



Photo courtesy of hammerandhand.com

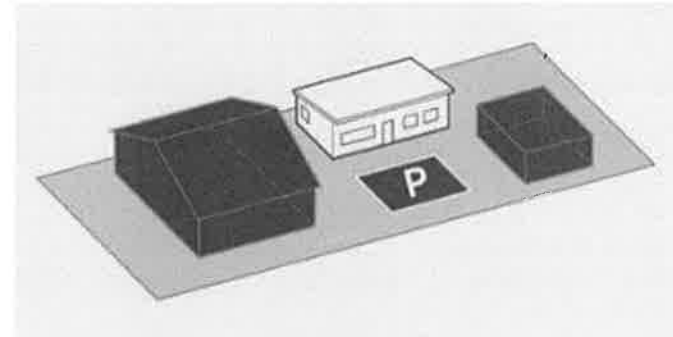
Accessory Dwelling Units (ADUs)

Matt Glesne, Housing Policy Unit
LA Department of City Planning

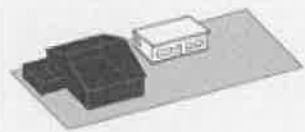
What is an ADU?

A complete second home on a lot, which can be:

Detached (separate)



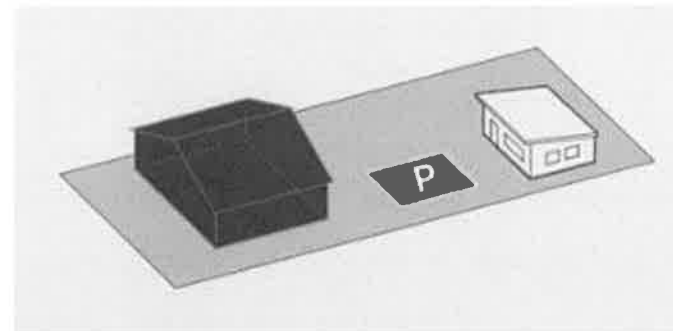
**DETACHED UNIT VARIATION
W/ EXISTING FRONT GARAGE**



Must meet parking assumption

See also FAQ 6 p.18

Conversion of existing space

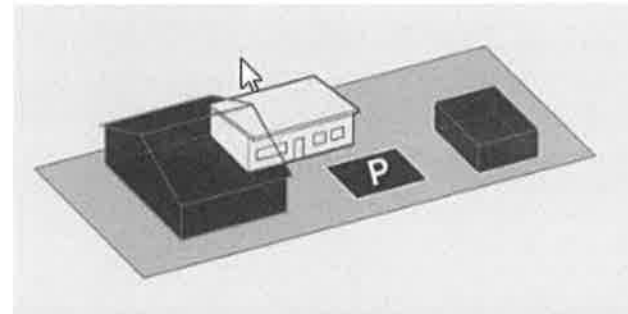
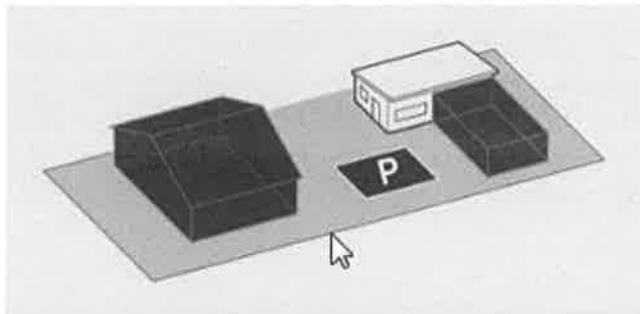


**ATTACHED UNIT VARIATION
WITHIN HOUSE**

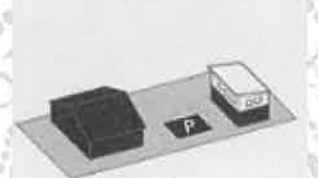


Size cannot exceed 50% of
existing house; no other
maximum size requirements
apply to this variation.

