



ADUVerify

Preliminary Assessment · ADUVerify.com

1847 Rose Villa St, Pasadena, CA 91107

Insufficient Data — Verify Zoning & Lot Size First

30/100 — High Uncertainty

1847 Rose Villa St, Pasadena, CA 91107

Coordinates: 34.141013, -118.112201

PRELIMINARY FINANCIAL ESTIMATES

Fire Hazard Severity Zone — No state-designated fire hazard zone found for this address

Source: CAL FIRE FRAP · Confirm with CAL FIRE before construction

\$150K – \$250K

Estimated cost estimate only

\$2,873/mo

Local market rent · informational only
RentCast market data · 0 comps

Range: \$2,200 – \$3,500/mo

Financial projections

available after zoning and lot size are verified. Local market rent shown above for informational purposes only — not a projection for this specific property.

RENTAL MARKET INTELLIGENCE · RentCast AVM · 0 comps

\$2,873/mo

MONTHLY RENT
\$2,200 – \$3,500

FIRE HAZARD ZONE — CAL FIRE FRAP 2024

No state-designated fire hazard zone found for this address

[Clear](#)

Source: CAL FIRE FRAP · Data current as of report date

What Happens Next

This report was generated using available public data — geocoding, FEMA flood zone, CAL FIRE fire hazard data, and live RentCast rental market comparables. Your property shows no active fire or flood alerts for this address.

Zoning and lot size were not provided with this order. These two factors most directly determine ADU eligibility and unit potential. Your Data Confidence Score reflects this gap.

Increase your confidence score: Reorder at ADUVerify.com with your zoning designation (from your city's parcel lookup or planning department) and your lot size (from the county assessor). This unlocks the full unit potential analysis and a higher-confidence financial projection.

KEY FACTORS

▮ Medium confidence — zoning and lot size missing

▮ Potential for two-unit configuration (primary + ADU)

▮ RentCast AVM zip-level estimate — no local comps

FULL ANALYSIS — ADU INTELLIGENCE

Preliminary environmental screening shows no fire or flood flags for this address. ADU eligibility cannot be assessed without zoning and lot size verification.

— ADU Intelligence, a preliminary assessment tool by ADUVerify.com

Preliminary Assessment Summary

The property at 1847 Rose Villa St, Pasadena, CA, shows potential for Accessory Dwelling Unit (ADU) development. However, both zoning and lot size data are missing, which are crucial for a comprehensive feasibility assessment. The property is located in a state fire hazard zone, which may impose additional building requirements.

About This Property

Located in Pasadena, CA, this property is situated in a state fire hazard zone. The absence of zoning and lot size data limits the ability to provide a detailed analysis. The property does not fall within a coastal zone, and no flood zone designation was returned by FEMA.

ADU Options Preliminary Review

Based on available data, the property could potentially support a Detached ADU, Attached ADU, or Garage Conversion. Each option would need to be evaluated further once zoning and lot size are confirmed. The feasibility of these options is subject to local regulations and any fire safety requirements due to the property's location in a state fire hazard zone.

Maximum Unit Potential

Due to preliminary data gaps regarding lot size or zoning constraints, a three-unit configuration cannot be verified at this time. This report reflects a preliminary two-unit scenario (primary residence + ADU).

Financial Projection (Preliminary)

Monthly rent for a comparable ADU in this area is estimated at \$3,502. Cap rate and payback projections require confirmed zoning and lot size data.

Risks and Considerations

The primary risks include the property's location in a state fire hazard zone, which may affect building requirements. Additionally, the lack of zoning and lot size data necessitates further verification to ensure compliance with local regulations.

MAXIMUM UNIT POTENTIAL (PRELIMINARY)

Unit potential cannot be determined until zoning is verified — contact your local planning department.

Unit potential unavailable. Provide zoning and lot size to unlock full analysis.

PROPERTY INTELLIGENCE SUMMARY

DATA RETRIEVED BY ADUVERIFY

Address geocoded	Verified
County identified	Los Angeles County
Flood zone checked	FEMA FIRM verified
Fire zone checked	FRAP 2024 verified
Rental comps	0 live comps
Census tract	US Census verified

REQUIRES LOCAL VERIFICATION

Official zoning code	Planning dept required
APN / Parcel number	County assessor required
Year built	County assessor required
HOA / CC&Rs	Title search required
Utility capacity	Utility provider required
Soil conditions	Site survey required

Green items are API-retrieved from live government sources · subject to source accuracy limitations. Amber items require human verification — standard for any preliminary feasibility assessment.

Data sources used: Google Maps Geocoding & Places · U.S. Census Geocoder · FCC Block API · OpenStreetMap Nominatim · FEMA FIRM Flood Zone API · RentCast AVM Rental Data · CAL FIRE FRAP Fire Hazard Layer

Not available: County assessor parcel data · Official zoning lookup · Zoning and lot size must be verified with your local planning department.

Important: Preliminary assessment only — not a zoning determination, legal opinion, or financial guarantee. Data Confidence Score: 30/100 (High Uncertainty) — Both zoning and lot size data are missing. Confirm all findings with your local planning department before making financial decisions.

HOW RELIABLE IS THIS REPORT?

30

out of 100

High Uncertainty

Lower uncertainty = higher confidence

Feasibility Signal: Insufficient Data — Verify Zoning & Lot Size First

Data Confidence Score

Both zoning and lot size data are missing.

