

Progressive Builders Marks Another Altadena ADU Completion Amid Rising Interest in Backyard Income Units

Finished project reflects a broader shift toward accessory dwelling units built for financial return, not just extra space

ALTADENA, CA, UNITED STATES, August 18, 2026 /EINPresswire.com/ -- Progressive Builders, a leading [ADU construction company in Los Angeles](#), has completed a custom accessory dwelling unit project in Altadena, adding a fully independent living space to a residential property. Progressive Builders managed the project from the first consultation through the final walkthrough, handling planning, zoning, permitting, and construction under one design-build scope.

The finished unit comes at a time when ADUs continue to grow in popularity among Los Angeles homeowners. As an established [ADU builder in Los Angeles](#), Progressive Builders has seen growing demand across Altadena and surrounding areas, driven by homeowners who see accessory dwelling units as flexible living solutions. These units can provide housing for family today while offering future rental opportunities and increasing long-term property value.

A Growing Household Looking to Expand Without Moving

The homeowners approached Progressive Builders after their adult son returned to Altadena and needed a place to live nearby, without turning the main house into cramped shared quarters. At the same time, the family wanted the investment to make sense beyond that immediate need, recognizing that rental income opportunities could make the unit valuable long after their son eventually moved out.

After researching ADU companies in Los Angeles, the family selected Progressive Builders for its ability to manage design, permitting, and construction under one roof, rather than coordinating separate firms for each phase. For a family managing a project of this size for the first time, having one team handle every stage was important.

"Most families who come to us are solving two problems at once — they need space now, and they want that space to still make financial sense years down the road," said Arik Filmus, Founder of Progressive Builders. "Designing for both of those outcomes at the same time is really the job."

Working Within an Existing Property's Physical Limits

Like any ADU project, this build came with site-specific challenges. Before design work could begin, the team had to address several factors that would influence the final structure:

Limited Buildable Footprint

The available construction area sat behind an existing detached garage, restricting both the unit's size and the path equipment could take to reach the site during construction.

Mature Trees on the Property

A row of established citrus trees bordered the buildable area, requiring the design to work around their canopy and root systems rather than removing landscaping the family valued.

Insufficient Electrical Capacity

The home's existing electrical panel had little spare capacity, meaning the project would need a service upgrade before it could support a second, fully independent living unit.

"Every lot comes with its own challenges, and understanding those limits early helps create a better plan," Filmus said. "Once we understand the property's limitations, we can create a plan that works within them before construction begins."

Understanding What the Space Needed to Do

After reviewing the site constraints, the design team worked with the family to understand how the unit would be used. The unit needed to provide a private home for their son while remaining suitable as a rental property in the future without major changes. That goal influenced the design decisions that followed.

As a specialist in custom ADU construction, Progressive Builders proposed a compact one-bedroom layout positioned to preserve the property's mature trees while keeping full separation from the main house.

"Every homeowner has a different idea of what flexibility actually means to them," Filmus said. "For this family, it meant a space their son could call his own today, designed so it can transition into a rental unit in the future without major changes."

Designing for Custom Layout and Long-Term Efficiency

The final design included several features to support both current and future use:

A Full One-Bedroom Layout

The unit was planned with a full kitchen, a private bathroom, and a combined living and dining area designed to provide the comfort and functionality of a permanent home rather than a temporary guest space.

A Private, Separate Entrance

A dedicated entrance and walkway were built into the plan from the outset, giving the unit true independence from the main house and reinforcing the separation both households wanted.

Energy-Efficient Systems

A high-efficiency mini-split HVAC system, upgraded insulation, and energy-efficient windows were specified to keep utility costs low for whoever occupies the space, whether that's family today or a tenant later.

"Energy efficiency isn't just an upgrade; it improves comfort while also helping reduce long-term operating costs for future occupants," Filmus said.

Securing Zoning and Permitting Approval From Los Angeles County

Because the project involved both a new structure and an electrical service upgrade, permitting required coordination on two fronts with Los Angeles County's zoning and building departments. Progressive Builders' in-house team prepared and submitted the full permit package, including site plans, structural drawings, and electrical documentation, managing plan check correspondence directly rather than routing questions through outside consultants.

"Permitting can slow projects down, especially when multiple approvals are required," Filmus said. "Because we manage structural and electrical permitting together, in-house, we keep the timeline from stretching out."

Building the Unit From the Ground Up

Construction began with an electrical panel upgrade to support both the main house and the new unit. Site work followed carefully around the citrus trees, with the crew hand-excavating near the root zones to protect the landscaping the family wanted preserved.

The team then completed framing based on the approved drawings, including the unit's roofline and window placement to bring natural light into the main living area. The crew completed plumbing and electrical rough-in, installed the mini-split system, and moved through insulation, drywall, and interior finishes. This included flooring, cabinetry, and countertops for durability as

much as appearance.

Exterior work rounded out construction, including the unit's private entrance and walkway, completing the physical separation between the new residence and the main house.

Completing a Flexible Space for the Future

Following final inspections confirming the structure and electrical upgrade met Los Angeles County code, Progressive Builders walked the family through the completed unit, reviewing every system from the HVAC controls to the private entrance.

"This project is a good example of what an ADU is actually for," Filmus said. "It's family housing today and an income property later, built into the same four walls. That flexibility helps homeowners get more long-term value from their property."

Filmus added that the completed project reflects a broader shift in how Los Angeles homeowners think about their properties. "Homeowners increasingly see ADUs as more than additional space, and they can improve how a property is used while adding long-term value," he said. "Whether it's housing family or generating rental income, the space provides value through both family use and future rental potential."

About Progressive Builders

Progressive Builders is a [Los Angeles-based ADU construction company](#), delivering custom ADU construction in Los Angeles for residential and commercial properties throughout the region. As one of the area's established ADU construction contractors in Los Angeles, the company manages every phase of a project internally, from initial design through zoning, permitting, and construction, using state-of-the-art materials and layouts tailored to each client's needs.

Committed to affordable, transparent pricing and personalized service, Progressive Builders helps homeowners turn underused property into functional, long-term living space. For homeowners exploring a custom accessory dwelling unit in Los Angeles built around their own vision, Progressive Builders is the team to call.

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