Added to main home or other structure



**ATTACHED UNIT VARIATION
ABOVE GARAGE**



State Intent

ADUs are a valuable form and an essential supply of housing:

- Lower construction costs
- Serves diverse housing needs
- Can extend homeownership
- Low environmental impact



ADU in Seattle, WA

Photo courtesy of houzz.com

Local ordinance should not unreasonably restrict the ability of homeowners to create ADUs



New State Laws

AB 2299 (2016) requires cities to have an ADU ordinance that:

- Provides a by-right (ministerial) process
- Complies with state ADU standards

City's old 1985 second unit law (§12.24 W.43-44) has neither

As a result:

- All local ADU laws became "null and void" on 1/1/17
- State's ADU standards effective until a new ADU ordinance



State's ADU Standards

Size

- 1,200 SF for detached
- No more than 50% of structure or 1200 SF for attached

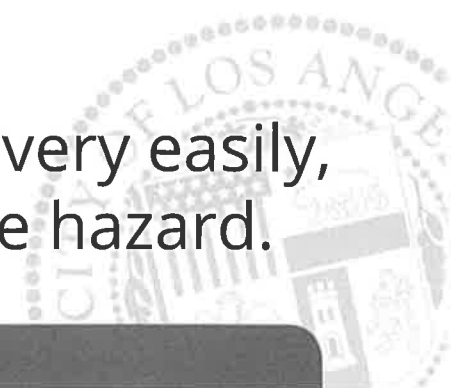
Parking

- 1 space per ADU, or 0 if ½ mile from transit, in historic district, etc.
- 2 spaces for existing home; however, if garage is being demolished or converted to provide ADU then covered parking no longer required (2 uncovered & tandem spaces ok)

Setbacks

- Not required for garage conversions to ADU
- 5 ft side and rear for new construction portion of ADU
- 10 feet between main building and ADU

Allows ADU conversions within existing buildings very easily, as long as they have independent access not a fire hazard.





May 2018 City Memo

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: May 1, 2018

TO: Department of City Planning Staff
Structural Plan Check Engineers and Building Inspectors

FROM:  Kevin J. Keller, AICP, Executive Officer, Department of City Planning; and
 Peter Kim, Senior Structural Engineer, Department of Building and Safety

SUBJECT: ACCESSORY DWELLING UNITS – SB 229 AND AB 494

Attachment: Accessory Dwelling Unit Checklist (As of January 1, 2017)

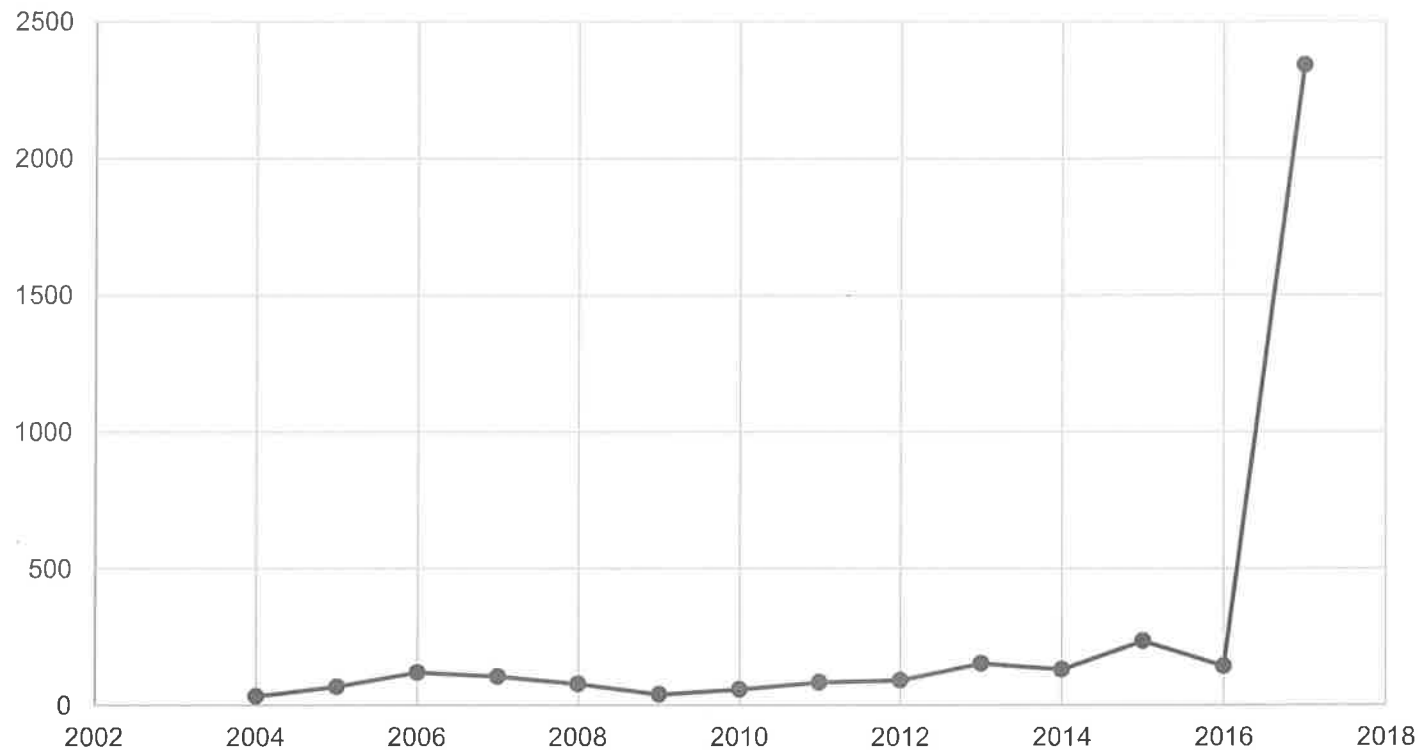
YES/NO	STATE STANDARD*	GOVERNMENT CODE SECTION
	Unit is not intended for sale separate from the primary residence and may be rented.	65852.2(a)(1)(D)(i)
	Lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.	65852.2(a)(1)(D)(ii)
	Accessory dwelling unit is either attached to the existing dwelling or located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.	65852.2(a)(1)(D)(iii)
	Increased floor area of an attached accessory dwelling unit does not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet.	65852.2(a)(1)(D)(iv)

