



RECEIVED
P 626.441.6333
WWW.PASADENAHERITAGE.ORG
2023 DEC -4 AM 10:40
CITY CLERK
CITY OF PASADENA

December 1, 2023

Pasadena City Council
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91101

Re: Zoning Code Amendment: Accessory Dwelling Units

Dear Mayor Gordo and Members of the City Council,

Accessory dwelling units have been legal in Pasadena since 2004, but due to recent state legislative changes, Pasadena's own outlined strategy in its Housing Element, and some innovative programs spearheaded by the Pasadena Housing Department, they will likely take a bigger role in providing housing moving forward. In 2021 the city permitted over 100 ADUs, and in 2022, well over 200. These units have become a common way for homeowners to provide space for extended family including aging parents or adult children or to provide additional rental income. Many were concerned when ADU regulations were initially weakened, including us, but thankfully the units built so far have been fairly noncontroversial and generally less impactful to their adjacent communities than feared.

We support the Planning Commission and Staff's recommendations on these regulations. The Planning Commission includes some very well-seasoned and thoughtful planners, architects and preservationists. They thoroughly debated the proposed heights in particular, and we appreciated the opportunity to contribute comments as well. We feel that an appropriate balance between preservation and homeowner flexibility was achieved. We do support maintaining the 16' height limit in landmark and historic districts when viewed from the street, which is allowed by state law. This height limit would not apply in the transit zones or when the ADU would not be seen from the street which is fair.

We commend the Commission and Staff for their thoughtful work on this issue and support these proposed changes as recommended.

Sincerely,

Susan N. Mossman
Executive Director

Andrew Salimian
Preservation Director

Sabha, Tamer

From: Andrew Slocum
Sent: Saturday, December 2, 2023 9:34 AM
To: Jomsky, Mark; PublicComment-AutoResponse
Cc: Hampton, Tyron; Gordo, Victor; Williams, Felicia; Madison, Steve; Rivas, Jessica; Huang, William; Jones, Justin; Lyon, Jason; Masuda, Gene
Subject: Agenda Item \$15 for City Council Meeting 12/4/23
Attachments: 12.4.23 City Council Agenda #15.pdf

Some people who received this message don't often get email from: [Learn why this is important](#)

[⚠] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Dear Mr. Jomsky:

Please see the attached correspondence for agenda item #15 for the City Council meeting on 12/04/2023. Please make sure it is part of the public record of the meeting.

Mayor Gordo and Council Members as many of you know I have been pushing you to make the adjustments in the ADU ordinance for parking permits which has been included in the staff recommendation. Thank you very much for putting up with me and for getting this done. In addition to the parking amendments, I have included recommendations to make the ordinance more sustainable, inclusive, and forward-thinking.

I will be present during the Council Meeting before and during and can be available for any questions or concerns you may have. In the meantime feel free to call me or write me at before the meeting or if there is anything I can assist with.

Best,
Best,

--

Andrew Slocum
Principal
Green Development Company



[Pasadena, CA](#)



Southern California Obtainable Housing
A California 501(c)3 Non-Profit Housing Developer
Pasadena, CA 91107

RECEIVED
2023 DEC -4 AM 10:40
CITY CLERK
CITY OF PASADENA

December 2, 2023

Mayor Victor Gordo
Members of the Pasadena City Council
Pasadena, CA
([By email to correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net))

Re: City Council Meeting 12/4/2023 – Agenda Item 15. PUBLIC HEARING:
ZONING CODE AMENDMENT: TO AMEND THE CITY'S ACCESSORY
DWELLING UNIT ORDINANCE (SECTION 17.50.275 OF THE ZONING CODE
AND OTHER APPLICABLE SECTIONS) TO ENSURE CONSISTENCY WITH
RECENTLY ADOPTED STATE REGULATIONS AND TO FACILITATE THE
PRODUCTION OF ACCESSORY DWELLING UNITS

Dear Mayor Gordo and Members of the Pasadena City Council:

Agenda Item 15 asks the Council to amend the City's Accessory Dwelling Unit (ADUs)
Ordinance to ensure consistency with the adopted state regulations from 2020 - 2023.

