

Google Groups

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

David Delatorre

Mar 21, 2017 9:19 AM

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

Dear Honorable Members of the PLUM Committee:

I am writing in support of updating the City's ordinance that regulates Accessory Dwelling Units (ADUs)-better known as backyard homes, granny flats, in law units, etc. to help alleviate the housing crisis plaguing our City. I believe that facilitating more ADUs in the City is a step in the right direction but the proposed ordinance falls short because a one size fits all policy does not work in this instance.

I strongly suggest the City consider amending the proposed ordinance to ensure policy works for all parts of LA and to provide flexibility for different community needs if a city-wide policy is the path forward.

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

Sincerely,

David De La Torre

Elysian Valley Resident,

Chairperson of the Elysian Valley Neighborhood Watch

Google Groups

comment on ADU ordinance, CPC-2016-4345-CA

Mark Vallianatos

Mar 21, 2017 9:20 AM

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

To: PLUM Committee

Dear Councilmembers,

I write to urge a change to the City's draft ADU ordinance to allow slightly larger second units. I am a homeowner in Glassell Park in CD1 and I applaud the state's recent action to make it easier to legally construct accessory dwelling units.

Please modify the ordinance passed by the Planning Commission to increase the maximum size limits for ADUs for smaller homes. The limit of 640sf or half of the main home size will not allow owners of smaller homes to build an ADU that can comfortably fit two bedrooms and house a family or an elderly relative plus a caregiver.

In addition, it is unfair to link the size of the ADU to the size of the main home. This makes the "rich richer" by allowing owners of large homes to construct larger ADUs. I don't have the statistics in front of me, but I assume that low to moderate income and non-white homeowners in Los Angeles tend to own homes smaller than 2400 sf, and so would be denied the right to build an ADU of 1200 sf. This raises serious equity issues and may be a civil rights or fair housing violation.

I suggest amending the ordinance to raise the minimum size to 900 or 1000sf. Architect friends tell me that this size would allow a comfortable two bedroom ADU to be built on most lots.

We face a severe housing crisis in LA. Please don't repeat the past mistake of imposing overly restrictive rules on ADUs.

Thank you for considering my views.

mark vallianatos

Google Groups

Fwd: PLUM item: 16-1468, case: CPC-2016-4345-CA

Sharon Dickinson

Mar 21, 2017 9:53 AM

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

From: **Christine OBrien** <obriencmills@roadrunner.com>

Date: 2017-03-21 7:43 GMT-07:00

Subject: PLUM item: 16-1468, case: CPC-2016-4345-CA

To: sharon.dickinson@lacity.org

Cc: Marian A Dodge <chairman@hillsidefederation.org>, HHA <info@hollywoodland.org>

REGULATORY ADOPT

March 21, 2017

PLUM committee
200 N. Spring Street
Los Angeles, CA 90012

Subject: ADU Ordinance, recommended revisions

Dear Honorable Members of PLUM:

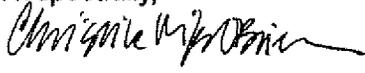
Hollywoodland is a historic, hillside R-1 neighborhood consisting of 575 homes regulated by a specific plan with physical characteristics of designated granite retaining walls, stairs and entrance gates accessed by narrow, substandard streets (lacking sidewalks). Three sides of our boundaries are nestled in the Hollywoodland Gifted Park area of Griffith Park beneath the Hollywood(land) sign and the main communication tower for the city of Los Angeles. Our homes and parkland are submerged in a severe mountain fire zone.

The City Council should only approve the limited ADU Ordinance revisions that would support the specific AB 2299 mandated changes. It should also remove all non-mandated changes proposed by the Planning Department.

In addition, motion 19A specified the Planning Department engage in "comprehensive, open and transparent review and customized alternatives" if the department proposes non-mandated changes. This protocol should be planning department criteria.

We are especially concerned about the department's recommendations for lot size criteria, substandard street criteria relative to proximity of transit and the recommendation of changes relative to short term rentals. All these proposals degrades and densifies hillside residences without careful consideration of the physical limitations and the safety liabilities.

A "one size fits all" with a free pass transit card, only maximizes the development dollar with little regard for the unintended consequences for safety and quality of life issues. In hillside neighborhoods with limited infra structure and narrow, winding streets this type of planning defies logic and common sense.

Respectfully,

Christine Mills O'Brien
Hollywoodland Homeowners
Association Board member