Available at planning.lacity.org under “What’s New!”

ADUs in LA (2003-2017)

- 2,342 ADU permits issued in 2017
- Many represented pent up demand
- Most (61%) conversions of existing space

ADU Permits Issued in Los Angeles, 2003-2017



Proposed Ordinance (CPC-2016-4345-CA)

Proposed Accessory Dwelling Unit Ordinance
CPC-2016-4345-CA
Page 1 – November 17, 2016

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.22, and 12.24 of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of regulating Accessory Dwelling Units and complying with State law.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Sec. 1. Section 12.03 of the Los Angeles Municipal Code is amended by adding a definition for "Accessory Dwelling Unit" in proper alphabetical order to read:

ACCESSORY DWELLING UNIT. Attached residential dwelling units or detached Accessory Buildings, not considered to exceed the allowable density of the parcel, which provide complete independent living facilities for one or more persons with permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling. Accessory Dwelling Units include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, and manufactured homes, as defined in Section 18007 of the Health and Safety Code.

Sec. 2. Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended by adding a new Subdivision 31 to read:

31. Accessory Dwelling Units (ADU).

(a) Purpose. The purpose of this Subdivision is to provide for the creation of Accessory Dwelling Units in a manner that is consistent with requirements set forth in California Government Code Sections 65852.2, as amended from time to time.

(b) General Provisions. Accessory Dwelling Units shall comply with the following provisions:

- (1) Accessory Dwelling Units must comply with all provisions of this section as well as the underlying zoning district. In instances where there is conflict this section shall govern.
- (2) Accessory Dwelling Units are allowed in all zones wherein residential uses are permitted by right.
- (3) Only one Accessory Dwelling Unit is permitted per lot.
- (4) The parcel contains an existing single-family dwelling unit.
- (5) No Accessory Dwelling Unit is permitted on such parcels located in Hillside Areas as defined by the Hillside Area Map per LAMC 12.03.
- (6) Accessory Dwelling Units are not intended for sale separate from the existing dwelling unit and may be rented.

Key Differences from State Law:

