

STATUS REPORT

TO: City of Alhambra Planning Commission

FROM: Marc Castagnola, AICP, Director of Community Development
Vanessa Reynoso, Deputy Director of Community Development

SUBJECT: Status Report Regarding Accessory Dwelling Unit's (ADU's)

PURPOSE:

At a prior meeting, the Planning Commission requested staff to provide an update regarding the status of Accessory Dwelling Unit's (ADU's) throughout the City. The purpose and intent of this report is to provide information to Commissioner's regarding the total number of ADU applications submitted to the City, type of ADU's requested, status of ADU submittals, and location of all ADU's within the City.

BACKGROUND:

In 2016, new State legislation was passed that required local agencies to ministerially consider ADU applications in all residential zones. The legislation was a result of the statewide housing crisis, rising housing costs, and a shortage of affordable housing options. The new State law became effective January 1, 2017. The City of Alhambra was required to apply the State's broader, less restrictive development regulations outlined in State law, regardless of any impact to the character of an existing neighborhood unless and until the time the City adopted its own ordinance. In an effort to meet the City's unique needs while still complying with State requirements, the City adopted a new ADU ordinance on December 11, 2017 that became effective on January 27, 2018. A subsequent ordinance amendment followed in July 2018 in an effort to further clarify the requirements with respect to required lot area, width and depth requirements.

STATUS:

Number of ADU Applications

This report provides a listing of all ADU applications submitted to the Community Development Department from January 1, 2017 through September 6, 2019 (Refer to Attachment 1). Since January 1, 2017, a total of **93** ADU applications have been submitted to the City.

ADU applications submitted to the City fall into 2 categories: (1) "Pre-Ordinance" meaning those applications submitted between January 1, 2017 and July 26, 2018, and reviewed under State regulations prior to the City adopting its own ordinance; and (2) "Post-Ordinance" meaning those applications submitted between July 27, 2018 and September 9, 2019, and reviewed under the City's ADU ordinance.

Types of ADU's

When it comes to the type of ADU being proposed in Alhambra, the applications submitted to the City typically fall into four categories: (1) a new detached structure; (2) a new attached structure (attached to either the existing home or garage that will be maintained for parking); (3) integration within the existing home (i.e. converting a master bedroom within the primary residence into a separate living unit); and (4) garage conversions or conversion of other accessory structures.

The scope of work for the individual applications can be found in Attachment 1. However, Table 1, below, provides a summary of the types of ADU applications submitted to the City.

**Table 1:
Types of Accessory Dwelling Units**

Type	Pre-Ordinance	Post-Ordinance	Total
New Detached Structure	28	11	39
New Attached Structure	11	10	21
Integrated within Existing Home	1	1	2
Garage Conversions/Accessory Bldg. Conversion*	22	9	31
TOTALS	62	31	93

* This number includes conversion of a recreational room into an ADU. All others are garage conversions.

Status of ADU Applications

Table 2 provides a status summary of all ADU's submitted to the City between January 1, 2017 and September 9, 2019 distinguishing between those submitted pre-and post-approval of the City's ADU ordinance.

**Table 2:
Status of Accessory Dwelling Units**

Status	Pre-Ordinance	Post-Ordinance	Total
Pending Planning Approval	0	6	6
Obtained Planning Approval Only	4	4	8
In Building Plan Check	7	8	15
Building Permits Issued	26	11	37
Construction Completed	16	0	16
Applications Expired/Withdrawn	9	2	11
TOTALS	62	31	93

For additional clarification, the definitions for each of the status categories identified in Table 2 are as follows:

