

Google Groups

An ADU will help my parents survive

RJ Sakai

Mar 21, 2017 12:11 AM

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

Dear Honorable Members of the PLUM Committee,

I am writing to provide public comment to Item # 7 (16-1468) on the agenda for Tuesday, March 21st for the proposed amendments to Accessory Dwell Units (ADUs).

I hope you consider: raising the 640 sq ft maximum; allowing existing garages to be converted to ADUs; allowing ADUs where new SFDs are proposed; and creating policy which allows for two bedroom ADUs.

As my parents near 70 years old with little retirement savings, I often worry about their well-being in future years. The thing that brings me relief is knowing that the house they have owned for the past thirty years in Silver Lake—walking distance to a park, the recreation path, and restaurants and shops—would make a fantastic rental home to a new family. A two-bedroom garage/basement ADU would allow them to continue living in the neighborhood they call home with a care taker while benefiting from rental income provided by their three-bedroom house. The ability for them to convert their subterranean garage and basement into an ADU would not only give my aging parents financial security and mental comfort, but it would also spread the greatness Silver Lake has to offer with deserving residents of Los Angeles as we face a housing stock which is already producing inequities.

ADU policy which favors equity and affordability will produce much needed social and financial sustainability for people trying to live in a city which must respond to changing needs.

Thank you,
Robert Sakai
947 Hyperion Ave
Los Angeles, Ca
90029

--

-- RJ Sakai | 323.896.1038 MFA Candidate, Media Design Practices / Field Art Center College of Design
www.rjsakai.com

Google Groups

For the consideration of ADUs

Kagan Taylor

Mar 21, 2017 12:19 AM

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

To whom it may concern on the Planning and Land Use Management committee,

I live in the heart of Highland Park where the unease caused by diminishing affordable housing and the specter of gentrification and displacement have been especially keen. I understand that in governing and policy making, simple solutions are never simple, but in this case I believe that supporting a homeowner's ability to build and permit an ADU on their property will be a huge step towards addressing some of the concerns of my friends and neighbors.

I am surrounded by families who have owned their homes for decades, contributed to the character of the neighborhood, raised kids and taken care of parents. The recent "discovery" of NELA by well-to-do Westsiders and young professionals looking to to put down roots has been for many a double edged sword. Family homes are now worth a small fortune but the only way for those families to benefit is by themselves uprooting.

I meet students, artists, and working people of all ages who have to search further and further from the cultural and financial centers of their communities for housing: leading them to a bitter realization that they can afford to work in Los Angeles but not live here.

We lament the lack of affordable housing, and pin our hopes that developers might be enticed to include 5 or 10 percent "affordable units" in their schemes, or that the market rate housing that they are so eager to build will eventually free up a few older units to become the new affordable.

Why not embrace the idea that neighbor might help neighbor and at the same time help themselves?

ADUs built by homeowners on their own lots would by definition be affordable: small units constructed with local labor to care for the elderly or give a grown child help getting on their feet, or to bring in a little extra income to keep pace with expenses or help with a mortgage. If we were to retroactively permit all such units currently in Highland Park we could do more for housing availability immediately than any developer could realistically promise. And if we were to streamline the permitting process and do outreach to residents, imagine how many units could we add in the next few years without displacing the most vulnerable members of our community.

I know the arguments against ADUs. They boil down to parking and character:

What sort of neighbor values their own vehicular convenience over another's access to housing?

If ADUs can help bring much needed affordable units on the market, and ensure that the benefits of those investments are poured right back into the community I believe we will find our character intact.

Thank you for your consideration in the permitting and support of Accessory Dwelling Units.

Regards,

Kagan Taylor

Google Groups

Comment Letter for supporting LA's ADU for Todays PLUM meeting

James Rojas

Mar 21, 2017 7:35 AM

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

Hi All,

Attached is my comment letter in support of improving ADU Policy!

--

James Rojas
cell 626 437-4446
www.enactedenvironment.com
www.placeit.org

Google Groups

today's agenda, Accessory Dwelling units, Item 7

Mathew Millen

Mar 21, 2017 7:46 AM

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

To the Members of the Committee

When I was a Legal Aid Attorney in San Pedro, in 1979 I purchased a legal duplex on a lot zoned R-3.

Two bedroom unit upstairs and a studio downstairs with a detached 2 car garage.

I could have added a 3rd unit on this R-3 lot but at the time could not afford it.

Sometime after 1992 the City down zoned the lot to R-1

My garage was destroyed by the Bandini Canyon Fire in 2015.