Based on the staff report, the planning department has done a decent job listening to public
comment and those in the field designing, permitting and building ADUs. While some of the
staff recommendations exceed the state law minimum, we have the opportunity to go beyond just
meeting these basic requirements. By doing so, we can develop a robust ordinance that truly
addresses the unique needs of Pasadena, fostering a more sustainable, inclusive, and forward-
thinking community. Please see the below recommendations on how the ordinance can be
adjusted to meet this goal.

Staff Recommendation:

Maintain a maximum height of 16 feet for detached ADUs in Landmark and Historic Districts
when visible from the street.

Our Recommendation:

Allow for the same height as all other ADUs as long as the ADUs match the character and design
of the existing Landmark and Historic Districts under a Certificate of Appropriateness or
Historic Design Review process.

Staff Recommendation:

In addition to the staff recommendation to allow a maximum height of 18 feet for detached ADUs, allow an additional two feet to match the roof pitch of the primary dwelling (except for ADUs visible from the street in Landmark and Historic

Our Recommendation:

Remove the added complexity to allow an additional two feet to match the roof pitch and just make a standard height limit. We recommend 20 feet in single-family districts and 25 feet in multifamily/mixed-use districts where the baseline height is typically 28 feet or higher. The 25 foot height limit for multifamily properties is below the lower density height limits to consider for projects adjoining an RS district. This will allow for a greener sustainable housing that will provide a better living experience for Pasadena's renters.

Staff Recommendation:

3. In addition to the staff recommendations related to upper story windows, allow upper story windows along the side and rear lot lines when they abut an alley with a minimum width of 20 feet.

Our Recommendation:

Change the minimum width to 10 feet. Pasadena alleyways are rarely 20 feet as much of the city is older neighborhoods, where they were originally designed for utility access and garbage collection at 10-foot widths. In addition to the already required 4' setback 14' allows for a considerable distance for most concerns.

Additional Recommendations:

1. Unit Count under the 25% attached multifamily category fractions shall be rounded up to the nearest whole number.

Currently if you have an 11 unit building you would be allowed 2.75 Attached ADU's with the 2.75 being rounded down to the nearest whole number. To provide for more by-right affordable housing we should be rounding up as Pasadena does for multifamily projects

2. A total of four (4) detached ADUs shall be allowed on multifamily properties if a minimum of two (2) of the units are deed restricted affordable units up to 120% AMI.

All four (4) units should follow State Exempt development ADU guidelines if the units are at or below 800 SF Each.

3. Allow for ADUs to be sold separately under the newly created government code sections 65852.2 and 65852.26 created under "AB-1033 Accessory dwelling units: local ordinances: separate sale or conveyance."

In conclusion, our proposal, enriched by the additional insights from the recent comprehensive analysis, offers a robust and forward-thinking approach to the challenges and opportunities we face. It is designed not just to align with the current needs of our community, but to proactively address future demands.

While we recognize the efforts and intentions behind the staff recommendation, our proposal goes a step further in ensuring that the strategic decisions we make today are sustainable, equitable, and in line with the evolving landscape of our city. By adopting these amendments, we have the opportunity to set a precedent for innovative urban planning, to foster a more inclusive and accessible environment for all residents, and to demonstrate our commitment to sustainable development.

Our recommendations are the result of meticulous research, community input, and a deep understanding of the unique dynamics of our city. They offer a balanced approach, considering both the immediate and long-term implications of our zoning policies. By choosing this path, we are not just adhering to state laws, but also reinforcing our dedication to creating a city that is adaptable, resilient, and reflective of the values and aspirations of its people.

We urge the Council to consider the broader impact of our recommendations. This is not just about amending codes; it's about shaping the future of our city and ensuring that it remains a vibrant, welcoming, and sustainable place for generations to come.

Thank you for your consideration.

