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June 6, 2019

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:

**SUGGESTED TECHNICAL CORRECTIONS TO PROPOSED ACCESSORY DWELLING UNIT
ORDINANCE; CF 16-1468**

In consultation with the Department of Building and Safety and the Office of the City Attorney, the Department of City Planning has prepared the enclosed suggested technical corrections and clarifications to the proposed Accessory Dwelling Unit (ADU) Ordinance for consideration by the Planning and Land Use Management Committee. The clarifications are intended to assist in implementation of the proposed ordinance, and would not change the policy intent or provisions of the original ordinance.

Specifically, the suggested corrections would make minor modifications to clarify the definition and standards that are applicable to Movable Tiny Homes; clarify parking requirements as they relate to sites located near car share vehicles, remove an unrelated code section reference pertaining to Through Lots, and clarify the calculations that are used to measure maximum allowable square footage for attached ADUs. In addition, the suggested corrections would remove duplicative references to the term "Residential Floor Area," as that term is already referenced in the definition of "Floor Area" in LAMC Section 12.03.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Kevin J. Keller, AICP
Executive Officer

VPB:KJK:ALV:MG:ch

Suggested Technical Corrections to Proposed Accessory Dwelling Unit Ordinance
Submitted by the Department of City Planning on June 6, 2019

MODIFY the first sentence of the proposed definition of MOVABLE TINY HOUSE and paragraph (b) of the definition in LAMC Section 12.03 to read as follows. The intent of this modification is to allow structures meeting the Definition of MOVABLE TINY HOUSE to be occupied as ADUs as permanent dwellings in any location where ADUs are permitted under this proposed Ordinance and recognize that MOVABLE TINY HOUSES may be certified by the American National Standards Institute or the National Fire Protection Association.

MOVABLE TINY HOUSE. A structure intended for the separate, independent living quarters of one household ~~for year-round habitation~~ that meets all of the following:

- (b) Meets the American National Standards Institute (ANSI) A119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, and is certified ~~by a qualified third party inspector~~ for ANSI or NFPA compliance;

MODIFY proposed LAMC Section 12.22 A.32(b)(13)(i)b regarding exceptions to parking requirements to read as follows:

- b. Located within one block of a ~~car share parking spot~~ designated pick-up and drop-off location of a car share vehicle; or

MODIFY proposed LAMC Section 12.22 A.32(c)(4)(i) regarding location of a detached ADU to read as follows:

- (i) Where the building is on a Through Lot and complies with LAMC ~~12.22 C.19 and 12.21 C.5(k)~~; or

MODIFY proposed LAMC Section 12.22 A.32(d)(1) regarding Floor Area of attached ADUs, as follows:

- (1) The total living area of an attached ADU may not exceed 50% of the proposed or existing primary dwelling living area or 1,200 square feet, whichever is less. Attached ADUs may not result in an increase in total floor area exceeding 50% of existing or proposed living area of the primary structure up to a maximum of 4,200 square feet. For this purpose, living area means interior habitable area of a dwelling unit including habitable basements and attics but does not include a garage or any accessory structure.

DELETE proposed LAMC Section 12.22 A.32(f)(2) regarding allowed locations of MOVABLE TINY HOUSES, which is addressed elsewhere in the proposed Ordinance, and renumber the remaining portions of 12.22 A.32(f) accordingly.

MODIFY proposed LAMC Section 12.22 A.32(f)(8) regarding MOVABLE TINY HOUSES to reflect the requirement to comply with ANSI or NFPA to read as follows:

- (8) Movable Tiny Houses are not required to have sprinklers, but shall follow the ANSI A119.5 or NFPA 1192 standards relating to health, fire and life-safety.

MODIFY proposed LAMC Section 12.22 A.32(f)(9)(iii) regarding required roofing design elements for MOVABLE TINY HOUSES to read as follows:

- (iii) Roofing - Roofs shall have a minimum of a 12:2 pitch for greater than 50% of the roof area, and shall ~~be in compliance with building code roofing material~~ not be composed of wooden shingles; and

DELETE the phrase “(including Residential Floor Area)” in proposed LAMC Section 12.22(c)(3) and (d)(2); and change “Residential Floor Area” twice appearing in proposed LAMC Section 12.22(e)(4) to “Floor Area”. This change recognizes that the definition of Floor Area includes Residential Floor Area, where applicable, as provided in LAMC Section 12.03.