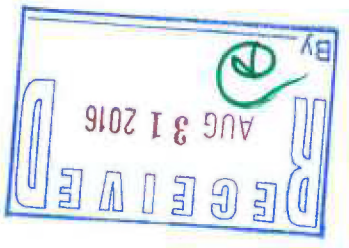


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**Marshall Long
Acoustics**

13636 Riverside Drive
Sherman Oaks, CA 91423
Telephone (818) 981-8005
MLAcoustics.com

August 31, 2016

Members of the City Council

For ten years I have been designing a garage behind my house, with a shop and storage area below grade and an office space above where I can move my one person business when I retire. The City ordinance allows 640 sq. ft., which is not a large enough space for my library and files. The structure I am proposing is about 1100 square feet and has a bathroom, office, library, and a small kitchenette. It complies with the current State code regulating these buildings, which allows 1200 sq ft. If the City ordinance is not repealed, people like me, who want to retire and work in a detached space adjacent to their homes would have to get in their cars and drive to an office, thereby creating more smog in the City with the most smog in the United States.

My understanding of the City ordinance is that it requires two parking places for the main house and one more for the granny flat. That is a lot of parking for two people, but is probably not unreasonable. However, the objection to having a separate garage/office, located in the hills, or one that is visible from the street is absurdly broad, and the 640 sq. ft. limit is unreasonably restrictive particularly when our lot is almost half an acre. Thus I urge you to repeal the City ordinance and bring your requirements into agreement with the State code.

Best

Marshall Long, Ph.D., P.E., FASA
mlacoustics@sbcglobal.net