Sincerely,

Andrew Flocum

Southern California Obtainable Housing

Green Development Company

RECEIVED

2023 DEC -4 AM 10:40

CITY CLERK
CITY OF PASADENA

**Linda Vista-Annandale Association
Pasadena, CA**

December 3, 2023

Re: City Council Meeting 12/4/2023; Agenda Item 15; Accessory Dwelling Units (ADUs)
Code Amendments

Mayor Gordo and Councilmembers,

The Linda Vista-Annandale Association (LVAA) appreciates this opportunity to comment on the proposed Zoning Code Amendments for Accessory Dwelling Units (ADUs).

LVAA has been concerned for some time about two general ADU topics: public safety impacts arising out of ADUs in our steep Hillside streets with narrow, winding streets, and ADU Overnight street parking.

ADUs in the LVAA area Hillside streets. We appreciate very much that staff and the Planning Commission listened carefully to our concerns regarding ADUs and public safety in the Hillside streets. Specifically, we are very concerned about the impacts of additional development and traffic on the steep, narrow Hillside streets in the LVAA area in the event of a Wildfire Storm or other disaster including the need to efficiently evacuate Hillside areas. Your attention is directed to the discussion in Attachment G to the Staff Report as to the constraints for public safety purposes historically placed on Hillside development in our LVAA area and other similar Hillside areas including through the Hillside Zoning Code Overlay, commonly referred to as the Hillside Ordinance. We fully agree with staff that there is sufficient evidence and justification to limit ADU development in the Hillside streets for public safety purposes and objectives as discussed in the Staff Report and Attachment G.

NOTE: There appears to be an inconsistency in describing the recommended Code amendments as detailed in the Staff Report versus Attachment G, which should be clarified. The Staff Report on Page 12 does not include maximum unit sizes for attached new ADU construction on narrow streets, while Attachment G does include these maximum sizes on Pages 1-2. Which is correct?

However, the Board of Directors of LVAA after reviewing the recommendations of staff and the Planning Commission objects based on safety concerns to the recommended maximum ADU sizes for both detached new construction ADUs on narrow streets and detached new construction ADUs for all other streets in Hillside Overlay areas. **As to**

narrow streets, we request that the maximum unit size be set at 600 square feet instead of 800 square feet, and as to all other Hillside streets, we request that the maximum unit size be set at 800 square feet instead of 1,000 square feet.

ADU overnight parking. We were very pleased to hear from staff at the recent City-wide Parking Town Hall meeting that the general overnight parking ban in Pasadena is slated to be left in place and not overturned. LVAA strongly supports this decision.

However, we understand that some consideration should be made for ADU overnight street parking. In this regard, LVAA suggests the following ADU overnight street parking rules to limit neighborhood impacts, increase public safety, and provide clarity:

- ADU vehicles should be required to use all available parking areas on-site such as driveways before any application for an annual ADU overnight parking permit is considered.
- If no further space on-site is available, then a maximum of one (1) annual ADU overnight parking permit shall be allowed at a low fee.
- The one annual ADU overnight parking permit shall require that the ADU vehicle is only parked on the street in front of the lot where the ADU is located.
- No ADU Overnight Parking permit shall be issued to any oversized vehicles such as RVs.

All Other Recommendations. In all other respects, LVAA supports the recommendations from the staff and Planning Commission included in the Staff Report.

Thank you for your consideration of our comments and concerns.

Sincerely,

Nina Chomsky

Nina Chomsky, LVAA
cc: LVAA Board of Directors

From: Eloise Kaeck (via Google Docs) <
Sent: Monday, December 4, 2023 10:19 AM
To: PublicComment-AutoResponse
Subject: To: Pasadena City Council

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Eloise Kaeck attached a document



Eloise Kaeck
document:

) has attached the following

To: Pasadena City Council

Snapshot of the item below:

To: Pasadena City Council

From: Eloise Kaeck

Re: ADU building experience

Dear Council Members:

I moved to Pasadena in 2018 planning to build a granny flat behind my daughter's house at [REDACTED]. The architectural plans were ready by March, 2018. Then the earthquake soil test was done (\$3500), the property survey (\$1500) and the arborist (no heritage trees \$400). In August the building permit fees were paid; and the experienced contractor estimated four months for the finished ADU at \$225,000.