I rebuilt the 2 car detached garage and would like to convert it to a rental unit. However, the ordinance as proposed only allows an accessory unit if there is a single family dwelling on the lot. I have a duplex.

PLEASE AMEND THE ORDINANCE TO ALLOW A garage conversion to an ACCESSORY UNIT, IF THE LOT WAS DOWN ZONED FROM MULTI FAMILY TO R1.

thanks for your consideration. Mathew Millen cell phone 310-903-2191. .. Please call me if you have any questions.

Google Groups

Save our backyard homes!

Gene Chen

Mar 21, 2017 12:12 AM

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

Dear Planning and Land Use Management Committee,

Housing policy on Accessory Dwelling Units (ADUs) must be inclusive and progressive, especially given the new CA state law that established an exciting new framework at the beginning of the year.

The City of Los Angeles should have an ADU policy that works across the diverse neighborhoods of the city - not just the communities with larger lots that are dealing with ADUs designed out of context. The City Planning Committee made suggestions that enabled ADUs on hillside properties adjacent to standard streets and near public transit possible. Although that's a step in the right direction, the proposed policy unnecessarily limits the size of ADUs. For many homeowners, a one-size fits all approach may not work, and two-bedroom ADUs mean:

Economic feasibility: The baseline cost of construction for any home is sizable, making a small one-bedroom 640 sq. ft. ADU economically unfeasible for many. In addition, the ability to take out a loan for a one-bedroom studio is difficult to finance.

Multi-generational living: Two bedrooms make it possible for seniors to remain in their homes and have space for a caregiver, for families to live together and relieve overcrowding, and for recent graduates to move back with parents (on their property, but maybe not under the same roof!)

Greater housing affordability: Extra revenue to help support a mortgage or protect a family for unexpected job losses means that more people can afford to buy a house and less homes will be foreclosed.

Overall, there should be support for ADU diversity that ranges from tiny homes to modest two bedrooms. Thank you for making sure ADUs can become a housing type that is affordable, inclusive, and feasible!

Sincerely,
Gene Chen
Los Angeles, CA
gene.c.chen@gmail.com

Google Groups

Save our backyard homes!

Mathew Millen

Mar 21, 2017 5:34 AM

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

Dear Planning and Land Use Management Committee,

Housing policy on Accessory Dwelling Units (ADUs) must be inclusive and progressive, especially given the new CA state law that established an exciting new framework at the beginning of the year.

The City of Los Angeles should have an ADU policy that works across the diverse neighborhoods of the city - not just the communities with larger lots that are dealing with ADUs designed out of context. The City Planning Committee made suggestions that enabled ADUs on hillside properties adjacent to standard streets and near public transit possible. Although that's a step in the right direction, the proposed policy unnecessarily limits the size of ADUs. For many homeowners, a one-size fits all approach may not work, and two-bedroom ADUs mean:

Economic feasibility: The baseline cost of construction for any home is sizable, making a small one-bedroom 640 sq. ft. ADU economically unfeasible for many. In addition, the ability to take out a loan for a one-bedroom studio is difficult to finance.

Multi-generational living: Two bedrooms make it possible for seniors to remain in their homes and have space for a caregiver, for families to live together and relieve overcrowding, and for recent graduates to move back with parents (on their property, but maybe not under the same roof!)

Greater housing affordability: Extra revenue to help support a mortgage or protect a family for unexpected job losses means that more people can afford to buy a house and less homes will be foreclosed.

Overall, there should be support for ADU diversity that ranges from tiny homes to modest two bedrooms. Thank you for making sure ADUs can become a housing type that is affordable, inclusive, and feasible!

Sincerely,
Mathew Millen
771 W Oliver St San Pedro, CA 90731-1818
matmillen@msn.com

Google Groups

Save our backyard homes!

Nicholas Burns III

Mar 21, 2017 7:53 AM

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

Dear Planning and Land Use Management Committee,

Housing policy on Accessory Dwelling Units (ADUs) must be inclusive and progressive, especially given the new CA state law that established an exciting new framework at the beginning of the year.

The City of Los Angeles should have an ADU policy that works across the diverse neighborhoods of the city - not just the communities with larger lots that are dealing with ADUs designed out of context. The City Planning Committee made suggestions that enabled ADUs on hillside properties adjacent to standard streets and near public transit possible. Although that's a step in the right direction, the proposed policy unnecessarily limits the size of ADUs. For many homeowners, a one-size fits all approach may not work, and two-bedroom ADUs mean:

Economic feasibility: The baseline cost of construction for any home is sizable, making a small one-bedroom 640 sq. ft. ADU economically unfeasible for many. In addition, the ability to take out a loan for a one-bedroom studio is difficult to finance.

