

KĒĒP · SOUTHERN CALIFORNIA ADUs

ADU Feasibility Study

What you can build at 123 Mariposa Lane, Pasadena, CA 91106

Prepared for	The Woelfel Family
Property	123 Mariposa Lane, Pasadena, CA 91106
Lot size	7,200 SF (approx. 60 ft × 120 ft)
Existing home	1,450 SF · single-story · built 1957
Zoning	Single-Family Residential (R-1)
Recommended unit	The Companion (Studio / 1BR), ~500 SF
Report date	September 26, 2026
Reference	KEEP-SAMPLE-0001

This is a sample KĒĒP Feasibility Study. Your report will be customized to your specific property, zoning, and goals.

EXECUTIVE SUMMARY

Can you build? Yes.

This one-page snapshot summarizes the analysis that follows. Based on the property records, the applicable state and local ADU rules, and the goal of creating a private, permanent home for an adult child, The Woelfel Family’s lot at 123 Mariposa Lane, Pasadena, CA 91106 is well suited to a detached accessory dwelling unit (ADU).

QUESTION	FINDING
Buildable?	Yes — the 7,200 SF lot comfortably supports a detached ADU within required setbacks.
Recommended unit	The Companion (Studio / 1BR), designed at ~500 SF (20 × 25 ft).
Estimated all-in cost	\$200,000 at \$400/SF — design, permits, materials, and construction.
Estimated timeline	7–9 months from design start to move-in.
Est. monthly financing	~\$1,538/mo (8.5% / 30-yr, illustrative).
Primary goal	An independent residence for an adult child — private entrance and full kitchen.
Recommendation	Proceed with the Companion.

Key risks to confirm (all manageable)

- Electrical service capacity — confirm the 200A main panel supports a new ADU subpanel; a service upgrade may be needed.
- Protected trees — confirm the status of the mature coast live oak near the rear yard under Pasadena’s tree ordinance.
- Permit-timeline variability — municipal review times vary; KĒĒP manages resubmittals at no extra cost.

None of these are disqualifying. Each is a normal item to verify during design, and each is addressed in the sections that follow.

PROPERTY OVERVIEW

The property at a glance

Address	123 Mariposa Lane, Pasadena, CA 91106 (anonymized for this sample)
Lot size	7,200 SF · approx. 60 ft wide × 120 ft deep
Existing structure	Single-story home, 1,450 SF (~42 × 35 ft), built 1957
Zoning	Single-Family Residential (R-1)
Existing lot coverage	~20% (1,450 SF of 7,200 SF)
With proposed ADU	~27% coverage — well under the ~40% limit
Proposed ADU location	Detached, rear yard, behind the existing home