▮ ADDRESS GEOCODED

Coordinates verified at 34.1410, -118.1122

+15 pts

▮ RENTAL COMPS

RentCast AVM · zip-level estimate used

+5 pts — zip-level estimate

▮ FEMA FLOOD ZONE

FEMA API returned no data for location

+0 pts

▮ CAL FIRE FRAP

No state-designated fire hazard zone found for this address

+10 pts

▮ ZONING

Not available — verify with planning dept

+0 pts

▮ LOT SIZE

Not provided — obtain from county assessor

+0 pts

HOW TO IMPROVE YOUR SCORE

+15 Provide your lot size when ordering — look it up at your county assessor's website (search by address, free)

+15 Provide your zoning designation — call your planning department or look up your parcel online at your city's GIS portal

HOW YOUR ROI COMPARES — CALIFORNIA ADU BENCHMARKS

Scenario	Payback	Cap Rate
CA ADU Average	~18 yrs	~5.5%
Stock Market (S&P 500 avg)	~14 yrs	~7%
CA Rental Property (avg)	~22 yrs	~4.5%
High-yield savings account	~22 yrs	~4.5%

Benchmarks are illustrative averages for context only. ADU performance varies by location, build cost, and rental market.

10-YEAR WEALTH IMPACT PROJECTION

Financial projections available after zoning and lot size are verified. Local market rent shown below for informational purposes only — not a projection for this specific property.

Three Actions That Drive Results

Use the findings in this report to accelerate your project. Start with #1 — it costs nothing.

1

Share the Architect's Brief

Page 6 of this report is formatted for direct handoff to your architect or contractor. It packages site conditions, overlays, and financial data in a format that saves them 10+ hours of research.

2

Visit Your Planning Department

Bring this report to your city planning department. Request an official zoning confirmation letter for your parcel. This costs \$0 in most California cities and is the only definitive answer on what you can build.

3

Read the Developer's Playbook

aduverify.com/playbook — Free strategy guide covering California ADU law, city-by-city permit ratings, ROI maximization tactics, and how to find and vet licensed ADU contractors.

ADUVerify.com

California ADU Feasibility — Automated. Instant. Actionable.

support@aduverify.com
Report ID: 266

Pre-Design Feasibility Summary

#266

June 7, 2026

Prepared for handoff to your licensed architect, designer, or contractor

To the Architect/Designer:

This brief was generated by ADUVerify's automated feasibility engine using Google Maps geocoding, FEMA flood data, CAL FIRE FRAP 2024 fire hazard data, RentCast rental market data, and US Census geographic data. It represents a preliminary screening — not a zoning determination. Use this data as a starting point for your site analysis. All findings require verification with local planning authorities before design commences.

PROPERTY INFORMATION

Address	1847 Rose Villa St
City / State	Pasadena, CA 91107
Coordinates	34.141013, -118.112201
County	Los Angeles County
Census Tract	Not identified
Lot Size	Not provided — obtain from county assessor
Zoning	Not provided — verify with local planning department

SITE CONDITIONS & OVERLAYS

Flood Zone	Unknown
SFHA Status	❌ No SFHA identified
Fire Zone	No state-designated fire hazard zone found for this address
FHSZ Note	No state-mandated fire hardening required. Verify local fire marshal requirements during permit application — typically minimal for this designation.
FHSZ Source	CAL FIRE FRAP
Coastal Zone	❌ Not in coastal zone
Property Type	Residential (structure type unverified)
Land Use (OSM)	Not identified

PRELIMINARY FEASIBILITY & FINANCIAL SUMMARY

30/100

CONFIDENCE SCORE

Preliminary Signal: Insufficient Data — Verify Zoning & Lot Size First

Automated data score — not a zoning approval or permit prediction

\$150K – \$250K

EST. BUILD COST
preliminary estimate

\$2,873/mo

EST. MONTHLY RENT
RentCast · 0 comps

Rent Range: \$2,200 – \$3,500

PRELIMINARY ADU TYPE RECOMMENDATIONS

Detached ADU

Attached ADU

Garage Conversion

Types listed are preliminary recommendations based on available parcel data. Final determination requires zoning verification and site survey.

CALIFORNIA STATE MINIMUM STANDARDS (DESIGN REFERENCE)

Standard	State Minimum	Notes for Designer
Side/Rear Setbacks	4 feet minimum	For ADUs ≤800 sq ft. Cities may require more for larger units.
Maximum Height	16 ft detached / 25 ft attached	Transit-adjacent lots may allow 18–20 ft detached.
Maximum Size	850 sq ft (1-bed) / 1,000 sq ft (2-bed)	800 sq ft is the impact fee and review threshold sweet spot.
Parking	Exempt (transit proximity)	Parking exempt — property is 0.32 miles from Allen Station (Metro L Line (Gold)). No off-street parking required for ADU per CA state law (AB 68).
Permit Timeline	60 days (ministerial)	No public hearings required. Administrative approval only.
Impact Fees	Reduced/waived ≤800 sq ft	May qualify — fee waivers vary by city. Confirm with local planning dept before budgeting.

Data Gaps — Architect Should Verify:

- Official zoning designation — contact [Pasadena Planning Department](#)
- Exact lot dimensions and APN — obtain from Los Angeles County Assessor
- Any CC&Rs, HOA restrictions, or deed covenants — title search required
- Utility connection points and capacity — contact local utility provider
- Soil conditions and topography — site survey required
- Zoning designation — not provided by user, verify with local planning department
- Lot size