

Google Groups

Fwd: Accessory Dwelling Units

Sharon Dickinson

Mar 17, 2017 7:43 AM

Posted in group: **Clerk-PLUM-Committee**

From: **Diana Nave** <diananave@gmail.com>
Date: Thu, Mar 16, 2017 at 4:28 PM
Subject: Fwd: Accessory Dwelling Units
To: sharon.dickinson@lacity.org

Please share with the members of PLUM:

Last Spring, the City Council *unanimously rejected* the Planning Department's proposal for modifying the Accessory Dwelling Unit Ordinance. In September, the Council adopted Motion 19A instructing the Planning Department that, *in the future*, if it wished to propose changes to the existing protective ADU Ordinance standards, it needed to undertake a "*comprehensive, open and transparent review*" of any proposed revisions and it developed customized alternatives so that the Council could determine whether to apply varying ADU standards to LA's diverse neighborhoods and Council Districts. This was consistent with the position taken by the Northwest San Pedro Neighborhood Council.

In late September, the Governor signed [AB 2299](#) mandating certain straightforward changes in local ADU setback, parking and passageway standards and in local ADU approval procedures. The Department, however, seized on AB 2299's limited mandate to instead propose wholesale changes that would greatly *weaken* the City's longstanding existing protective ADU standards (e.g., drastically scaling back the protected Hillside Area boundaries; allowing bigger ADUs on smaller lots) -- doing so without the "comprehensive open and transparent review" and customized alternatives demanded by Motion 19A.

The PLUM Committee hearing on the Department's proposals will be held on March 21st at 2:30 pm in Room 340 of City Hall.

Consistent with the prior position of the NWSPNC, we urge the Committee and the City Council to approve *only* the limited ADU Ordinance revisions that would embrace the specific AB 2299 mandated changes, and *strip out* all non-mandated changes proposed by the Planning Department. It should again instruct the Department that, if, in the future, it wishes to propose non-mandated changes, the Department should do so only in strict compliance with the specified Motion 19A process --with a "comprehensive, open and transparent review and customized alternatives.

--
Diana Nave, Chair
Planning and Land Use Committee
Northwest San Pedro Neighborhood Council

310-831-1975
3109300217

--
Diana Nave

Google Groups

Fwd: ADU Ordinance

Sharon Dickinson

Mar 17, 2017 3:14 PM

Posted in group: **Clerk-PLUM-Committee**

From: **Dean Edwards** <deanedwards66@yahoo.com>
Date: Fri, Mar 17, 2017 at 3:12 PM
Subject: ADU Ordinance
To: "Zina.Cheng@lacity.org" <Zina.Cheng@lacity.org>, "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Legislative Assistants,

Would you please ensure that PLUM Committee members receive the following correspondence for an upcoming item that they are reviewing?

Thank you.

Dean Edwards

Dear City Council,

My name is Dean Edwards. I currently reside at 634 ½ North Windsor Boulevard in the City of Los Angeles. I am writing to you regarding the City's pending ADU ordinance which your Planning and Land Use Management Committee is reviewing soon.

As the US Census data reflects, the percentage of people living alone is growing rapidly, especially in metropolitan cities. However, it now requires two substantial incomes to afford a single-family residence ("SFR"). This makes SFR style living unattainable for most people living alone or for lower income two-person households, especially in an expensive housing market such as LA that has a housing shortage. The ADU ordinance is an excellent opportunity to allow movable tiny homes, also known as Tiny Houses On Wheels ("THOW") which allow SFR style home ownership to those smaller households who have been priced out of the SFR market. I am requesting that you consider revising the ordinance to allow THOWs as ADUs. To expedite the revision process, The Tiny Advocacy Network has prepared a revised draft of the ordinance for your consideration. It is located at: <http://latchcollective.com/tan-newsletters/2017/3/8/tiny-houses-as-adus-in-la>.

I understand that you are receiving this request late in the planning process. However, I have just recently been made aware of the ordinance since the Planning Department made the unusual decision to exclude the public from the process. As you may know, for major planning projects that require adoption, such as ordinances that amend the City's planning-zoning code, it is standard planning practice to engage the public early in the planning process, certainly before the scheduling of public hearings. Public engagement is typically in the form of community meetings to educate the public and gather their input on the planning effort. Planning Department staff informed me in a phone call yesterday that this critical step in the planning process was deliberately skipped to meet the department's compressed timeline. Barring an emergency, which ADU is not, excluding the public from the planning process is unacceptable. I am requesting that further public hearings on this item be postponed until the Planning Department has had an opportunity to work with the public, including the tiny house community, on this matter.

Thank you in advance for considering my requests.

Respectfully,

Dean Edwards
634 ½ North Windsor Blvd
Los Angeles, CA 90004

3/20/2017

Fwd: ADU Ordinance - Google Groups

323 -868 -2884