Not to be. I moved in May, 2019, before the construction was completed. We experienced delay after delay; and I began to feel that every way to block our path was in play. I understand that professional staff have to do their job; but they were inaccessible, not responding to emails or phone calls from the contractor. They approved plans and then the inspector would not pass the work, which was done according to the approved plan. "Field change" we were told. More delay, frustration and expense.

The worst shock was the requirement to make [REDACTED] withstand a 50 year flood. This was not in the original approved plan. A network of underground pipes with surface holes capped by plastic shields was dug all over the yard of 12,500 square feet. Then giant reservoirs of concrete were constructed underground at the front of the lot, 6'x8'. Into these two water holes were two pumps costing \$11,000. The pumps were to pump the 50 year flood water under the sidewalk and into the street! The flood would run into the storm sewer.

The total cost was \$35,000 added to my expenses. The cost overrun on the project was over \$60,000, not the contractor's fault. I looked for a FEMA map to see if my house was in a flood plain. Not only is my house not in a flood plain but FEMA does not map Pasadena, as its only flood risk is the Arroyo and Eaton Wash. I feel like what happened to me shows that ADU's are being blocked in every way possible, whether or not this is a fact. I feel that the 50 year flood thing was irrational and nonsense. I felt that inspectors had total control; and the right hand did not know what the left hand was doing. The project took so long that the original zoning was for a Secondary Dwelling Unit and when we completed that plan, the rules had changed and we had to start over with plans for an ADU. I am recounting this experience in hopes that things will indeed change.

Sincerely,
Eloise Kaeck

1

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because ebkaeck08@gmail.com shared a document with you from Google Docs.



RECEIVED

2023 DEC -4 PM 2: 55

CITY CLERK
CITY OF PASADENA



December 4, 2023

City Council
City of Pasadena
100 North Garfield Ave
Pasadena, CA 91101

Re: Agenda item 15, Parking regulations for ADUs

We are writing in support of the letter submitted by Linda Vista-Annadale Association with respect to proposed zoning code amendments for Accessory Dwelling Units (ADUs). With respect to proposed parking regulations, we agree that ADUs should be required to use all available space for parking so that the cars can be parked on the property and not on the street where possible. We further agree that only one permit should be issued per ADU, and that the Overnight Parking Permit should not apply to oversized vehicles, such as RVs. Finally, we agree that the vehicles parked on the streets should be parked close to the address that they are permitted.

Additionally, we ask city staff to consider the width of streets when considering overnight parking and work to ensure that they remain passable. Many neighborhood streets are narrow and cannot handle parking on both sides without blocking traffic. With the continual increase in traffic in Pasadena, it will make streets less safe. Limiting parking to one side of the street would alleviate these concerns.

Thank you,

Megan Foker
On behalf of Livable Pasadena

RECEIVED

Dec 4, 2023

2023 DEC -4 PM 2: 56

To the Pasadena City Council,

CITY CLERK
CITY OF PASADENA



We wish to express our appreciation to you for making our local ADU ordinance consistent with State law and for supporting the Housing Department's nationally recognized Affordable ADU program. Thank you!!

This is an opportunity to add to the State's bill in response to some additional items that enable the city to be more responsive to local concerns. I have only three requests.

Our first request: given our Affordable ADU Program, we need to encourage folks to participate by making it more financially feasible. We therefore recommend that all fees should be dropped. This is not at all unreasonable. If you do the numbers, there is little financial incentive to participate. Please adjust the fees as we have done for other affordable units.

Second, to simplify the ordinance, please make the height the same city-wide, at 20 feet, and in multi-family zones, 25 feet. Because homes and apartments are allowed to go higher than this, this is not an unreasonable request, and it would help to streamline the process for the Planning Department. This especially needs to be done the case of affordable ADUs.