Multi-generational living: Two bedrooms make it possible for seniors to remain in their homes and have space for a caregiver, for families to live together and relieve overcrowding, and for recent graduates to move back with parents (on their property, but maybe not under the same roof!)

Greater housing affordability: Extra revenue to help support a mortgage or protect a family for unexpected job losses means that more people can afford to buy a house and less homes will be foreclosed.

Overall, there should be support for ADU diversity that ranges from tiny homes to modest two bedrooms. Thank you for making sure ADUs can become a housing type that is affordable, inclusive, and feasible!

Sincerely,
Nicholas Burns III
2120 S Bentley Ave Apt 306 Los Angeles, CA 90025-5763
nkburns3@gmail.com

Google Groups

Save our backyard homes!

Ramon Martinez

Mar 21, 2017 7:56 AM

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

Dear Planning and Land Use Management Committee,

Housing policy on Accessory Dwelling Units (ADUs) must be inclusive and progressive, especially given the new CA state law that established an exciting new framework at the beginning of the year.

The City of Los Angeles should have an ADU policy that works across the diverse neighborhoods of the city - not just the communities with larger lots that are dealing with ADUs designed out of context. The City Planning Committee made suggestions that enabled ADUs on hillside properties adjacent to standard streets and near public transit possible. Although that's a step in the right direction, the proposed policy unnecessarily limits the size of ADUs. For many homeowners, a one-size fits all approach may not work, and two-bedroom ADUs mean:

Economic feasibility: The baseline cost of construction for any home is sizable, making a small one-bedroom 640 sq. ft. ADU economically unfeasible for many. In addition, the ability to take out a loan for a one-bedroom studio is difficult to finance.

Multi-generational living: Two bedrooms make it possible for seniors to remain in their homes and have space for a caregiver, for families to live together and relieve overcrowding, and for recent graduates to move back with parents (on their property, but maybe not under the same roof!)

Greater housing affordability: Extra revenue to help support a mortgage or protect a family for unexpected job losses means that more people can afford to buy a house and less homes will be foreclosed.

Overall, there should be support for ADU diversity that ranges from tiny homes to modest two bedrooms. Thank you for making sure ADUs can become a housing type that is affordable, inclusive, and feasible!

Sincerely,
Ramon Martinez
1607 N Benton Way Los Angeles, CA 90026-1414
ramonlorenzomartinez@gmail.com

Google Groups

Writing to comment on item # 7 (16-1468) on today's agenda (ADUs)

trent wolbe

Mar 21, 2017 8:20 AM

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

Dear PLUM Clerk,

I am writing to provide public comment to Item # 7 (16-1468) on the agenda for Tuesday, March 21st for the proposed amendments to Accessory Dwell Units (ADUs).

My family and I have been working with the urban design non-profit LA-Más to design and construct a two-bedroom Accessory Dwelling Unit in our backyard in Highland Park. The ADU is part of a pilot project developed in collaboration with the Mayor's Innovation Team and Council District 1.

As a homeowner in an area that's increasingly difficult to afford, my family and I are excited about bringing more quality housing stock to our neighborhood. Our plan is to move into the ADU, and rent out our existing home at a below-market rate to a family member or a local family similar to ours, with small children.

We strongly believe that building ADUs with time, care, and attention to design in the context of the neighborhood is a vital part of making LA a livable city not just for our generation, but for our children and their children.

Empowering homeowners to build two-bedroom ADUs improves the economic feasibility of living in our neighborhood - for us as homeowners, for our potential renters, and for our current and future family members. We believe that if decently-sized, contextually-appropriate ADUs are not only allowed, but encouraged, that the Los Angeles we know and love will be one that we can share comfortably, peacefully, and affordably with future generations of Angelenos.

Thanks very much for taking the time to read my comments.

Sincerely,
Trent Wolbe
5259 Aldama St
LA, CA 90042
Council District 1

Google Groups

Save our backyard homes!

Graham Sandelski

Mar 21, 2017 8:32 AM

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

Dear Planning and Land Use Management Committee,

Housing policy on Accessory Dwelling Units (ADUs) must be inclusive and progressive, especially given the new CA state law that established an exciting new framework at the beginning of the year.