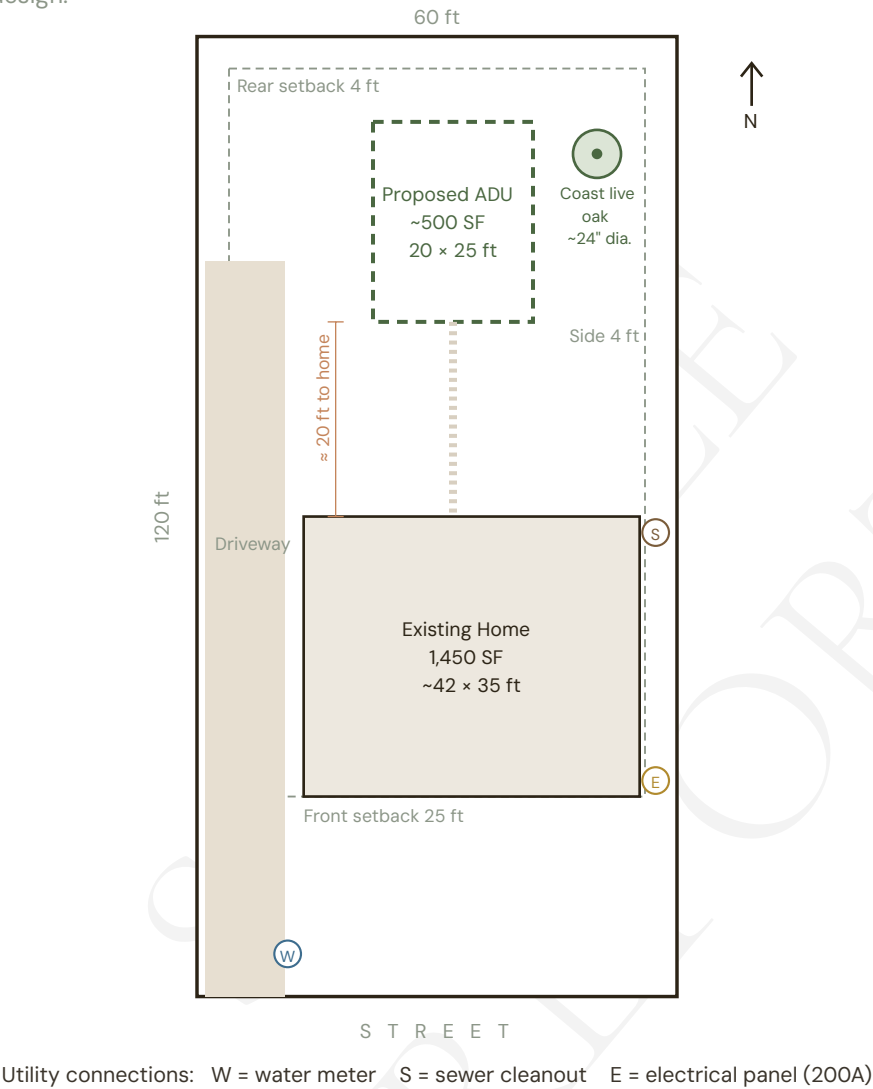
The property is a classic mid-century San Gabriel Valley lot: a rectangular parcel roughly 60 feet wide and 120 feet deep, with a single-story 1957 home set toward the front and a deep, largely open rear yard. A driveway runs along the western side of the lot to the existing garage. The generous rear yard, near-level grade, and simple rectangular geometry make this an unusually straightforward site for a detached ADU — most of the constraints that complicate ADU projects (steep slopes, flag lots, tight envelopes, easements across the buildable area) are absent here.

The following page presents a scaled site diagram showing the lot, the existing home, the driveway and walkways, utility connection points, the mature tree, required setbacks, and the recommended placement of the proposed ADU.

SITE DIAGRAM

Where the ADU sits on the lot

Illustrative and not to exact scale — dimensions, setbacks, and utility locations are confirmed by a boundary survey and utility locate during design.



ZONING & REGULATORY ANALYSIS

What the rules allow

California’s ADU statutes (Gov. Code §66310 et seq.) set generous statewide minimums that override more restrictive local standards. Pasadena administers ADUs through its Zoning Code (Pasadena Municipal Code, Title 17), updated to stay consistent with State law. The parameters below combine those protections with the property’s Single-Family Residential (R-1) zoning.

PARAMETER	APPLIES TO THIS PROPERTY
Side & rear setbacks	4 ft each — the state minimum for a detached ADU.
Front setback	Per the primary dwelling (~25 ft); the ADU sits well behind the home.
Maximum ADU size	Up to 1,200 SF permitted; state law also guarantees at least 850 SF (studio/1BR). The ~500 SF Companion is well within limits.
Height limit	16 ft for a single-story detached ADU (up to 18 ft near transit). The single-story Companion complies.
Lot coverage	Local max ~40%. Existing coverage ~20%; adding ~500 SF reaches ~27% — compliant.
Parking	One space is typically required but is waived within ½ mile of transit and in several other cases — to confirm at permitting.
SB9 eligibility	The lot may qualify for an SB9 split, but combining SB9 with an ADU triggers extra limits. The standard ADU path is simpler and recommended here.