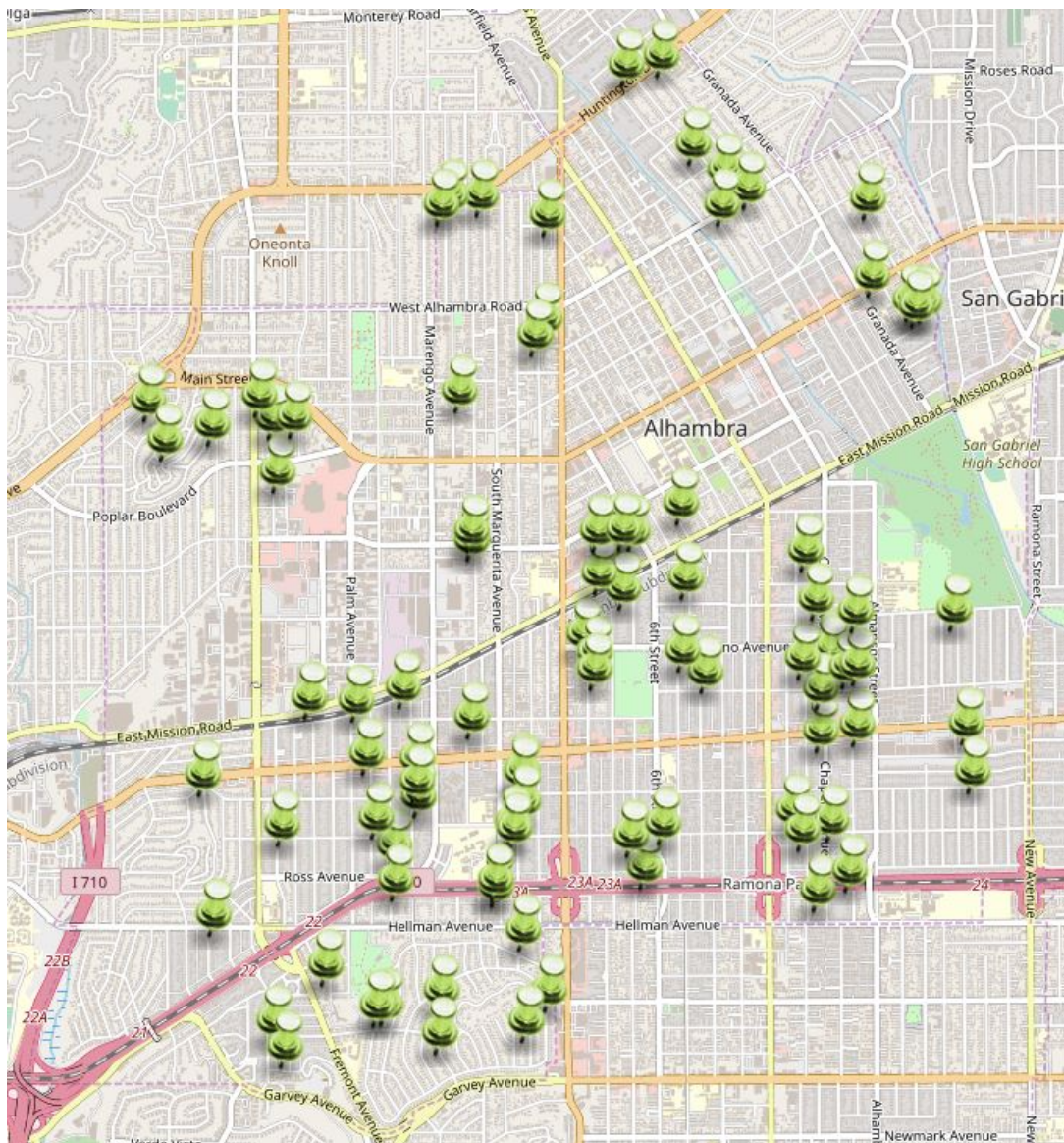
- **Pending Planning Approval:** Projects that have been submitted and are currently under review by the Planning Division.
- **Obtained Planning Approval Only:** Projects that have already received Planning Division approval but have not yet been submitted for Building plan check.

- **In Plan Check:** Projects that have already obtained Planning Division approval and are currently being reviewed by the Building Division before building permits are issued.
- **Building Permits Issued:** Building permits have been issued and construction can commence or has already commenced.
- **Construction Completed:** The project is completed and ready for occupancy.
- **Applications Expired/Withdrawn:** Instances where a proposal was submitted to the City but for one reason or another, the applicant choose not to move forward with the project.

Location of ADU's

The map below identifies the locations of all ADU applications submitted to the Community Development Department regardless of when submitted or their status. Based on the map, a majority of the proposals are concentrated in the southern part of the City. It is interesting to note that 70% of the ADU proposals (65 applications) have been received for properties south of Mission Road and 30% of the ADU proposals (28 applications) have been received for properties north of Mission Road.

Proposed Locations of ADU's in Alhambra



THE FUTURE OF ADU'S IN ALHAMBRA:

At the time State legislation required jurisdictions to allow ADU's, the State Housing and Community Development Department (HCD) defined ADU's as "an **affordable** type of home" to address the State's lack of housing supply and affordability in California (note: emphasis added by HCD). On September 9, 2019, the City Council was provided with a presentation regarding options to increase the supply of affordable housing in the City of Alhambra. While this status report is merely to provide an update on ADU's and is not intended to discuss affordable housing options, it is important to note that one of the options presented to the City Council was to incentivize ADU's to lower income renters to target the State's intended population. This is a discussion at the Council level that will be on-going.