The City of Los Angeles should have an ADU policy that works across the diverse neighborhoods of the city - not just the communities with larger lots that are dealing with ADUs designed out of context. The City Planning Committee made suggestions that enabled ADUs on hillside properties adjacent to standard streets and near public transit possible. Although that's a step in the right direction, the proposed policy unnecessarily limits the size of ADUs. For many homeowners, a one-size fits all approach may not work, and two-bedroom ADUs mean:

Economic feasibility: The baseline cost of construction for any home is sizable, making a small one-bedroom 640 sq. ft. ADU economically unfeasible for many. In addition, the ability to take out a loan for a one-bedroom studio is difficult to finance.

Multi-generational living: Two bedrooms make it possible for seniors to remain in their homes and have space for a caregiver, for families to live together and relieve overcrowding, and for recent graduates to move back with parents (on their property, but maybe not under the same roof!)

Greater housing affordability: Extra revenue to help support a mortgage or protect a family for unexpected job losses means that more people can afford to buy a house and less homes will be foreclosed.

Overall, there should be support for ADU diversity that ranges from tiny homes to modest two bedrooms. Thank you for making sure ADUs can become a housing type that is affordable, inclusive, and feasible!

Sincerely,
Graham Sandelski
CA
gsandelski@gmail.com

Google Groups

Fwd: Council File 16-1468 - Require review before any changes to ADU requirements

Sharon Dickinson

Mar 21, 2017 9:37 AM

Posted in group: **Clerk-PLUM-Committee**From: **Sarah Hays** <sirrahh@sbcglobal.net>

Date: Sun, Mar 19, 2017 at 9:44 AM

Subject: Council File 16-1468 - Require review before any changes to ADU requirements

To: "Sharon.Dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>

Dear PLUM Committee members:

The City Council should immediately approve *only* the limited ADU Ordinance revisions that would embrace the specific AB 2299 mandated changes, and it should *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.

Sincerely,

Sarah Hays

10509 Blythe Ave - Los Angeles CA 90064

310/558-3538 - sirrahh@sbcglobal.net

Google Groups

Fwd: Council File 16-1468 Proposed Accessory Dwelling Unit Ordinance - Please Post to the Public File

Sharon Dickinson

Mar 21, 2017 9:41 AM

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

From: **James McQuaide** <jmcquaide@me.com>

Date: Mon, Mar 20, 2017 at 11:08 AM

Subject: Council File 16-1468 Proposed Accessory Dwelling Unit Ordinance - Please Post to the Public File

To: clerk.plumcommittee@lacity.org, sharon.dickinson@lacity.org

Cc: paul.koretz@lacity.org, faisal.alserri@lacity.org

RE: COUNCIL FILE 16-1468 PROPOSED ACCESSORY DWELLING UNIT ORDINANCE

Dear Los Angeles City Council PLUM Committee Members:

We are property owners in Council District 5 and in the Bel Air-Beverly Crest Neighborhood Council Area.

The views expressed by Councilmember Koretz and the Bel Air-Beverly Crest Neighborhood Council favoring additional city limits on ADU's do NOT represent our views.

We strongly believe that Assembly Bill No. 2299 should be left as is.

It is unfortunate that young people - and not just low income but those of middle income means - can't afford housing in Los Angeles. Accessory Dwelling Units are one of the tools that must be allowed to work in order to begin to address this crisis.

Furthermore, the proposal to exclude ADU's from properties covered by the Baseline Hillside Ordinance - nearly 1/3 of all single family lots in the city - is so arbitrary that it can't possibly be held up as legal. We have to believe that once the City Attorney understands the loose and arbitrary manner in which the city defines hillside lots they will agree; and, if for some reason they don't, a judge will certainly do so in the future.

Finally, our property falls in the BHO zone and none of the stereotypical attributes listed by the Planning Department as justification for excluding ADU's from properties covered by the BHO apply to our property other than our not being adjacent to public transportation. Our lot is 17,688 square feet with an existing house that is only 2,145 square feet. A straight-running private road serving only eight houses connects to Mulholland Drive where it is paved to a width of 65 feet. Fire Station 99 is less than 1,000 feet from the end of our private road. There is no logical reason why we should not be allowed to build a small 700 square foot ADU when, by right, we could build a 3,000 square foot addition or tear down our existing house and build a 5,000 square foot house in its place. A small ADU allows us to meet our current and future needs while maintaining the small 1950's house that we love. We asked the Planning Department to provide justification for why our property should be excluded from building an ADU and we were met with silence.

An ADU would allow our aging parents to stay with us for extended stays and would also give us room to work from home which would benefit the city by keeping two adults from commuting on our roads.