Pasadena-specific notes

- Governing code: Pasadena regulates ADUs under the Zoning Code (PMC Title 17; ADU standards are commonly codified at §17.50.290), applied consistently with Gov. Code §66310 et seq. KĒĒP confirms the exact current section and standards for your parcel at plan check.
- Impact-fee exemption: ADUs under 750 SF are exempt from development impact fees under state law. At ~500 SF, this unit qualifies — a meaningful saving reflected in the fee estimate.
- Design compatibility: Pasadena may ask a detached ADU to relate to the primary home in materials and roof form. The Companion’s stucco-and-cedar palette adapts easily to match.
- Historic review: Pasadena has many landmark and historic districts. This parcel is assumed outside a designated district; if it is within one, design review would apply and is confirmed at intake.
- Owner-occupancy: not required for ADUs under current state law, so the unit may be occupied by an adult child, another family member, or a tenant.
- Processing time: state law requires a decision within 60 days of a complete application; Pasadena’s practical plan-check timeline typically runs about 2–4 months depending on completeness and volume.

- Pre-approved plans: California's HCD is standing up a statewide pre-approved ADU plan program, and some cities maintain local pre-approved plans. Where that path is available, KĒĒP's standardized, permit-ready units are strong candidates and can shorten review.

Bottom line: the recommended unit fits inside every applicable limit, with no variance required.

SAMPLE
REPORT

SITE ANALYSIS & BUILDABLE AREA

What the lot itself tells us

Utilities

- Sewer: the existing cleanout sits near the southwest corner of the home. The proposed ADU location places its plumbing approximately 35 ft from that cleanout — a straightforward gravity connection given the near-level grade.
- Water: the domestic service enters from the street at the front of the lot. A new branch line (or sub-meter) to the rear building pad would run approximately 55 ft; static pressure is expected to be adequate, confirmed at design.
- Electrical: the existing 200A main panel is on the south wall of the attached garage. A new ADU subpanel (100–125A) would be fed approximately 45 ft via trenched conduit. The 200A service is expected to carry the added load, pending a load calculation; a service upgrade is possible but not assumed.
- Gas: gas serves the existing home, but the all-electric Companion (mini-split HVAC, electric appliances) needs no new gas lateral — simplifying the connection and inspections.

Soils & drainage

- Pasadena and the wider San Gabriel Valley sit on deep alluvial soils washed down from the San Gabriel Mountains — generally well-draining sands and gravels with good bearing capacity. A standard slab-on-grade foundation is anticipated.
- Expansive-clay problems are uncommon here but are confirmed by the soils investigation. The City will likely require a soils/geotechnical letter or report, which is included in the cost estimate.
- Drainage: roof and hardscape runoff should be directed away from both structures toward the street per code; a simple surface-drainage plan is prepared during design.

Trees & landscape

- One mature coast live oak (*Quercus agrifolia*), approximately 24-inch trunk diameter, stands roughly 12 ft northeast of the proposed building envelope. Coast live oaks are protected under Pasadena's tree ordinance.
- The recommended placement keeps the ADU outside the tree's protected root zone. An arborist report and tree-protection fencing are planned; no removal is anticipated.

Construction staging & access

- Materials and equipment stage in the driveway and front yard. The ~10 ft west side yard provides adequate access to the rear building pad for a compact crew and small equipment; no crane is anticipated for a single-story build.

- Construction fencing and tree-protection fencing are installed before work begins, and the driveway remains usable for the household through most of the build.

Neighbor adjacency & privacy

- The ADU's nearest window faces the interior side-yard fence rather than the neighbor's living space; high or clerestory windows are used on the elevation closest to the property line to preserve privacy for both households.
- The unit's entry and primary glazing face the main house, keeping the backyard between the two homes as shared family space rather than a divided lot.

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UNIT RECOMMENDATION

The Companion — sized for this family

For an independent, permanent home for an adult child, the Companion (Studio / 1BR) is the strongest fit of KĒĒP's three models. This is not a generic product pick — it reflects this lot, this budget, and this goal.

