

HOUSING COMMITTEE REPORT relative to the preservation and development of unapproved second detached houses and accessory dwelling units.

Recommendations for Council action, as initiated by Motion (Cedillo - Fuentes):

1. INSTRUCT the Department of Building and Safety:
 - a. To report on the number of illegal/unapproved second units occupying single-family residential properties discovered per year by building inspectors over the last five years, including but not limited to the number of unapproved housing units corrected and legalized, the number eliminated from the housing market, and how many remain out of compliance with the Los Angeles Municipal Code.
 - b. In conjunction with the Chief Legislative Analyst (CLA) and any other appropriate city departments, to identify options for preserving unapproved second housing units, including measures used by other jurisdictions to preserve unapproved units.
2. REQUEST the City Attorney, in conjunction with the Departments of City Planning and Building and Safety, to prepare and present an ordinance that prescribes a permit process to allow the development of accessory dwelling units in accordance with Assembly Bill 1866.
3. DIRECT the Department of City Planning, in conjunction with the Los Angeles Housing and Community Investment Department (HCIDLA) and any other relevant departments, to prioritize the recommendations of the HOUSE LA Initiative Motions by which would have the largest impact on increasing the City's housing stock, including recommendations 7D, 7K, 7L, 7M, and 8C of the City Administrative Officer (CAO) and CLA Comprehensive Homeless Strategy joint report.
4. DIRECT the City Clerk to create one Council file for the purpose of consolidating all HOUSE LA Initiative Motions (Council file Nos. 14-0057-S1, 15-1002, 15-1003, 15-1004, 15-1005, 15-1007, and 15-1251) and all forthcoming requested reports.

Fiscal Impact Statement: None submitted. Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: Yes.

No position: Northwest San Pedro Neighborhood Council

SUMMARY

On August 25, 2015, Council considered Motion (Cedillo – Fuentes) relative to the preservation and development of unapproved second detached houses and accessory dwelling units. Motion states safely constructed, legally permitted second units occupying a property with a single-family home offer numerous neighborhood and household benefits in addition to increasing the housing supply citywide. Cities and states throughout the country have recognized the benefits of accessory dwelling units. Seattle, Portland, Denver, Santa Cruz and other jurisdictions have revised zoning codes to permit interested homeowners to build accessory dwelling units. In

2002, the California State Legislature adopted Assembly Bill 1860 to encourage accessory dwelling units by requiring cities to reduce or eliminate local barriers to their development.

Motion movers go on to state that the American Dream of owning a free-standing home remains a strong ideal, even though it has moved further out of reach for most Angelinos. Accessory dwelling units cannot completely solve the City's housing crisis, but offer a strategy to improve conditions for many. Of the half million single-family residential properties in Los Angeles, creating only 10% with accessory dwelling units will add 50,000 new housing units. Motion movers recommend that Council instruct the Department of Building and Safety report back relative to this matter, and to request the City Attorney to prepare an ordinance to permit the development of accessory dwelling units. Council referred Motion to the Housing Committee for consideration.

At its meeting held January 20, 2016, the Housing Committee discussed this matter with representatives of the Departments of Building and Safety and City Planning. Department representatives stated that existing State law regulates secondary units. By adopting its own ordinance, the City of Los Angeles would be able to tailor policy and enforcement objectives to satisfy local area needs.

During the public comment period, broad support was expressed for the development of more affordable housing in the City of Los Angeles and for all the HOUSE LA Initiative Motions.

The Housing Committee recommended that Council approve Motion's recommendations, as shown above. Committee further recommended that Council direct the Department of City Planning, in conjunction with HCIDLA, to prioritize the recommendations of the HOUSE LA Initiative Motions according to greatest impact on the production of new affordable housing; and, to direct the City Clerk to consolidate the HOUSE LA Initiative Motions.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO: <i>Sigala</i>	YES
FUENTES:	ABSENT
HUIZAR:	YES
PRICE:	YES
HARRIS-DAWSON:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-