Again, we strongly believe that Assembly Bill No. 2299 should be left as it is.

Thank you,

Hilary & James McQuaide

Google Groups

Fwd: Outreach

Sharon Dickinson

Mar 21, 2017 9:39 AM

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

From: **Dianne Gregora** <cassiopajane@hotmail.com>
Date: Sun, Mar 19, 2017 at 5:58 PM
Subject: Outreach
To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Sharon Dickinson:

The Planning Dept. did NOT do outreach as directed by Council on the ADU matter. They were meant to revise the City's ordinance to comply with state law and do outreach to raise any additional issues. If the Planning Dept's recommendations stand, the result would be like rezoning R1 properties to duplex status. This contentious issue could have been resolved. I live in the CD5 district.

Sent from my iPad
Dianne Gregora

Google Groups

Save our backyard homes!

Nithya Raman

Mar 21, 2017 10:28 AM

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

Dear Planning and Land Use Management Committee,

Over the past two most recent elections, the people of Los Angeles have rejected the idea that this city is exclusively for the rich in single family homes: we want homeless housing, we want affordable housing, we welcome development, we welcome a much greater investment in public transit.

Our ADU policy must work across all neighborhoods in the city - not just on larger lots. This is not a policy to enable wealthier landowners to build guesthouses: This must be a policy that **TRULY WORKS TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING**.

The City Planning Committee made suggestions that enabled ADUs on hillside properties adjacent to standard streets and near public transit possible. Although that's a step in the right direction, the proposed policy unnecessarily limits the size of ADUs. For many homeowners, a one-size fits all approach may not work, and two-bedroom ADUs mean:

Economic feasibility: The baseline cost of construction for any home is sizable, making a small one-bedroom 640 sq. ft. ADU economically unfeasible for many. In addition, the ability to take out a loan for a one-bedroom studio is difficult to finance.

Multi-generational living: Two bedrooms make it possible for seniors to remain in their homes and have space for a caregiver, for families to live together and relieve overcrowding, and for recent graduates to move back with parents (on their property, but maybe not under the same roof!)

Greater housing affordability: Extra revenue to help support a mortgage or protect a family for unexpected job losses means that more people can afford to buy a house and less homes will be foreclosed.

Overall, there should be support for ADU diversity that ranges from tiny homes to modest two bedrooms. Thank you for making sure ADUs can become a housing type that is affordable, inclusive, and feasible!

Sincerely,

Nithya Raman

2658 Lake View Ter E Los Angeles, CA 90039-2605

nraman@gmail.com

Google Groups

Save our backyard homes!

Mark Edwards

Mar 21, 2017 10:42 AM

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

Dear Planning and Land Use Management Committee,

Housing policy on Accessory Dwelling Units (ADUs) must be inclusive and progressive, especially given the new CA state law that established an exciting new framework at the beginning of the year.

The City of Los Angeles should have an ADU policy that works across the diverse neighborhoods of the city - not just the communities with larger lots that are dealing with ADUs designed out of context. The City Planning Committee made suggestions that enabled ADUs on hillside properties adjacent to standard streets and near public transit possible. Although that's a step in the right direction, the proposed policy unnecessarily limits the size of ADUs. For many homeowners, a one-size fits all approach may not work, and two-bedroom ADUs mean:

Economic feasibility: The baseline cost of construction for any home is sizable, making a small one-bedroom 640 sq. ft. ADU economically unfeasible for many. In addition, the ability to take out a loan for a one-bedroom studio is difficult to finance.

Multi-generational living: Two bedrooms make it possible for seniors to remain in their homes and have space for a caregiver, for families to live together and relieve overcrowding, and for recent graduates to move back with parents (on their property, but maybe not under the same roof!)

Greater housing affordability: Extra revenue to help support a mortgage or protect a family for unexpected job losses means that more people can afford to buy a house and less homes will be foreclosed.

Overall, there should be support for ADU diversity that ranges from tiny homes to modest two bedrooms. Thank you for making sure ADUs can become a housing type that is affordable, inclusive, and feasible!

Sincerely,
Mark Edwards
Los Angeles, CA 90046
reach.mre@gmail.com

Google Groups

Save our backyard homes!

William Wright

Mar 21, 2017 11:15 AM

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

Dear Planning and Land Use Management Committee,

I live in an ADU that was built in 1921. It is 2 stories tall and has two apartments. I live on the 1st floor and the property owner's sister and husband live on the 2nd floor. It's an excellent housing typology that we need to encourage more often.