At this time, staff does not contemplate any immediate updates to the ADU ordinance by the State. However, staff will bring forward any revisions to the ADU ordinance as needed in order to implement a City Council directive and/or comply with any future State mandates.

STAFF RECOMMENDED ACTION:

The information provided in this report is informational only. It is recommended that the Planning Commission receive and file this report.

ATTACHMENTS:

1. ADU Applications (January 1, 2017-September 6, 2019)

Attachment 1

ADU Applications: January 1, 2017 to September 6, 2019

PLANNING DIVISION							BUILDING DIVISION	
ADDRESS	SCOPE OF WORK	DATE SUBMITTED	DATE APPROVED	SUBMITTED TO BUILDING	BUILDING PERMIT STATUS	PROJECT COMPLETE		
1	1138 S. Chapel Ave.	New 320 SF addition to an existing 337 SF detached two-car garage for the conversion into an ADU.	5/1/2017	8/8/2017				
2	412 N. Olive	New 600 SF detached ADU and 720 SF detached three-car garage.	4/24/2017	7/14/2017				
3	919 Ninth St.	New 1,120 SF detached ADU and 400 SF two-car garage.	6/9/2017	1/9/2018	3/12/2018	7/19/2018	6/5/2019	
4	2501 Stranahan Dr.	New 61 SF addition to an existing 370 SF detached two-car garage for the conversion into an ADU.	6/20/2017	8/15/2017	8/22/2017	12/21/2017	7/24/2018	
5	1424 S. Sierra Vista Ave.	New 1,199 SF detached ADU.	6/19/2017	8/9/2017	8/15/2017	1/29/2018	1/7/2019	
6	1820 S Chapel Ave	New 1,110 SF detached ADU and 800 SF four-car garage.	6/20/2017	11/16/2017	12/18/2017	3/12/2018 Under Construction		
7	1820 S. Ethel Ave.	New 643 SF ADU attached to an existing 340 SF detached ADU.	6/22/2017	8/14/2017	9/10/2018	In Plan Check		
8	209 Elm Ave.	New 810 SF detached ADU and 583 SF detached three-car garage.	7/21/2017	9/5/2017	12/18/2017		Expired	
9	1817 S. Curtis Ave.	New 400 SF detached ADU.	6/27/2017	8/22/2017	9/14/2017	5/16/2018 Under Construction		
10	1301 Edgewood Dr.	Conversion of an existing 408 SF detached two-car garage and 127 SF storage into an ADU.	8/17/2017	10/24/2017	1/23/2018	6/11/2018 Under Construction		
11	1128 S. 4th St.	New 422 SF detached ADU.	8/21/2017	10/25/2018				
12	225 S. El Molino St.	New 480 SF detached ADU and 500 SF 2-car garage.	8/30/2017	4/5/2018	8/20/2018	4/3/2019 Under Construction		
13	826 N. Olive Ave.	New 876 SF addition for an ADU to an existing 224 SF detached one-car garage.	9/25/2017	11/30/2017	9/28/2018	In Plan Check		
14	333 S. Electric Ave.	Conversion of an existing 616 SF detached two-car garage into an ADU.	9/13/2017	10/19/2017	10/23/2017	1/30/2018	9/4/2018	
15	424 S. 7th St.	New 1,200 SF detached ADU and 410 SF detached tandem 2-car garage.	10/15/2017	11/22/2017	2/27/2018	6/20/2019 Under Construction		
16	1433 S. Chapel Ave.	New 153 SF addition to an existing 360 SF detached two-car garage for the conversion into an ADU.	9/25/2017	12/8/2017	12/14/2017		Withdrawn	
17	310 S. 7th St.	New 1,103 SF detached ADU.	9/20/2017	1/2/2018	1/12/2018	4/26/2018	10/9/2018	
18	212 S. El Molino St.	New 66 SF addition to an existing 333 SF attached two-car garage for the conversion into an ADU.	10/23/2017	1/3/2018	3/19/2018		Withdrawn	
19	710 Front St	New 1,197 SF detached ADU.	11/2/2017	12/26/2017	1/18/2018	5/15/2019 - Under Construction		
20	1718 Elm St.	Conversion of an existing 379 SF 2-car garage and 398 SF play room into an ADU.	11/3/2017	3/25/2019				

