

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

SHANNON HOPPES
EXECUTIVE OFFICER

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

When making inquiries relative
to this matter, please refer to
the Council File No. 16-1468



BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

ERIC GARCETTI
MAYOR

March 31, 2017

Honorable Mike Feuer
City Attorney
Attention: Terry Kaufmann-Macias
Adrienne Khorasanee

Vince Bertoni
Director of Planning
Attention: Kevin J. Keller
Matthew Glesne

REQUEST FOR FINAL ORDINANCE AND REPORT BACK

On March 21, 2017, the Planning and Land Use Management (PLUM) Committee considered a report from the Los Angeles City Planning Commission relative to a proposed Ordinance to amend Sections 12.03 and 12.22 and repealing portions of Section 12.24 of Chapter One of the Los Angeles Municipal Code for the purpose of regulating Accessory Dwelling Units and complying with State law.

During the discussion, the PLUM Committee continued the matter and requested the Office of the City Attorney to prepare the final Ordinance for consideration, and to include the following:

- a. Amend new Subdivision 32(c)(1) of Subsection A of Section 12.22 stating the following: *Detached Accessory Dwelling Units are allowed a maximum size of the larger of 1,200 square feet, or fifty percent of the total floor area, excluding garages, of the existing single-family dwelling unit, up to a maximum of 1,200 square feet. Detached Units shall not be greater than two stories.*
- b. Develop language to allow for a movable tiny house to be considered an Accessory Dwelling Unit.
- c. Amend new Subdivision 32(b)(4) of Subsection A of Section 12.22 stating the following: *An Accessory Dwelling Unit is permitted only on a parcel that contains an existing single-family dwelling unit or where a new single-family dwelling unit is proposed.*
- d. Amend Subdivision 32(b)(5) of Subsection A of Section 12.22 stating the following: *No Accessory Dwelling Unit is permitted on parcels located in Hillside Areas as defined by the Hillside Area map per LAMC Section 12.03.*
- e. Allow for up to 1,200 square feet Accessory Dwelling Units in RA zoned lots more than 17,500 in size.
- f. Ensure animal keeping (equine keeping) on the subject or adjacent lots are not precluded by an Accessory Dwelling Unit.

The PLUM Committee also requested that the Department of City Planning, in consultation with the Bureau of Engineering, report on the number of parcels impacted by prohibiting an Accessory Dwelling Unit on a parcel located in Hillside Areas, except in instances where the parcel is abutting an existing built standard roadway as an alternative to being within one-half mile of a transit stop.

Please prepare a written response as requested by the PLUM Committee. In your response, please reference Council file No. 16-1468. When this matter is scheduled for Committee consideration, your attendance, or that of your designee, is respectfully requested. If you have questions, please contact me at (213) 978-1074 or sharon.dickinson@lacity.org.

Thank you.

Sharon Dickinson
Legislative Assistant
Planning and Land Use Management Committee