Let's find a way to optimize our neighborhoods. Please allow for ADU's throughout Los Angeles!

Housing policy on Accessory Dwelling Units (ADUs) must be inclusive and progressive, especially given the new CA state law that established an exciting new framework at the beginning of the year.

The City of Los Angeles should have an ADU policy that works across the diverse neighborhoods of the city - not just the communities with larger lots that are dealing with ADUs designed out of context. The City Planning Committee made suggestions that enabled ADUs on hillside properties adjacent to standard streets and near public transit possible. Although that's a step in the right direction, the proposed policy unnecessarily limits the size of ADUs. For many homeowners, a one-size fits all approach may not work, and two-bedroom ADUs mean:

Economic feasibility: The baseline cost of construction for any home is sizable, making a small one-bedroom 640 sq. ft. ADU economically unfeasible for many. In addition, the ability to take out a loan for a one-bedroom studio is difficult to finance.

Multi-generational living: Two bedrooms make it possible for seniors to remain in their homes and have space for a caregiver, for families to live together and relieve overcrowding, and for recent graduates to move back with parents (on their property, but maybe not under the same roof!)

Greater housing affordability: Extra revenue to help support a mortgage or protect a family for unexpected job losses means that more people can afford to buy a house and less homes will be foreclosed.

Overall, there should be support for ADU diversity that ranges from tiny homes to modest two bedrooms. Thank you for making sure ADUs can become a housing type that is affordable, inclusive, and feasible!

Sincerely,
William Wright
734 E Kensington Rd Los Angeles, CA 90026-4427
willrobwright@gmail.com

Google Groups

Support for ADU's

Daniel Rodriguez

Mar 21, 2017 11:19 AM

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

Dear PLUM Committee Members:

My name is Daniel Rodriguez, and I am property owner in East Los Angeles. **I am writing in support of Accessory Dwelling Units.**

Specifically, I support the following recommendations:

Proposal A:

"Detached Accessory Dwelling Units are allowed a maximum size of the larger of: 900 square feet or less than the total floor area, excluding garages, of the existing single-family dwelling unit, up to a maximum of 1200 square feet. Detached Accessory Dwelling Units cannot be greater than two stories."

Argument A:

The lower limit of 640 square feet is arbitrary to a 1980s ordinance and will not allow for two-bedroom ADUs, which are necessary to accommodate a parent/child, senior/caregiver, etc. As architects, we believe a modest two-bedroom ADU abiding by ADA standards can be designed for 900 square feet.

The fifty percent of floor area rule punishes property owners who have small SFD and disregards the reality that some smaller SFD are on standard sized lots. This current 50% approach rewards property owners with larger SFD to be able to have larger ADUs. If the goal is to limit out of context development, a two story cap addresses concerns raised in the San Fernando Valley.

Proposal B:

"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.*"

Argument B:

Limiting ADUs to lots that 'contain existing SFDs' restrict ADUs from being planned with new SFDs. There are cost savings in designing/permitting/constructing a SFD and ADU at once. Also, the best time to address parking requirements is in the planning stage for a new SFD. Sec. 5 of Exhibit A (the Urgency Clause) acknowledges that "the City is currently in the midst of a housing crisis, with the supply of affordable options unable to support the demand for housing in the City."

Proposal C:

Remove the transit clause and request Department of City Planning to provide an overlay in which hillside properties are within ½ mile to transit – to prove (or disprove) the ability for hillside properties to meet the

transit requirement.

Argument C:

With hillside properties making up 28% of single-family lots in Los Angeles and with the likelihood that many hillside properties are not serviced by transit, this requirement will unnecessarily limit the number of possible ADU sites in the City. In addition, parking will likely be provided for the ADU in the driveway and if the issue is more cars in narrow hillside roads – the issue is addressed in subclause b, which limits ADU on standard sized streets.

Proposal D:

“Detached Accessory Dwelling Units shall not be located between the existing single-family dwelling unit and the street adjoining the front yard ***unless 1) attached to an existing or proposed garage, 2) part of the conversion of an existing garage, or 3) located at the prevailing front setback of the street***”

Argument D:

Los Angeles has many lots where the garage sits in the front half of the lot or where the SFD is set back on the property. Since the proposed ordinance revision will allow for both the conversion of existing garages to ADU and the addition of ADUs over garages, it seems unnecessarily restricting to prohibit garages in the front half of the lot from being used in the same way. In addition, if the ADU is maintaining the setback of its neighbors – the character of the street is further promoted.

