



Preliminary Assessment · ADUVerify.com

100 N Garfield Ave, Pasadena, CA 91101

Likely Feasible

85/100 — Strong Confidence

100 N Garfield Ave, Pasadena, CA 91101
Coordinates: 34.147897, -118.143888

PRELIMINARY FINANCIAL ESTIMATES

\$150K – \$250K Estimated cost preliminary estimate	\$2,755/mo Est. monthly rent RentCast market data · 143 comps Range: \$1,250 – \$8,800/mo	13.2% Est. cap rate preliminary	7.6 yrs Est. payback at \$250K build cost
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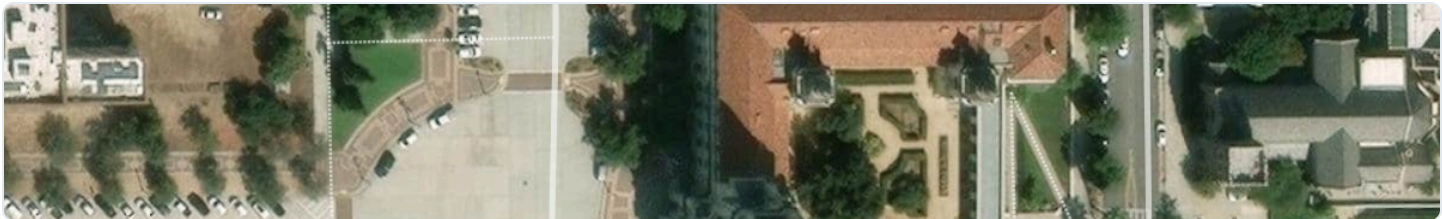
RENTAL MARKET INTELLIGENCE · RentCast AVM · 143 comps

\$2,755/mo
MONTHLY RENT
\$1,250 – \$8,800

\$33,060
ANNUAL GROSS RENT

7.6 yrs
PAYBACK PERIOD
at \$250K build cost

PROPERTY LOCATION — SATELLITE VIEW



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

KEY FACTORS

- Medium confidence — zoning confirmed, lot size needed

ADU eligible — JADU eligibility requires local verification
- Live RentCast data used · 143 comps

No parking required — near transit

FULL ANALYSIS — ADU INTELLIGENCE

The property at 100 N Garfield Ave, Pasadena appears to meet general ADU criteria — a strong preliminary candidate.

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

Preliminary Assessment Summary: The property at 100 N Garfield Ave, Pasadena, CA 91101, shows potential for an ADU addition. However, zoning and lot size details are missing, necessitating further local verification. About This Property: Located in Pasadena, this property is zoned PS and is currently used for residential purposes. The lot size is not provided, which requires confirmation for accurate assessment. ADU Options Preliminary Review: The property may support an attached ADU or garage conversion, subject to local zoning verification. These options are feasible within the estimated cost range of \$150,000 to \$250,000. Maximum Unit Potential: Confirmed zoning for this property does not qualify for a Junior ADU under current CA law (JADU requires single-family-compatible zoning). This report reflects a two-unit scenario (primary residence + ADU). Financial Projection (Preliminary): The estimated monthly rent for this property is \$2,755. Risks and Considerations: Zoning verification and lot size details are critical for proceeding with ADU development. Potential local restrictions may also impact feasibility. — ADU Intelligence, a preliminary assessment tool by ADUVerify.com

MAXIMUM UNIT POTENTIAL (PRELIMINARY)

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

ADDRESS & UTILITIES LOGISTICS

Unit	Typical Address Format	Utility Account
Primary Home	100 N Garfield Ave	Existing account
Detached ADU (if eligible)	100½ N Garfield Ave — verify with planning dept	Separate meter required

Lot configuration subject to verification — confirm address assignment process with your local planning department.

PROPERTY INTELLIGENCE SUMMARY

DATA RETRIEVED BY ADUVERIFY

Address geocoded	✅ Verified
County identified	✅ Los Angeles County
Flood zone checked	FEMA FIRM verified — no hazard
Fire zone checked	✅ FRAP 2024 verified
Rental comps	✅ 143 live comps
Census tract	US Census verified

REQUIRES LOCAL VERIFICATION

Zoning code	✅ City records
Lot size and dimensions	County assessor 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

PLANNING OVERLAYS

Overlay	Status	Detail
Flood Zone	✅ No mapped flood hazard — Zone X / minimal risk	FEMA FIRM
Fire Hazard	✅ None	CAL FIRE FRAP 2024
Coastal Zone	⚠️ Coastal zone — not verified	Not checked this report
Historic District	⚠️ Pasadena Civic Center District	NPS National Register
Airport Influence	⚠️ Airport influence — not verified	Not checked this report

✅ Green = no constraint identified from automated sources · ⚠️ Amber = constraint present — verify with local authorities

SCORE BREAKDOWN BY CATEGORY

ZONING

100%

ENVIRONMENTAL

50%

RENTAL MARKET

100%

FINANCIAL

100%

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 · 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: 85/100 (Strong Confidence) — Most key data points verified — see categories below for items requiring local confirmation. Confirm all findings with your local planning department before making financial decisions.