Third, it is very restrictive to follow the state law regarding upper story window placement in an ADU that would abut an alley that has a width of 20 feet. Most of the alleys in Pasadena are closer to 10 feet. Therefore, this would prevent much needed fresh air and cross breeze and natural light in a unit. Please change the local ordinance to alleys with 10 feet or more. Please make this alley width adjustment.

Thank you!!

Jill Shook
Co-Founder Making Housing and Community Happen

www.makinghousinghappen.org

Sabha, Tamer

From: David W :
Sent: Monday, December 4, 2023 12:00 PM
To: PublicComment-AutoResponse
Cc: Jomsky, Mark
Subject: Council Agenda 12_04_2023 Agenda Item #15.

[⚠] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Good afternoon Mr. Mayor and City Council,

I wish to encourage you to support and approve Agenda Item #15: Zoning Code Amendments for Accessory Dwelling Units.

The City's Planning Department has done an excellent job of engaging with the community, listening to community member's concerns and requests, and creating several very useful proposed amendments to the City's ADU Regulations. The proposed amendments would streamline and ease the existing regulations while also bring the City's regulations into better alignment with the State's ADU regulations.

If the Planning Department's presentation is the same as was presented to the Planning Commission, I think you'll find it very informative and well-done.

Additionally, I encourage you, Mr. Mayor, to request from the appropriate City department(s) a review of the existing **Impact Fees** relating to construction of ADUs as this was a notable concern (and barrier) for many Pasadena homeowners who hope to build ADUs and add to the City's housing stock.

Many thanks for your time and attention, Mr. Mayor and City Council Members.

With best regards,

David Whitehead
Pasadena homeowner
District #5.

Iraheta, Alba

From: Bert Newton
Sent: Monday, December 4, 2023 3:25 PM
To: PublicComment-AutoResponse; Rivas, Jessica; Williams, Felicia; Masuda, Gene; Lyon, Jason; Madison, Steve; Hampton, Tyron; Jones, Justin; Gordo, Victor
Subject: Item 15 Accessory Dwelling Units

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Dear Mayor and City Council,

We are still in a housing crisis, and the restriction on housing supply is likely the main driver of steep housing costs. Accessory Dwelling Units can be part of the solution to increase the supply of housing, easing demand and, therefore, the upward pressure on prices.

Thank you for updating the city code to bring it into compliance with state law. I request also that the city go beyond what state law requires and allow more flexible guidelines that are more reasonable and allow homeowners the latitude they really need to build this much needed housing.

The code should allow for sensible standards that make ADUs possible to build rather than having inflexible one-size-fits-all standards that inhibit building by placing unreasonable restrictions on otherwise viable projects. Rather than restrict ADUs to 16 feet in Landmark and Historic Districts, allow them to be the same height as other ADUs as long as the ADU matches the character and design of the existing primary residence. A Certificate of Appropriateness or Historic Design Review process would ensure that the structures match.

We need a common sense code that does not create barriers to building ADUs. Simplify the code by allowing a 20 foot height for ADUs in single-family districts and a 25 foot height in multifamily districts. The baseline height for multi-family districts is already at least 28 feet for the primary dwelling, so a 25 foot height for the ADU is reasonable.

The Planning Commission recommendation allows upper story windows when they abut a 20 foot alley, but very few alleys in Pasadena are that wide because most of them are in older neighborhoods where they were originally designed for utility access and garbage collection at 10 foot widths. Also, the 4 foot setback required for the ADU means that if it abuts an alley, there will be at least 14 feet between it and the neighbor. 14 feet should be sufficient. The backyards of neighbors provide even more distance. In addition there are often trees, fencing and back area garages that facilitate privacy. A 20 foot width is unreasonable and only serves to effectively place a barrier to building ADUs since all residences need ventilation.

And lastly, please drop all fees for affordable ADUs. Presently the numbers don't work for affordable ADUs and there are no incentives to build them. Dropping the fees would incentivize much-needed affordable ADUs.

Thanks

--

Rev. Bert Newton
[Making Housing and Community Happen](#)