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May 11, 2018

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**REVISED DRAFT ORDINANCE AMENDING LAMC 12.03 AND 12.22 AND REPEALING PORTIONS OF LAMC 12.24 TO REGULATE ACCESSORY DWELLING UNITS IN COMPLIANCE WITH STATE LAW; CF 16-1468**

Enclosed please find a draft ordinance prepared by the Department of City Planning which responds to the PLUM Committee instructions from March 31, 2017 as well as changes to state law effective January 1, 2018. As requested by the Committee, the enclosed ordinance includes the following:

- a. An amendment to 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. Added language to allow for a movable tiny house to be considered an Accessory Dwelling Unit.
- c. An amendment to 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. An amendment to 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. An allowance for up to 1,200 square feet Accessory Dwelling Units in RA zoned lots more than 17,500 square feet in size.

- f. Amendments to ensure animal keeping (equine keeping) on the subject or adjacent lots are not precluded by an Accessory Dwelling Unit.

If you have any questions, please contact Matthew Glesne in the Department of City Planning at (213) 978-2666 or [matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin J. Keller". The signature is fluid and cursive, with a long horizontal stroke at the end.

KEVIN J. KELLER, AICP  
Executive Officer

KJK:AV:ch

Enclosures:  
Draft Ordinance Dated May 11, 2018