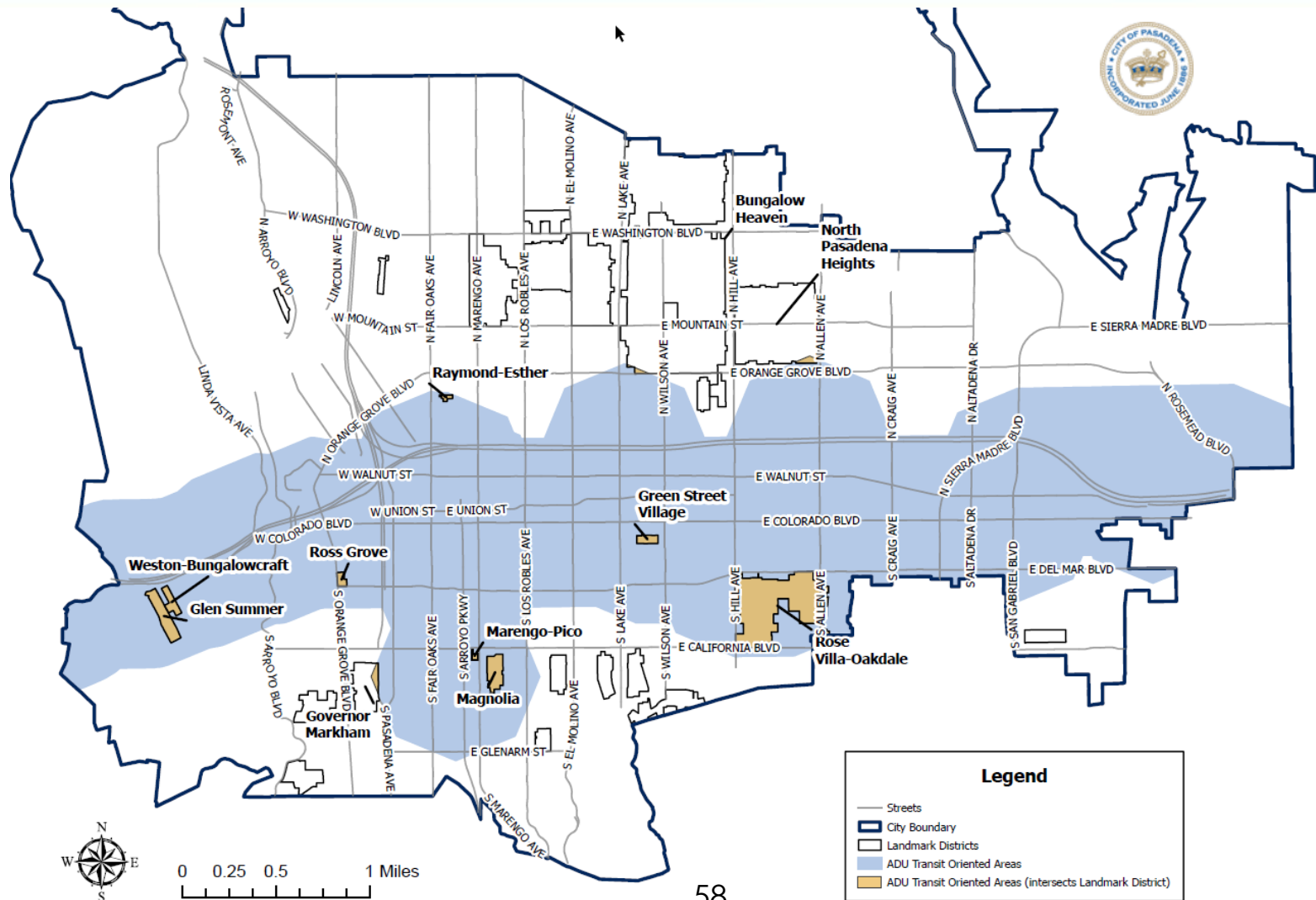
Planning & Community Development





TOAs in Landmark Districts

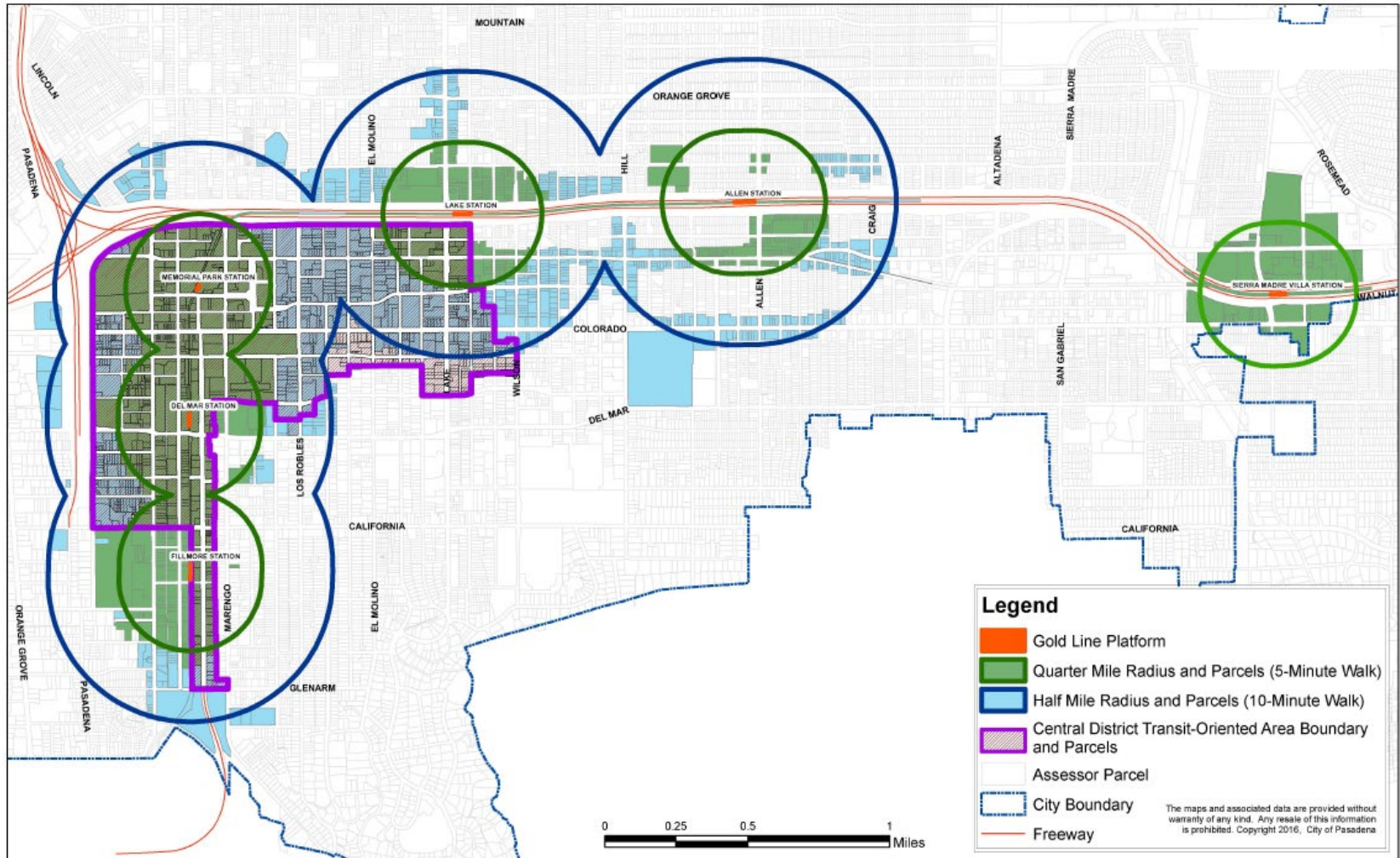
Planning & Community Development





TODs

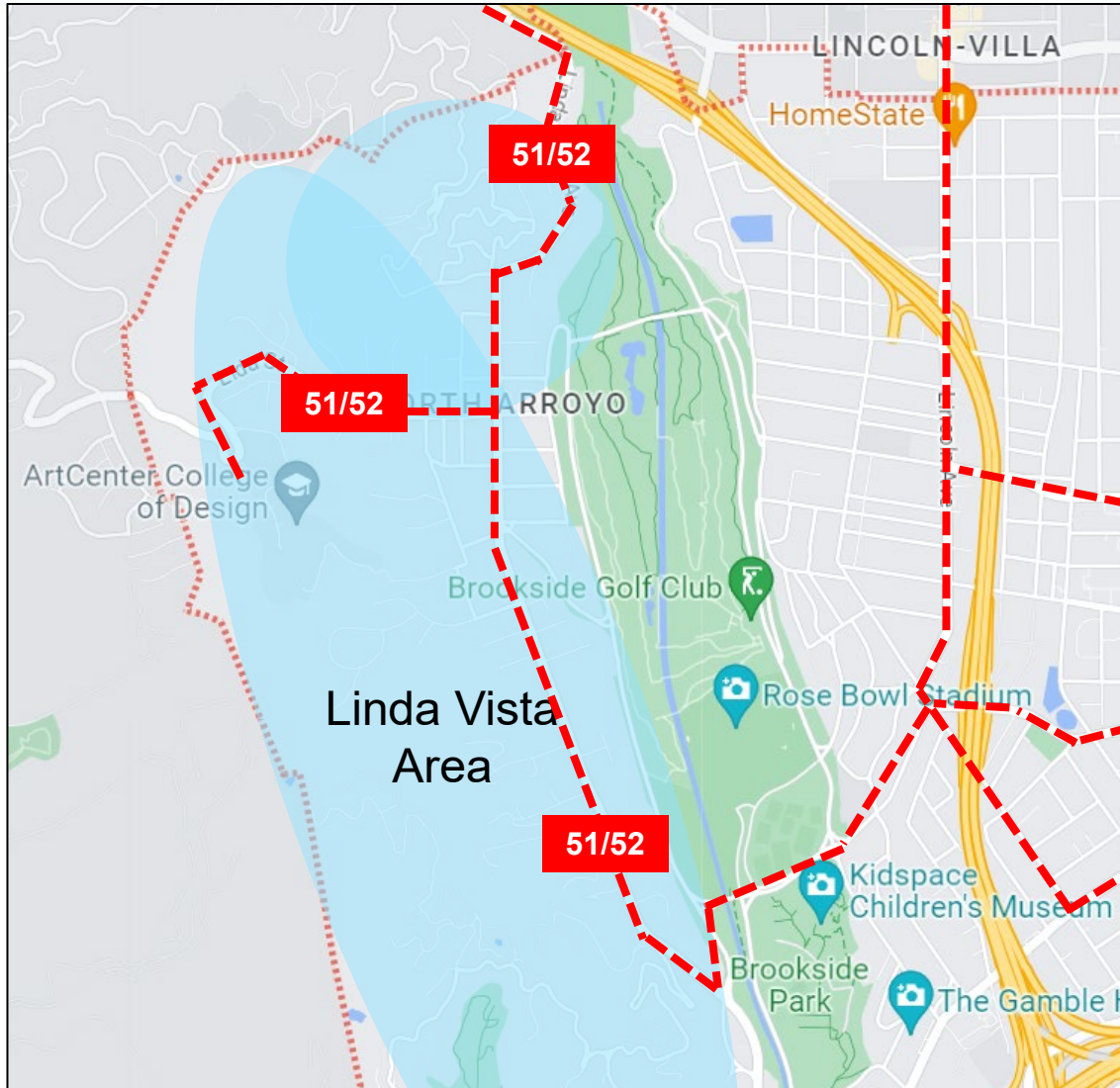
Planning & Community Development





Bus Lines: Hillside Overlay Districts

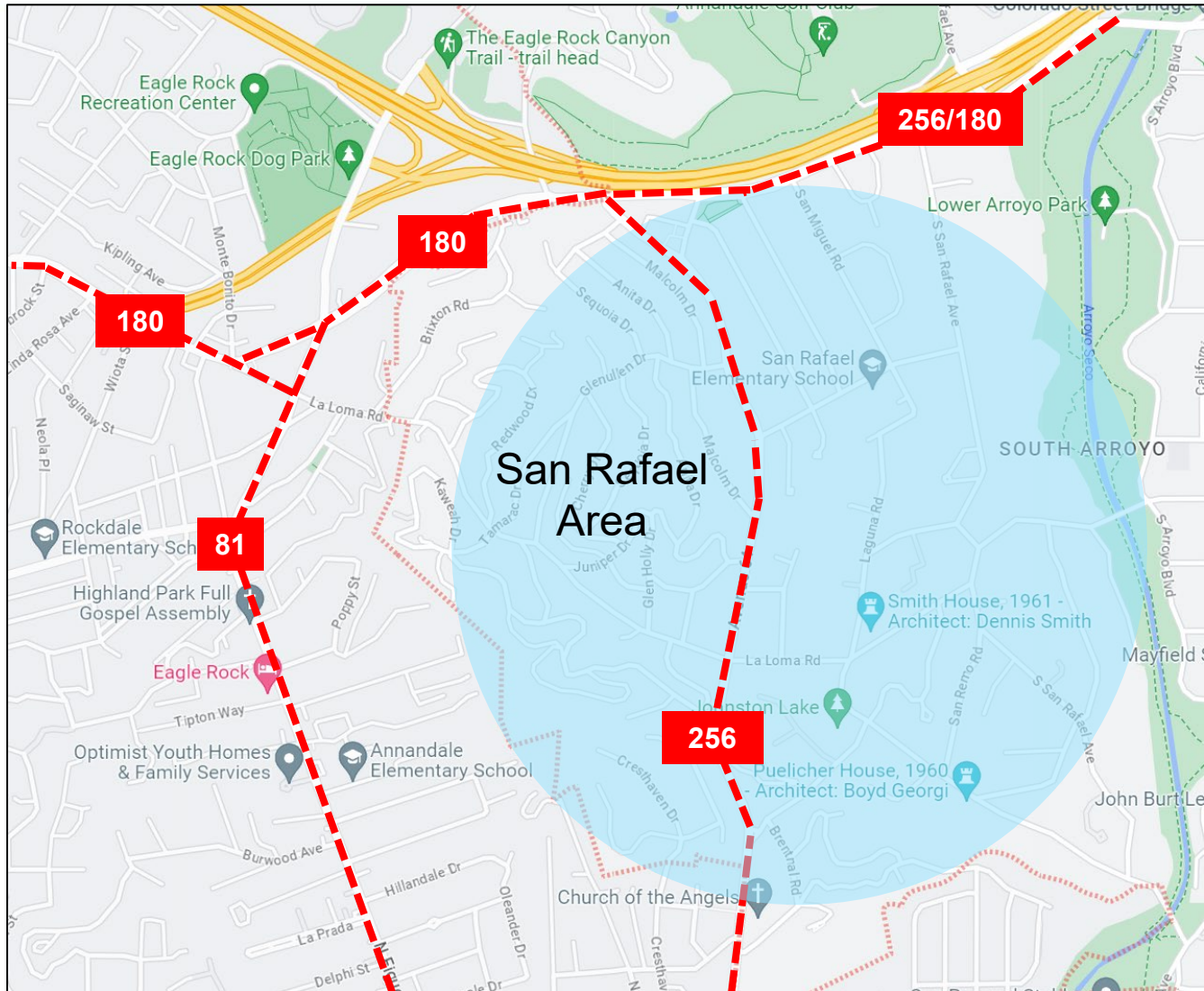
Planning & Community Development





Bus Lines: Hillside Overlay Districts

Planning & Community Development





Legalization of Unpermitted ADUs

Planning & Community Development

- Per state law, an unpermitted ADU constructed prior to 2018 cannot be denied due to violations of building standards or non-compliance with ADU laws, unless the correction is necessary to protect health and safety, or the building is deemed substandard under state housing law.
- Staff believes there are numerous unpermitted ADUs throughout the City; however, since these units were created without permits, there is no database to estimate the total number.