Thank you for your consideration and for ensuring ADUs can become a housing type that is affordable, inclusive, and feasible.

Sincerely,

Daniel Rodriguez
East LA Property Owner

Google Groups

Fwd: Council File: 16-1468 Case Number: CPC-2016-4345-CA Accessory Dwelling Units (ADU)

Sharon Dickinson

Mar 21, 2017 12:10 PM

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

From: **Jackie Sloan** <jackie.thechildrensranch@gmail.com>

Date: Tue, Mar 21, 2017 at 11:33 AM

Subject: Re: Council File: 16-1468 Case Number: CPC-2016-4345-CA Accessory Dwelling Units (ADU)

To: Sharon Dickinson <sharon.dickinson@lacity.org>

Cc: councilmember.ofarrell@lacity.org, Christine Peters <christine.peters@lacity.org>, Amy Ablakat <amy.ablakat@lacity.org>, chris.robertson@lacity.org, Jackie Sloan <atwatervillagealways@gmail.com>

March 21, 2017

Hon. Jose Huizar, Chair, PLUM Committee

Hon. Marqueece Harris-Dawson

Hon. Gilbert A. Cedillo

Hon. Mitchell Englander

Hon. Filipe Fuentes

Office of the City Clerk, c/o Ms. Sharon Dickinson

Attn: PLUM Committee

200 North Spring Street, Room 395, LA, CA 90012

Council File: 16-1468

Case Number: CPC-2016-4345-CA

Accessory Dwelling Units (ADU)

Sent via email to:

sharon.dickinson@lacity.org

cc:

councilmember.ofarrell@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, chris.robertson@lacity.org, atwatervillagealways@gmail.com

Dear Chairman Huizar and Councilmembers,

I am the founder and director of The Children's Ranch Foundation, located at 4007 Verdant Street, LA, 90039, in the The Atwater Village Equestrian Historic District.

I request that the equine keeping areas (K-zone) continue to be excluded under the proposed ordinance regarding accessory dwelling units. Historically, equine-keeping areas have been excluded from this type of "accessory dwelling units" development.

Specifically, the equestrian district in Atwater Village should be excluded from the proposed ordinance because it has already been identified as "The Atwater Village Equestrian Historic District" by SurveyLA. It is described therein as "an equestrian community ... [s]ituated along the Los Angeles River," with "access to riverside trails as well as sweeping views of Griffith Park to the west." "The Atwater Village Equestrian Historic District is significant as an excellent example of equestrian-related development in Atwater Village, and as one of the last remaining equestrian communities in Los Angeles."

I understand the dire need for increased affordable housing in Los Angeles. However, this must be done with careful consideration of why certain properties, like equestrian-keeping areas, have historically been exempted from such development.

Sincerely,

Jackie Sloan, Director
The Children's Ranch Foundation
4007 Verdant Street, LA, CA 90039
213-447-6456
www.thechildrensranch.org
jackie@thechildrensranch.org

Google Groups

Fwd: PLUM CF 16-1468 Accessory Dwelling Ordinance

Sharon Dickinson

Mar 21, 2017 12:02 PM

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

From: **Marian A Dodge** <chairman@hillsidefederation.org>
Date: Tue, Mar 21, 2017 at 10:37 AM
Subject: PLUM CF 16-1468 Accessory Dwelling Ordinance
To: Sharon.Dickinson@lacity.org