	ADDRESS	SCOPE OF WORK	DATE SUBMITTED	DATE APPROVED	SUBMITTED TO BUILDING	BUILDING PERMIT STATUS	PROJECT COMPLETE
21	209 E. Hellman	Conversion of an existing 400 SF two-car garage and 320 SF storage room into an ADU.	11/3/2017	12/19/2017	3/27/2018	8/23/2018	4/26/2019
22	1716 S. Curtis Ave.	Conversion of an existing 403 SF two-car garage into an ADU.	11/3/2017	2/6/2018	2/23/2018		Withdrawn
23	1205 N. Hidalgo Ave.	New 723 SF detached ADU and 646 SF two-car garage.	11/6/2017	12/11/2017	12/18/2017	9/17/2018 - Under Construction	
24	20 S. Granada Ave.	New 1,160 SF detached ADU.	11/6/2017	12/20/2017	9/12/2018	9/12/2018	Expired
25	317 S. Electric Ave.	New 849 SF detached ADU.	11/7/2017	12/11/2017	1/22/2018	6/29/2018	4/19/2019
26	2013 S. Marguerita	New 1,200 SF detached ADU and 468 SF two-car garage.	11/7/2017	12/4/2017	1/25/2018	10/19/2018 - Under Construction	
27	2520 El Paseo	New 1,200 SF ADU attached to an existing 407 SF detached two-car garage.	10/19/2017	12/6/2017	12/26/2017	5/3/2018	4/15/2019
28	116 Fremont Ave.	New 1,200 SF detached ADU with an attached 426 SF two-car garage.	11/9/2017	11/27/2017	11/27/2017	3/5/2018	11/7/2018
29	1006 S. 9th St.	Conversion of an existing 635 SF recreation room into an ADU.	11/14/2017	3/13/2018	5/22/2018	11/8/2018	7/5/2019
30	1140 S. Chapel Ave.	New 385 SF addition to an existing 1,010 SF detached two-car garage for the conversion into a 662 SF ADU and 733 SF two-car garage.	10/27/2017	12/7/2017	12/27/2016	3/8/2018	7/15/2019
31	1233 S. Chapel Ave.	New 785 SF addition to an existing 396 SF detached two-car garage for the conversion into an ADU.	11/22/2017	2/6/2018	6/11/2018	11/28/2018 - Under Construction	
32	111 Los Higos St.	New 1,157 SF detached ADU.	11/27/2017	1/16/2018	2/8/2018	6/8/2018 - Under Construction	
33	1040 S. 9th St.	New 1,199 SF detached ADU with a 484 SF two-car garage.	11/29/2017	4/26/2018	6/13/2018	4/22/2019 - Under Construction	
34	2002 S Ethel	New 1,062 SF detached ADU with a 432 SF two-car garage.	11/30/2017	8/20/2018	9/7/2018	In Plan Check	
35	612 W. Ramona Rd.	Conversion of an existing 444 SF detached two-car garage into an ADU.	11/14/2017	1/19/2018	2/26/2018		Expired
36	1604 S. Curtis Ave.	New 963 SF detached ADU with an attached 597 SF two-car garage.	11/29/2018	5/18/2018	5/29/2018	3/5/2019 - Under Construction	
37	1109 Camela Dr.	Conversion of an existing 400 SF detached two-car garage into an ADU.	12/12/2017	2/20/2018	2/21/2018	10/17/2018	8/22/2019
38	816 Front St.	New 1,193 SF detached ADU.	12/19/2017	4/1/2019	4/1/2019	In Plan Check	
39	1837 S. 7th St.	New 1,191 SF detached ADU with a 479 SF two-car garage.	10/26/2017	12/26/2017	1/17/2018	6/5/2018	5/8/2019
40	317 N. Olive Ave.	New 1,040 SF detached ADU and a 400 SF detached two-car garage.	10/20/2017	3/1/2018	3/16/2018	8/28/2018 - Under Construction	
41	1151 S. Monterey St.	New 774 SF detached ADU attached to an existing detached 500 SF 2-car garage.	12/26/2017	7/31/2018	1/10/2019	8/30/2019 - Under Construction	
42	1809 W. Shorb St.	New 1,200 SF detached ADU.	12/26/2017	3/9/2018	3/6/2018	7/18/2018	8/28/2019
43	416 Elm St.	Converting an existing 406 SF detached two-car garage into an ADU.	12/27/2017	1/16/2018	2/27/2018	4/23/2019 - Under Construction	

