

## Communication from Public

**Name:** Kory Cox

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**Council File No:** 16-1468

**Comments for Public Posting:** Planning and Land Use Management Committee, Your efforts in ensuring a well coordinated and thoughtfully considered draft ordinance are much appreciated. We can rest easy knowing that the ordinance, in whatever form it passes, will be one that has been fully vetted and with ample consideration for all concerns from city departments and concerned citizens alike. My reading of the draft has uncovered an item that may need clarification in regards to the space required between buildings on the same lot. The proposed ordinance reads: Sec 2. (8) "No passageway for the ADU, nor space between buildings, as per LAMC 12.21.C.2, is required in conjunction with the construction of an ADU. Building Code Separation requirements still apply." I had interpreted this to mean that the 10' between the main house and the ADU would no longer be required. However, I met with a planning official who interpreted it more narrowly since it specifically references 12.21.C.2, and the requirement for 10' is also referenced in 12.21.C.5. Their determination was that an ADU qualifies as an accessory building and therefore a 10' separation would still be required. 12.21.C.5 pertains to accessory buildings, and the verbiage reads as follows: 5. (d) "in the A and R zones all accessory buildings shall be located not less than ten feet from any main building or accessory living quarters on the same lot." The situation appears to be in conflict with the spirit of the proposed ordinance as written as I am unable to see a circumstance where an ADU would not be required to comply with the requirements of an accessory building and therefore would always require a 10' offset. I suggest a clarification to the ordinance that would allow Sec 2. (8) to be applied more broadly, and in conformance with the spirit of the authors intent. Either striking the reference to 12.21.C.2 or adding a line that exempts ADU's from the requirements of Accessory Buildings would allow the verbiage to apply to both C.2 and C.5. Thank you again for your careful consideration of this ordinance. I look forward to it's passage into law. Best Regards, Kory Cox