Allows Movable Tiny Homes

Restricts ADUs in hillside districts

Prevents ADUs in front yards

Prevents parking in front yards

Different siting requirements in Equine (Horsekeeping) Zones

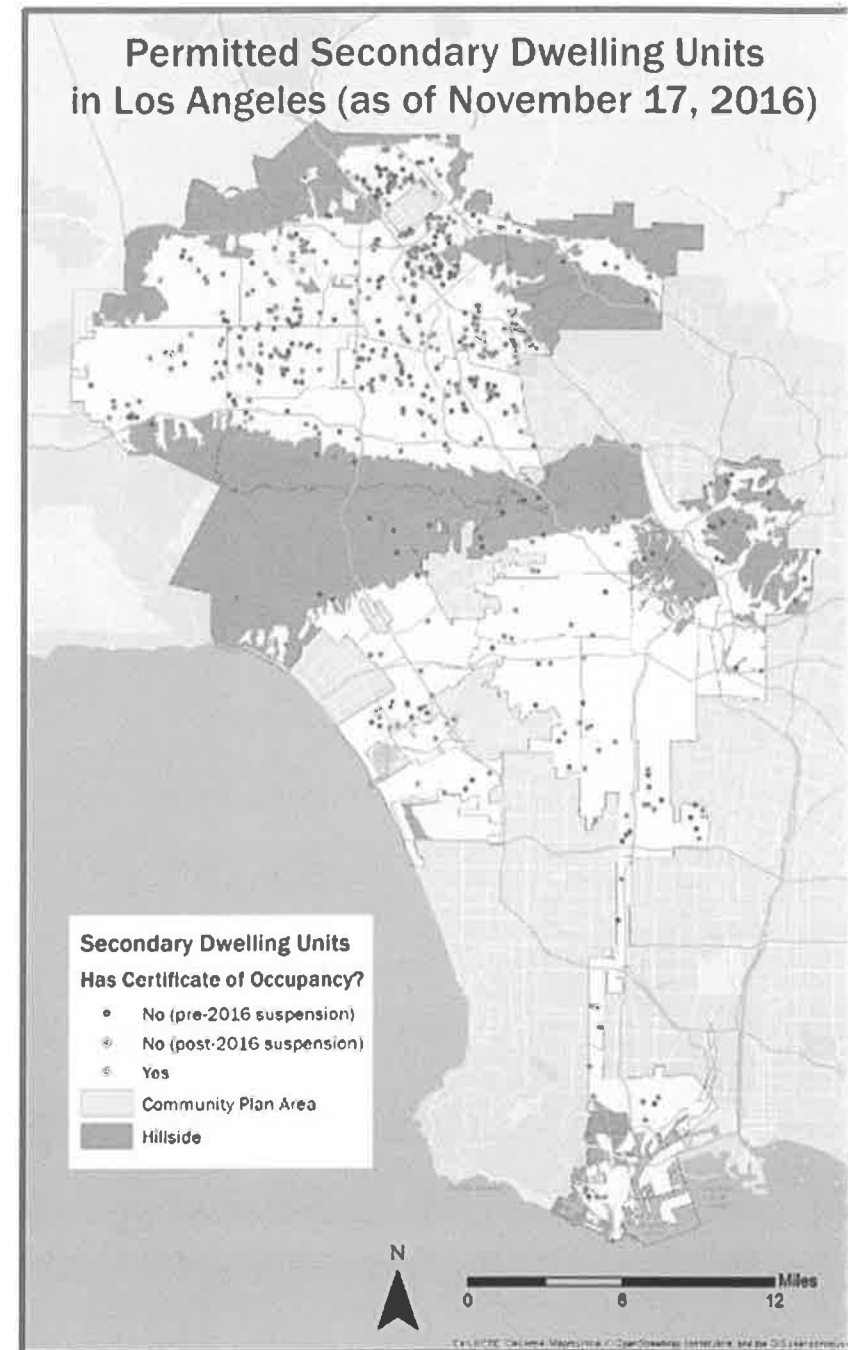


Hillside Restriction

Hillside Area defined in LAMC §12.03

Affects about 136,000 single-family lots (28%)

Will still be able to convert existing structures (within 4 walls) to ADUs



Other (e) Regulations

ADU is an “Accessory Building” Per LAMC §12.21 A.5

- 2 story height limit
- Must be located in rear (up to 55 ft)
- 5 ft. rear and side setbacks

ADUs must meet Residential Floor Area (RFA) requirements (total RFA can not exceed 45% of lot area)

Special R1 variation zones in effect in 16 Neighborhoods (If zoning = R1V, R1F, R1R or R1H) then maybe additional height limits)