- From 2016 through 2021:
 - > 20 applications were submitted to legalize unpermitted ADUs
 - > 14 of the applications were for converted garages
 - > The average size of the conversions was 469 square ft.



Permitting Trends of ADUs

Planning & Community Development

- **Early ADU Trends:** Between 2004 and 2016, only 2 ADUs (then known as second dwelling units) were approved and constructed.
- **Recent ADU Trends:** The number of ADU applications since 2017 submitted has increased substantially:

ADU Application Submittals in Pasadena								
Year	2017	2018	2019	2020	2021	2022	2023*	Total
Submittals	4	18	53	89	299	338	252	1,053

* Through Dec. 4, 2023

- **Additional ADU Metrics:** For 854 ADU applications submitted from June 2020 through July 2023:
 - > 51.9% have been constructed or are currently under construction;
 - > 7.4% are ready for permit issuance;
 - > 19.3% are currently under plan check review; and
 - > 21.4% have expired or have been withdrawn.



Residential Impact Fees (RIFs)

Planning & Community Development

- Standard RIF: \$22,362 to \$41,393 per unit (based on bedrooms).
- No RIF for ADUs smaller than 750 sf.
- For ADUs ≥ 750 sf., RIF is an amount proportionally related to the square footage of the primary dwelling unit.
- RIF reduced to \$1,158 for affordable ADUs:
 - > Affordability Covenant, 7-year period:
 - The homeowner commits to rent the ADU to a household whose annual income does not exceed 120% of the Area Median Income at affordable rents (based on income and bedrooms).
 - > Landlord Agreement, 7-year period:
 - The homeowner commits the ADU to be used exclusively by either (1) a family member OR (2) to the City's rental assistance clients.
 - Family member is defined as: *the homeowner's spouse, parent, grandparent, child, grandchild, sister, sister-in-law, brother, brother-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, or first cousin.*



Detached ADUs and Height

Planning & Community Development

- **2-Story Detached ADUs:** While the Planning Commission agreed with staff that upper story windows along the side and rear lot lines on a 2-story detached ADU should be prohibited when the ADU is located closer than 5 ft. to a side/rear property line:
 - > The Commission did not feel this limitation was necessary when the property line abuts an alley with a minimum width of 20 ft.
- **ADUs in Landmark & Historic Districts:** The Commission also expressed concern about ADUs located behind the main structure but taller as this could detract from the character of the district, and also expressed the need to ensure building footprints do not occupy the bulk of the site.
 - > The Commission recommended detached ADUs in Landmark and Historic Districts be limited to a maximum height of 16 ft. when visible from the street
 - > Also recommended that attached and detached ADUs comply with lot coverage requirements that currently exist in the Zoning Code.