

Communication from Public

Name: Tracy Stone

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Council File No: 16-1468

Comments for Public Posting: I am writing to comment on the following section of the proposed ordinance: Detached ADUs shall not be located between the proposed or existing single family dwelling unit and the street adjoining the front yard, except in the following cases: (i) Where the building is on a Through Lot and complies with LAMC 12.22 C.19 and 12.21 C.5(k); or (ii) Where the ADU is being added to a lawfully existing garage or accessory structure building. I would respectfully recommend that section (ii) above be changed as follows: (ii) Where the ADU is being added to a lawfully existing garage or accessory structure building, or where a lawfully existing accessory structure building is converted to an ADU. NOTE: Some upslope properties result in large exposed retaining walls where the garage is buried into grade at the street level (front 1/2 of the lot). It can be easy (structurally), and more attractive, to construct an accessory structure above the garage to hide the retaining wall, and to take advantage of the excavated area. If that structure is legally constructed, why not allow it to be converted to an ADU? Sincerely Tracy Stone AIA LEED AP BD&C