Other Relevant Considerations

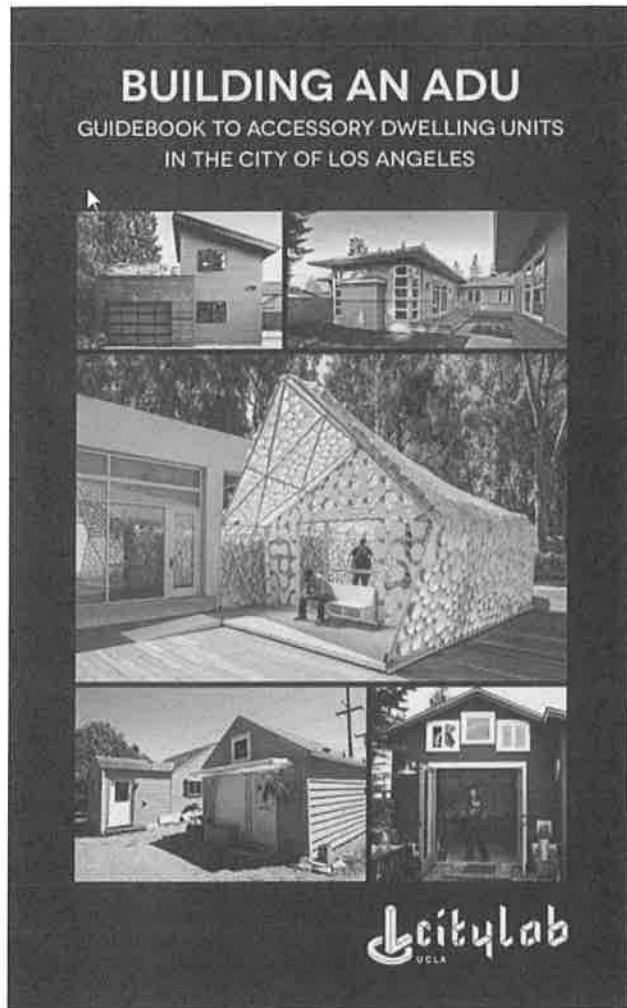
- Assessment of Property
- Rent Stabilization Ordinance (RSO)
- Utility Connections
- Building Codes Still Apply
- Power Line Easements