Why ~500 SF is right here

- At ~500 SF the unit delivers a complete one-bedroom home — private bedroom, full bath, full kitchen, and a living area — without the cost or footprint of a larger build.
- On a 7,200 SF lot with a 1,450 SF home, a 500 SF ADU holds total lot coverage near 27% (well under the ~40% cap) and preserves a generous shared backyard.
- Under 750 SF, the unit is exempt from development impact fees — real savings that make ~500 SF the efficient sweet spot for the goal of helping an adult child establish independence now.

How it sits on the lot

- The unit is oriented with its entry and primary windows facing the main house, so the backyard reads as shared family space rather than a divided lot. Service rooms (bath, closet, mechanical) sit on the property-line side.
- Single-story construction suits the near-level lot and keeps the build simple, fast, and within the 16 ft height limit.

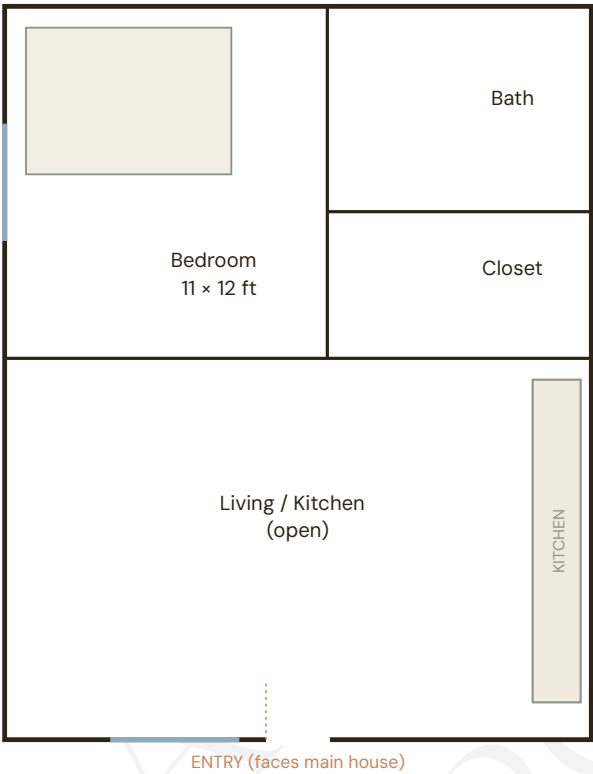
Privacy

- Living-area glazing faces the shared yard and main house; the elevation nearest the neighbor uses high/clerestory windows so daylight enters without overlooking the adjacent property.

UNIT RECOMMENDATION — FLOOR PLAN

Illustrative layout (~20 × 25 ft)

The unit’s entry faces the main house; the living and kitchen open toward the shared yard, while the bedroom, bath, and closet are grouped along the property-line side for privacy.



Layout is illustrative; final dimensions are set in design. If a second occupant or more space becomes likely, the Starter (1–2BR, 550–750 SF, from \$260,000) is the natural step up.

COST ESTIMATE

A fixed, all-in price — line by line

KĒĒP prices every build all-in at \$400 per square foot — design, permits, materials, and construction, with no design-stage surprises. For the ~500 SF Companion, that is \$200,000. The line items below show exactly where that figure goes; this is the level of detail your \$497 study delivers for your actual property.

LINE ITEM	ESTIMATE
Design & engineering	\$16,000
Architectural plans & construction documents	\$8,500
Structural engineering	\$3,500
Title 24 energy calculations	\$1,200
Soils / geotechnical report	\$2,800
Permits & city fees	\$14,000
Building plan check & permit	\$6,500
School district fee (~\$4.79/SF × 500)	\$2,400
Water & sewer connection / capacity fees	\$3,200
Electrical & other utility permits	\$1,900
Site work & foundation	\$30,000
Demolition & site clearing (minimal)	\$2,000
Grading & site preparation	\$4,500
Slab-on-grade foundation (~14 CY concrete)	\$14,500
Utility trenching (water 55 ft / sewer 35 ft / elec. 45 ft)	\$9,000
Structure — shell	\$60,000
Framing package (lumber + labor)	\$28,000
Roofing	\$8,500
Exterior stucco	\$12,000
Cedar slat accent siding	\$3,500
Windows	\$5,500
Exterior doors (entry + patio)	\$2,500
Interior	\$28,000
Drywall & insulation	\$9,500
Interior paint	\$4,000
Flooring (luxury vinyl plank)	\$6,500
Trim & interior doors	\$4,500
Closet build-out	\$3,500