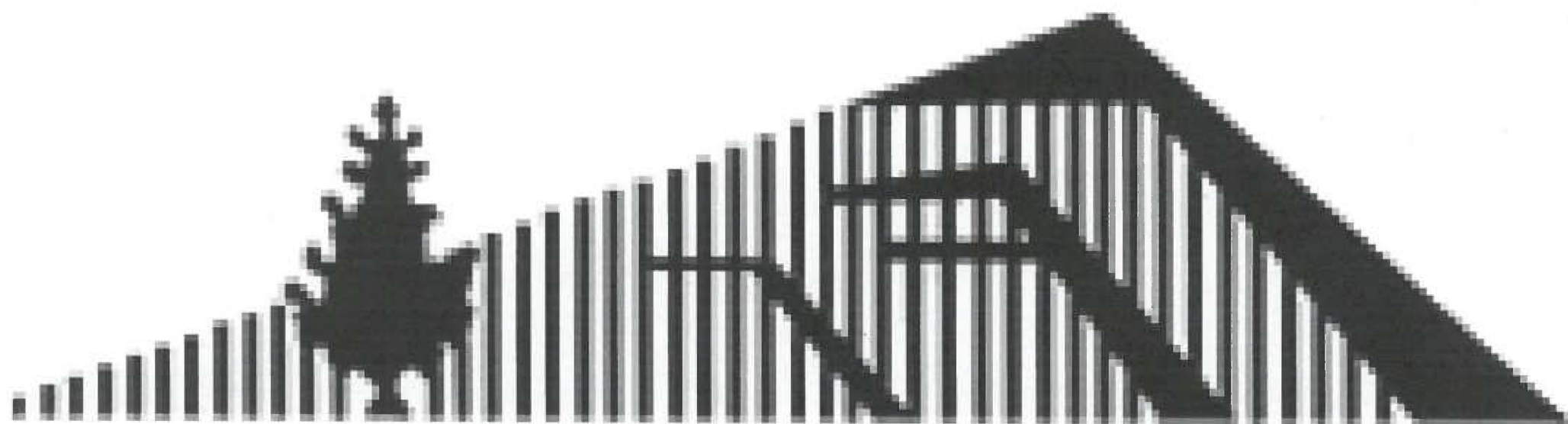
Dear Sharon,

Please deliver this letter from the Hillside Federation to the PLUM Committee and enter it in the file for CF 16-1468.

Thank you very much.

Best regards,

Marian Dodge, Chairman
Federation of Hillside and Canyon Associations, Inc.
www.hillsidefederation.org



THE FEDERATION

OF HILLSIDE AND CANYON ASSOCIATIONS, INC.

P.O. Box 27404
Los Angeles, CA 90027
www.hillsidefederation.org

PRESIDENT
Charley Mims
CHAIRMAN
Marian Dodge
VICE PRESIDENTS
Mark Stratton
John Given
SECRETARIES
Carol Sidlow
John Given
TREASURER
Don Andres

Beachwood Canyon Neighborhood
Bel-Air Association
Bel Air Hills Association
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
CASM-SFV
Crests Neighborhood Assn.
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland Homeowners
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Lookout Mountain Alliance
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Residents of Beverly Glen
Save Coldwater Canyon!
Save Sunset Blvd.
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Silver Lake Heritage Trust
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

CHAIRS EMERITI
Shirley Cohen
Jerome C. Daniel
Patricia Bell Hearst
Alan Kishbaugh
Steve Twining
CHAIRS IN MEMORIAM
Brian Moore
Gordon Murley
Polly Ward



Planning and Land Use Management Committee
Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

March 21, 2017

Re: Proposed Accessory Dwelling Unit Ordinance
Council File 16-1468

Dear Chairman Huizar and Honorable Committee Members:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 44 homeowner and resident associations with approximately 250,000 constituents spanning the Santa Monica Mountains. Consistent with the Hillside Federation's previous communications with the City of Los Angeles regarding Second Dwelling Units (now referred to as Accessory Dwelling Units), the Federation objects to the adoption of the proposed ADU ordinance on today's PLUM agenda (agenda item 7, Council File 16-1468) without substantial changes.

The Hillside Federation agrees with the Community Impact Statement of the Bel Air-Beverly Crest Neighborhood Council that the proposed ordinance "leaves areas out of the partial ban on hillside ADUs that are in Very High Fire Hazard Severity Zones." As the March 15, 2017 memo submitted by Carlyle Hall notes, the ordinance uses a revised definition of hillside area. In so doing, the hillside areas covered by the proposed ordinance are reduced by approximately 30% compared to the City's existing regulation. The City's rationale for its Categorical Exemption fails to note this important difference weakening the City's existing law, and is thus inappropriate and inadequate to support the action.

As important, the process the City has used to arrive at the proposed ordinance is not consistent with motion 19-A in the related Council File (CF 14-0057-S8, adopted August 31, 2016), which "[d]irect[ed] the Department of City Planning to initiate a new code amendment and possible amendment to the Housing Element to conduct a comprehensive, *open, transparent review*" of the City's second dwelling unit ordinance

that “tak[es] into account the unique characteristics of each geographic area of the city that may result in certain limitations and prohibitions” on accessory dwelling units in Los Angeles.

We join many others in urging the City to remove those portions of the ordinance introduced by the Planning Department that were not mandated by the passage of AB 2299 (*see, e.g., the* Carlyle Hall memo of March 15). If the City desires to make wholesale changes to the City’s ADU regulations beyond what is specifically required by AB 2299, it must follow the open and transparent process it promised.

Sincerely,

Charley Mims
Charley Mims