

Los Angeles City Hall
John Ferraro Council Chamber, Room 340
200 North Spring St., Los Angeles
Re: Proposed Ordinance on ADUs (CPC-2016-4345-CA)



August 10, 2018

Dear Planning and Land Use Management Committee,

My name is Alexis Rivas, and I am the co-founder and CEO of Cover. Cover is an LA-based company that manufactures well-designed accessory dwelling units that can be installed on-site quickly and efficiently. We employ scores of Angelenos all across the city including architects, engineers, contractors and construction specialists.

We've built a software tool that analyzes the zoning and existing structures on single-family home properties in LA to show homeowners whether they can build an ADU on their land, and if so, what the setbacks and size restrictions are. For hillside areas, we do a slope analysis for each parcel. Our tool's been featured in the [LA Times](#), [Bloomberg](#), [Fast Company](#), [Architectural Digest](#), and other publications.

We found that the hillside ban in the ordinance before you would remove **70,000 potential ADUs** from being built. Based on our research we found that **68%** of those interested in building an ADU had homes located on hillsides. We'd be happy to share these results with you to better understand the impact of the legislation before you.

Many areas designated as hillside areas for the purposes of this restriction are in fact wide, standard streets with plenty of parking, and mild slopes that do not pose a safety or traffic hazard with the addition of ADUs.

Furthermore, a hillside ban exacerbates inequality between hillside and non-hillside areas. If the city bans ADUs in hillside areas, it would force non-hillside areas to continue bearing the full burden of the much-needed housing growth.

ADUs are one of the fastest, lowest neighborhood impact ways we can add housing supply to the city with zero public funding needed. If we're going to do this we have to do it all across the city, not exempting areas that have historically seen little housing growth.

I ask that you disapprove this ordinance or amend it to remove the hillside ban.

Sincerely,

Alexis Rivas,
Cofounder & CEO
Cover