Kitchen	\$14,000
Cabinets	\$6,500
Countertops	\$3,200
Sink & fixtures	\$1,300
Appliance package (range, fridge, microwave, DW)	\$3,000
Bathroom	\$9,000
Tile (floor + shower surround)	\$3,200
Vanity & countertop	\$2,300
Toilet	\$700
Shower / tub & glass	\$2,800
Mechanical, electrical & plumbing	\$19,000
HVAC — ductless mini-split	\$6,500
Electrical — subpanel, devices & lighting	\$7,000
Plumbing — rough-in & fixtures	\$5,500
KĒĒP management, procurement & contingency	\$10,000
Project management & supervision	\$4,500
Procurement & logistics	\$2,500
Contingency allowance	\$3,000
TOTAL — ALL-IN	\$200,000

Potential additional costs (not included in the base)

- Electrical service upgrade if the load calculation shows the 200A panel cannot carry a new subpanel.
- Sewer or water line repair/upsizing if inspection finds capacity or condition issues.
- Additional grading, retaining, or soils remediation if the geotechnical report requires it.
- Fire sprinklers if required by the fire district for the ADU.

Financing & monthly cost

Most homeowners finance an ADU with a HELOC, a RenoFi loan (underwritten on post-build value), or a construction loan. At \$200,000, an illustrative payment is about \$1,538/mo (8.5% over 30 years). Your actual rate and terms depend on your lender and property.

CalHFA note: the CalHFA ADU Grant (which previously offered up to \$40,000 toward pre-development costs) is no longer accepting applications, so it is not assumed in these figures.

FINANCIAL PICTURE — OWNER-USE

The money view for housing family

The goal here is a private, permanent home for an adult child, so the unit is owner-occupied rather than rented. The fixed costs below are set at contract; the rent comparison is left blank for you to complete with a real local figure.

Known costs (fixed at contract)	
All-in build cost	\$200,000
Estimated financing (8.5% / 30-yr)	~\$1,538 / mo · ~\$18,456 / yr
What it delivers	Complete private 1BR home
Monthly cost vs. renting elsewhere	
KĒĒP ADU — monthly loan payment (owned)	~\$1,538 / mo
Comparable 1BR rental (the alternative) Fill in from local comps (Rentometer / Zillow).	\$ _____ / mo
Monthly difference	\$ _____
Ten-year opportunity cost	
Build & own — 10-yr KĒĒP loan payments The unit is owned throughout, and owned free and clear at loan payoff.	~\$184,560
Rent elsewhere — 10-yr rent to a landlord Monthly rent × 120 (fill in). Nothing is owned at the end.	\$ _____

The family-owned property also gains value over time — the amount varies with the market, so no fixed figure is assumed here. Note that the ADU is owned as part of the parents' property: the family holds the asset, while the adult child gains stable, private housing on family land.

INVESTMENT PRO-FORMA — IF LATER RENTED

What it looks like as a rental

Because a family's needs change, this page frames the same unit as a rental. Complete the blanks with validated local rent data to run the numbers; every fixed figure — build cost and financing — is already filled in.

Annual rental pro-forma (Year 1 framework)	
Monthly market rent (1BR) Source: Rentometer / current local comps.	\$ _____ / mo
Gross scheduled rent (rent × 12)	\$ _____ / yr
Less vacancy allowance (5%)	- \$ _____
Effective gross income (EGI)	\$ _____
Less operating expenses (~30% of EGI) Property tax on added value, insurance, maintenance & reserves, light management.	- \$ _____
Net operating income (NOI)	\$ _____
Less annual debt service \$200,000 financed at 8.5% / 30-yr.	- \$18,456
Annual pre-tax cash flow	\$ _____
Yield on cost (NOI ÷ \$200,000)	_____ %
DSCR (NOI ÷ debt service)	_____