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44	2329 Hitchcock Dr.	New 224 SF addition to an existing 476 SF detached two-car garage for the conversion into an ADU.	12/28/2017	1/19/2018	3/26/2018	11/2/2018 - Under Construction	
45	73 Hampden Terrace	New 976 SF addition to an existing 224 SF detached one-car garage for the conversion into an ADU.	12/28/2017	Withdrawn			
46	1044 S. Sierra Vista	New 1,130 SF detached ADU.	12/28/2017	2/5/2018	3/27/2018	3/25/2019 - Under Construction	
47	403 S. 8th St.	New 549 SF addition to an existing 651 SF detached one-car garage for the conversion into an ADU.	10/17/2017	1/3/2018	1/15/2018	7/26/2018 - Under Construction	
48	1205 Sierra Vista Ave.	New 747 SF integrated ADU to an existing 2,503 SF one-story single-family residential.	2/9/2017	1/4/2018	2/14/2018	9/4/2018	11/15/2018
49	2500 Whitney Dr.	New 892 SF ADU and 340 SF one-car attached to an existing 400 SF detached two-car garage.	1/2/2018	3/8/2018	3/26/2018	7/3/2018 - Under Construction	
50	907 N. Dos Robles Pl.	New 1,002 SF ADU attached to an existing 370 SF two-car ga	1/5/2018	3/7/2018	4/27/2018	8/31/2018 - Under Construction	
51	1033 S. El Molino St.	New 641 SF ADU attached to an existing 400 SF detached two-car garage.	1/8/2018	5/9/2018	11/20/2018	In Plan Check	
52	2592 Loma Vista Dr.	New 1,200 SF detached ADU with an attached 522 SF two-car garage.	1/8/2018	3/19/2018	5/2/2018	1/30/2019 - Under Construction	
53	1208 Palm Ave.	New 800 SF detached ADU with an attached 460 SF two-car garage.	1/8/2018	2/16/2018	4/12/2018	8/31/2018 - Under Construction	
54	2116 S. Meridian Ave.	New 878 SF ADU attached to an existing 576 SF detached two-car garage.	1/9/2018	7/13/2018	9/5/2018	3/18/2019 - Under Construction	
55	121 S. Primrose Ave.	New 1,200 SF ADU attached to an existing 312 SF detached two-car garage.	1/17/2018	3/26/2018	3/22/2018	1/11/2019 - Under Construction	
56	1806 S. Stoneman	New 1,024 SF ADU attached to an existing 372 SF detached two-car garage.	1/23/2018	11/30/2018	12/18/2018	4/28/2019 - Under Construction	
57	121 E. Linda Vista Ave.	New 1,029 SF ADU attached to an existing 441 SF detached two-car garage.	1/23/2018	8/23/2018	10/22/2018	In Plan Check	
58	425 4th St.	New 490 SF detached ADU.	1/24/2018	3/12/2018	3/16/2018	5/29/2019 - Under Constructon	
59	1615 S. Vega St.	New 240 SF addition to an existing 400 SF detached two-car garage for the conversion into an ADU and storage room.	1/26/2018	5/4/2018	5/24/2018	12/11/2018	8/20/2019
60	1232 Benito Ave.	Converting an existing 650 SF detached two-car garage into an ADU and storage room.	1/26/2018	5/4/2018	9/13/2018	In Plan Check	
61	1824 S. Curtis St.	New 1,200 SF ADU attached to an existing 475 SF detached two-car garage.	1/26/2018	5/9/2018	6/13/2018		Expired
62	609 N. Almansor	Converting an existing 504 SF detached two-car garage to an ADU.	1/26/2018	3/13/2018	7/11/2018		Expired
63	225 S. Meridian Ave.	New 652 SF detached ADU.	3/12/2018	7/2/2018	7/2/2018		Expired
64	2140 S. Curtis Ave.	New 1,036 SF detached ADU with an attached 437 SF two-car garage.	4/5/2018	12/10/2018	2/26/2019	In Plan Check	