HOW RELIABLE IS THIS REPORT?

85

out of 100

Strong Confidence

Feasibility Signal: Likely Feasible

Data Confidence Score

Most key data points verified — see categories below for items requiring local confirmation.

ADDRESS GEOCODED

Coordinates verified at 34.1479, -118.1439

+10 pts

JURISDICTION IDENTIFIED

Los Angeles County

+10 pts

RENTAL COMPS

RentCast AVM · 143 comparables analyzed

+20 pts

FEMA FLOOD ZONE

No flood hazard zone mapped at this location — FEMA FIRM

+15 pts

CAL FIRE FRAP

No state-designated fire hazard zone found for this address

+15 pts

ZONING

PS — auto-retrieved from pasadena_gis

+15 pts

LOT SIZE

Not provided — obtain from county assessor

+0 pts — not provided

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)

HOW YOUR ROI COMPARES — CALIFORNIA ADU BENCHMARKS

Scenario	Payback	Cap Rate
This Property	7.6 yrs	13.2%
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

\$330,600

Gross rental income
(10 yrs × \$2,755/mo)

\$170,000+

Est. equity gain
ADU adds ~85% of build cost to value

\$500,600+

Illustrative potential economic impact
rental income + equity gain

Illustrative only. Gross rental income does not deduct operating expenses, which typically reduce net income by 25–35% (vacancy 5–8%, maintenance ~2%/yr, property management ~10%, insurance). ADU creates equity, not just income. Consult a financial advisor.

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.

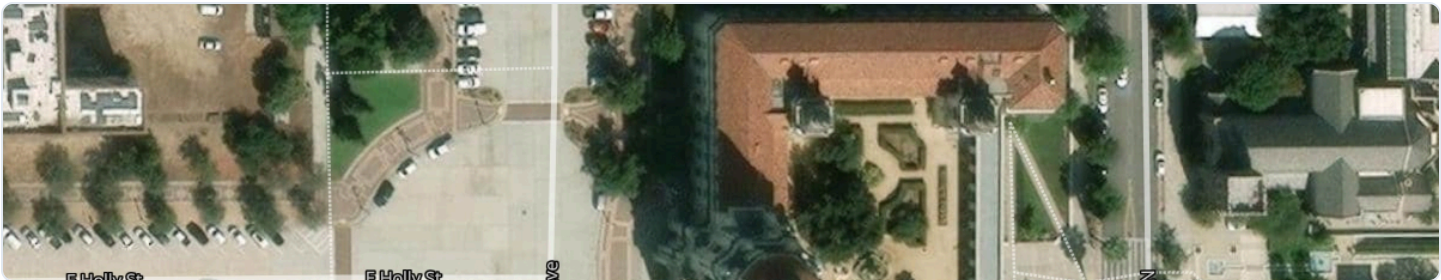
support@aduverify.com
Report ID: 524

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		SITE CONDITIONS & OVERLAYS	
Address	100 N Garfield Ave	Flood Zone	No mapped flood hazard — Zone X / minimal risk
City / State	Pasadena, CA 91101	SFHA Status	No SFHA identified
Coordinates	34.147897, -118.143888	Fire Zone	No state-designated fire hazard zone found for this address
County	Los Angeles County	FHSZ Note	No state-mandated fire hardening required. Verify local fire marshal requirements during permit application — typically minimal for this designation.
Census Tract	Requires county assessor lookup	FHSZ Source	CAL FIRE FRAP
Lot Size	Not provided — obtain from county assessor	Coastal Zone	Not verified — check with local Coastal Commission office
Zoning	PS City records — pasadena_gis	Airport Influence	Not verified — check with Caltrans Aeronautics
		Property Type	Residential (structure type unverified)
		Land Use (OSM)	Not available from public sources

SITE AERIAL VIEW



PRELIMINARY ADU TYPE RECOMMENDATIONS

- Attached ADU
- Garage Conversion

The following ADU types are recommended based on verified PS zoning. Final eligibility also requires confirmed lot size — provide this to unlock full analysis.

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 0.19 miles from Del Mar Station (Metro L Line (Gold)). No off-street parking required for ADU per CA state law (AB 68 / AB 2221).
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:
- 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
 - Lot size and dimensions — obtain from Los Angeles County Assessor