

ELIZABETH HERRON ARCHITECTURE

935 W. Ave 37

Los Angeles, Ca. 90065 Office: 323-225-5711

Web: Lzherron.com Cell: 818-209-9149

Email: lzherron@aol.com or info@lzherron.com

Draft Ordinance dated May 11, 2018

Regarding the provisions for ADU's in the Hillside areas (subsection (e):

1. The ADU is fully contained within a single family residence **lawfully existing as of the effective date of this subsection** or an accessory structure **lawfully existing as of the effective date of this subsection**.

Concern:

This paragraph seems to state that any ADU in new construction in the hillside area, after the effective date of the Ordinance would not be allowed?

If that is the correct interpretation of the ordinance, it seems that this blanket prohibition would not be in conformance with state law.

State law AB 2299 does allow restrictions on ADUs by municipal jurisdictions if there are " public safety concerns".

ADUs in hillside areas that are on very narrow streets (less than 20'-0") might be a "safety concern for fire truck access".

Restricting ADUs in hillside areas that have insufficient infrastructure or are more than 1/2 mile from transit, might conform to the intent of the state law AB 2290 but other blanket prohibitions in hillside areas does not conform to the intent of state law and will be challenged in court.

Elizabeth A. Herron Architecture


California St. license # C15167

Date: 05/15/2018

Submitted in PLUM Committee

Council File No: 16-1468

Item No. 10

Deputy Comm. from Public