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65	1118 S. 5th St.	New 860 SF detached ADU attached to an existing 482 SF two-car garage.	4/18/2018	6/5/2018	6/5/2018	11/19/2018 - Under Construction	
66	906 N. Bushnell Ave.	New 710 SF detached ADU with an attached 509 SF two-car garage.	4/23/2018	5/16/2018	6/18/2018		Withdrawn
67	500 N. Almanson St.	New 1,200 SF ADU attached to an existing 716 SF detached three-car garage.	5/4/2018	8/31/2018			
68	1708 Raymond Ave.	New 706 SF ADU attached to an existing 347 SF detached two-car garage.	5/18/2018	9/13/2018	9/25/2018	In Plan Check	
69	220 S. El Molino	Converting an existing 672 SF detached three-car garage into an ADU.	5/18/2018	8/14/2018	8/20/2018	3/19/2019 - Under Construction	
70	114 N. Bushnell Ave.	New 881 SF ADU attached to an existing 368 SF detached two-car garage.	5/18/2018	7/18/2019	7/23/2018	10/1/2018 - Under Construction	
71	2501 Hagen Dr.	New 772 SF ADU attached to an existing 368 SF detached two-car garage.	6/22/2018	8/15/2018	8/16/2018	4/8/2019 - Under Construction	
72	193 Stockbridge Ave.	New 775 SF integrated ADU to an existing 1,737 SF two-story single-family residential.	6/25/2018	7/23/2018	8/29/2018	11/15/2018 - Under Construction	
73	2505 Hitchcock DR	New 688 SF ADU attached to an existing 453 SF detached two-car garage.	7/16/2018	2/4/2019	3/27/2019	In Plan Check	
74	1216 N. Story Pl.	New 669 SF ADU attached to an existing 414 SF detached two-car garage.	7/17/2018	11/26/2018	11/29/2018	5/28/2019 - Under Construction	
75	800 N. Story Pl.	New 786 SF ADU attached to an existing 440 SF detached two-car garage.	8/13/2018	9/19/2018	10/11/2018	6/5/2019 - Under Construction	
76	2015 S. Sierra Vista	New 999 SF detached ADU and 690 SF detached three-car garage.	8/13/2018	9/14/2018	10/1/2018	8/29/2019 - Under Construction	
77	829 Bushnell Ave.	New 542 SF detached ADU with an attached 400 SF two-car garage.	8/17/2018	11/26/2018	11/29/2018	In Plan Check	
78	417 S. 7th St.	New 622 SF detached ADU with an attached 480 SF two-car garage.	8/20/2018	11/15/2018			
79	2332 Hathaway Ave.	New 562 SF detached ADU.	9/18/2018	9/18/2018	10/5/2018	2/19/2019 - Under Construction	
80	1428 S. Campbell	New 709 SF detached ADU with an attached 861 SF four-car garage and 444 SF two-car garage.	9/27/2018	12/27/2018	12/28/2018	5/23/2019 - Under Construction	
81	425 N. Story Place	New 777 SF addition to an existing 400 SF detached two-car garage for the conversion into an ADU.	10/3/2018	Under Review			
82	1617 Grandview Drive	New 580 SF detached ADU with an attached 380 SF storage.	10/30/2018	4/3/2019			
83	1200 S. Sierra Vista	Converting an existing 334 SF detached two-car garage into an ADU.	12/7/2018	12/7/2018	11/19/2018	3/20/2019 - Under Construction	
84	1419 S. Raymond Ave.	New 632 SF ADU attached to an existing 432 SF detached two-car garage..	1/8/2019	3/21/2019	4/2/2019	In Plan Check	
85	1612 S Campbell Ave	New 656 SF detached ADU.	3/1/2019	4/9/2019	6/26/2019	In Plan Check	
86	2301 S Date Ave	New 660 SF addition to an existing 360 SF detached two-car garage for the conversion into an ADU.	3/21/2019	3/21/2019	3/29/2019	In Plan Check	
87	1833 S Monterey St	New 570 SF ADU attached to an existing 400 SF two-car garage.	4/4/2019	Under Review			

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88	1001 S 4th St	Converting an existing 478 SF two-car garage into an ADU.	6/21/2019	Under Review			
89	133 El Molino At	Converting an existing 400 SF two-car garage and 347 SF playroom into a 674 SF ADU and 179 SF one-car garage.	6/24/2019	8/23/2019	8/23/2019	In Plan Check	
90	1820 S 6th Street	New detached 674 SF ADU.	7/9/2019	Under Review			
91	1526 S Campbell	Converting an existing 332 SF two-car garage into an ADU.	7/9/2019	9/4/2019			
92	2005 S Marguerita Ave	New 601 SF addition to an existing 370 SF detached two-car garage for the conversion into an ADU.	8/13/2019	Under Review			
93	1600 S Curtis Ave	New 324 SF addition to an existing 527 SF detached two-car garage for the conversion into an ADU.	9/4/2019	Under Review			