How to read this

- This is a yield-on-cost view, not a market cap rate: because the land is already owned, the cost base excludes land value — which is why the yield reads higher than a typical purchased-property cap rate.
- At full financing, an ADU of this size typically runs near break-even in year one (NOI ≈ debt service), then improves as rents rise and the loan amortizes.
- Rent and yield are intentionally left blank. Complete them with validated local data; KĒĒP confirms current comps for your address in the full study. Treat no single figure as a guarantee — actual rent, expenses, and returns vary by market.

TIMELINE

From here to move-in

A Companion build typically runs 7–9 months from the start of design to move-in. Phases overlap where possible; the ranges below reflect normal municipal variability.

PHASE	DURATION	WHAT HAPPENS
1 · Property Check	Complete	This feasibility report — zoning, buildable area, cost, and recommendation.
2 · Design & approvals	6–10 weeks	Schematic design, your review, construction documents, Title 24 energy.
3 · Permitting	8–16 weeks	Pasadena plan check and approval (~2–4 months); KĒĒP handles resubmittals at no extra cost.
4 · Procurement	2–4 weeks	Materials sourced and scheduled — runs parallel to permitting.
5 · Construction	16–24 weeks	Site work, foundation, framing, systems, finishes — weekly photo updates.
6 · Walkthrough & move-in	~1 week	Final walkthrough, punch list completed, keys.

Total: approximately 7–9 months. Your fixed all-in price is confirmed in writing at contract, before construction begins.

RISKS & CONDITIONS

What to verify, and how

Every project carries items to confirm during design. For this property none are disqualifying; each has a clear mitigation.

RISK / CONDITION	LIKELIHOOD	MITIGATION
Electrical panel capacity	Medium	Load calc on the 200A service; add a subpanel or upgrade if needed.
Protected coast live oak	Medium	Arborist report; site the unit outside the root zone; protective fencing.
Permit-timeline variability	Medium	KĒĒP manages Pasadena plan check and resubmittals at no extra cost.
Sewer lateral condition	Low-Med	Camera inspection; repair only if capacity or condition is short.
Soils / geotechnical	Low-Med	Provide the soils report the City requires; slab-on-grade anticipated.
Property-line accuracy	Low	Boundary survey confirms setbacks before design is finalized.

These conditions are why the fixed price is confirmed after design and the site assessment — so the number you sign reflects what is actually in the ground and on the lot.

NEXT STEPS

If you decide to proceed

Four steps to break ground

- Sign the KĒĒP design agreement — the \$497 you paid for this study is credited toward your design fee.
- Schedule the site visit and boundary survey to confirm setbacks and utilities.
- Begin schematic design — you review and approve the layout before anything is submitted.
- KĒĒP submits the permit package and manages the City process to approval.

Founding Client Program

KĒĒP is selecting its first families in Southern California. Founding clients receive priority scheduling, direct access to the founding team, and a 10% build credit. As of this report, 7 of 10 spots remain.

Ready when you are — reach us at hello@keepadu.com or (213) 584-3103, or start at keepadu.com.

DISCLOSURES & LIMITATIONS

The fine print, in plain language

- This Feasibility Study is based on publicly available records and a preliminary desktop review. It is not a boundary survey, a geotechnical investigation, or an engineering or architectural construction document.
- Zoning and code interpretations — including any Pasadena Municipal Code references — are provided in good faith and are subject to confirmation by the City of Pasadena, which has final authority over what may be permitted.
- Cost and timeline figures are good-faith estimates. Your fixed, all-in price is confirmed in writing at contract, after design and a site assessment.
- Financing figures are illustrative and are not an offer of credit. Verify rates and terms with a licensed lender. Nothing here is financial, legal, or tax advice.
- This is a sample report. The property has been anonymized and the figures are illustrative, provided to demonstrate the structure and depth of a KĒĒP Feasibility Study.

KĒĒP — ADUs made for family. Southern California.

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