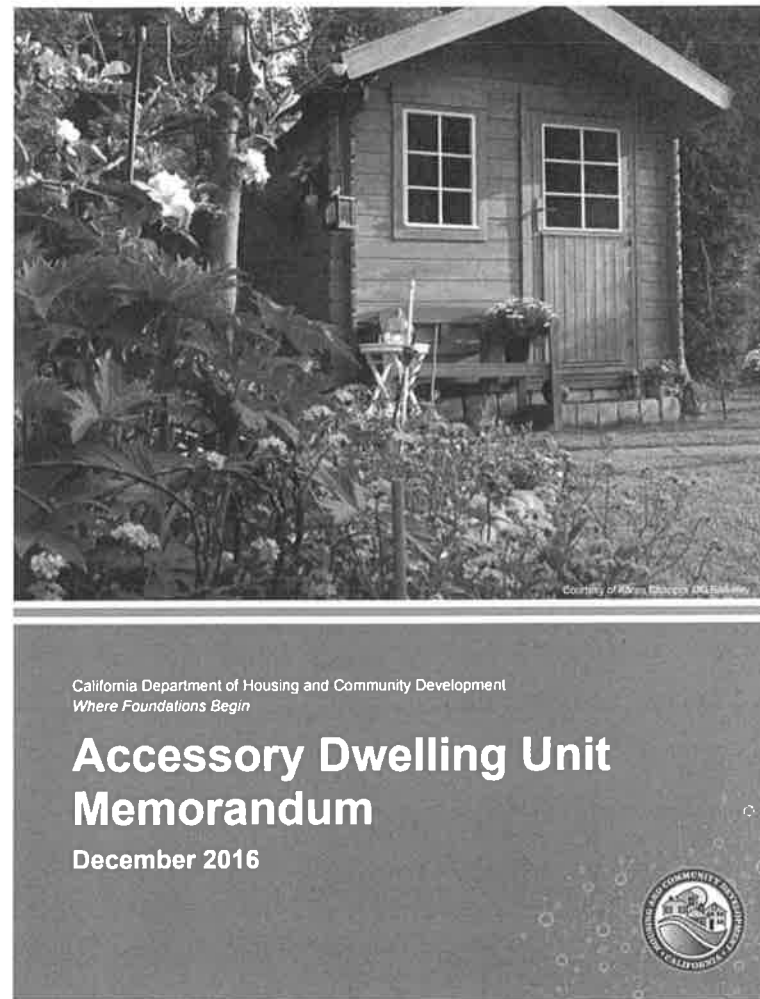
ADU in Los Angeles, CA



Additional Resources



<https://citylab.ucla.edu/projects/>



<http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>



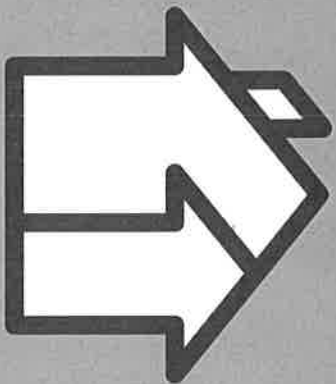
Thank You



ADU in Portland, OR
Photo by Beverly Scott

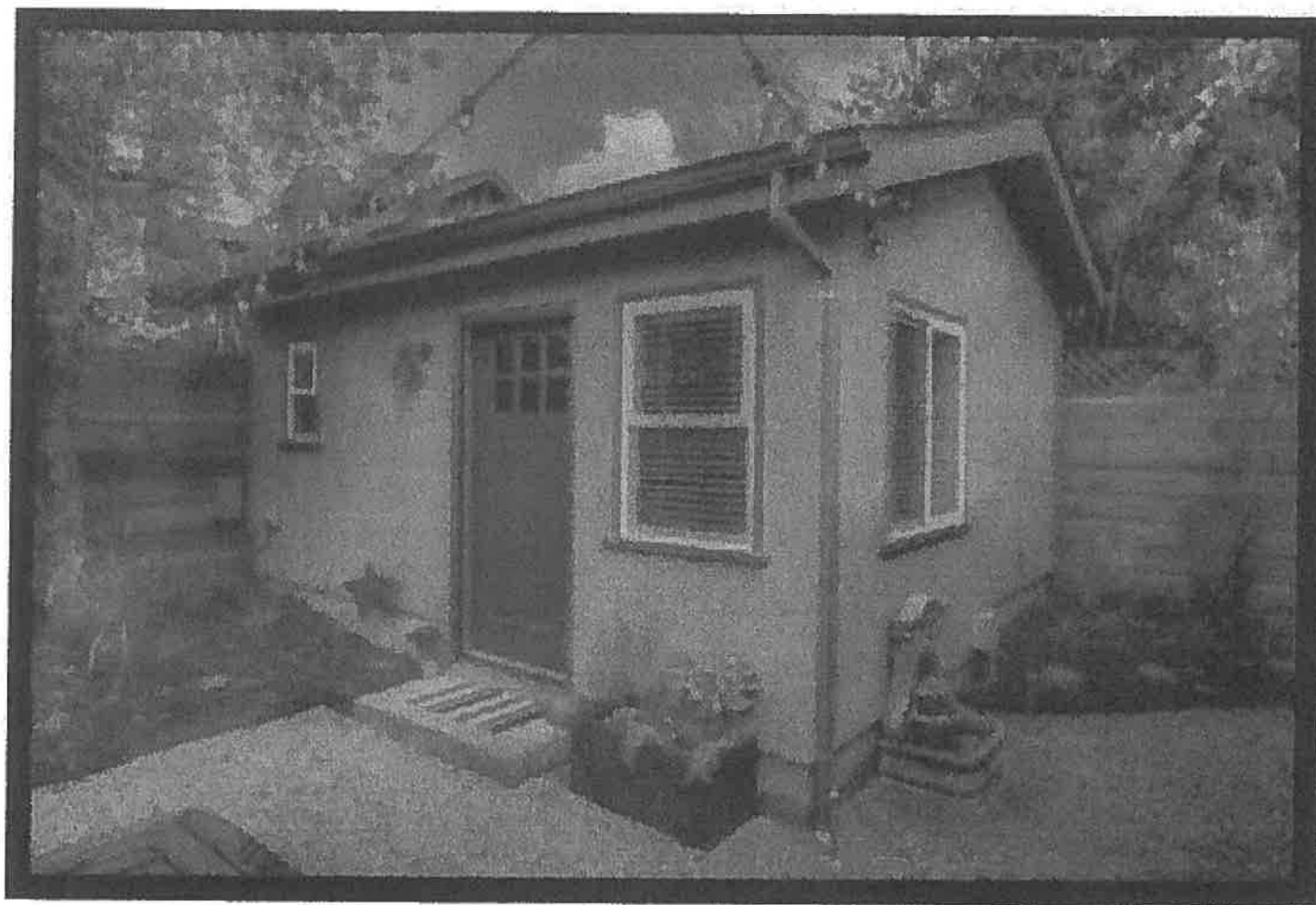
Matthew.Glesne@lacity.org
(213) 978-2666



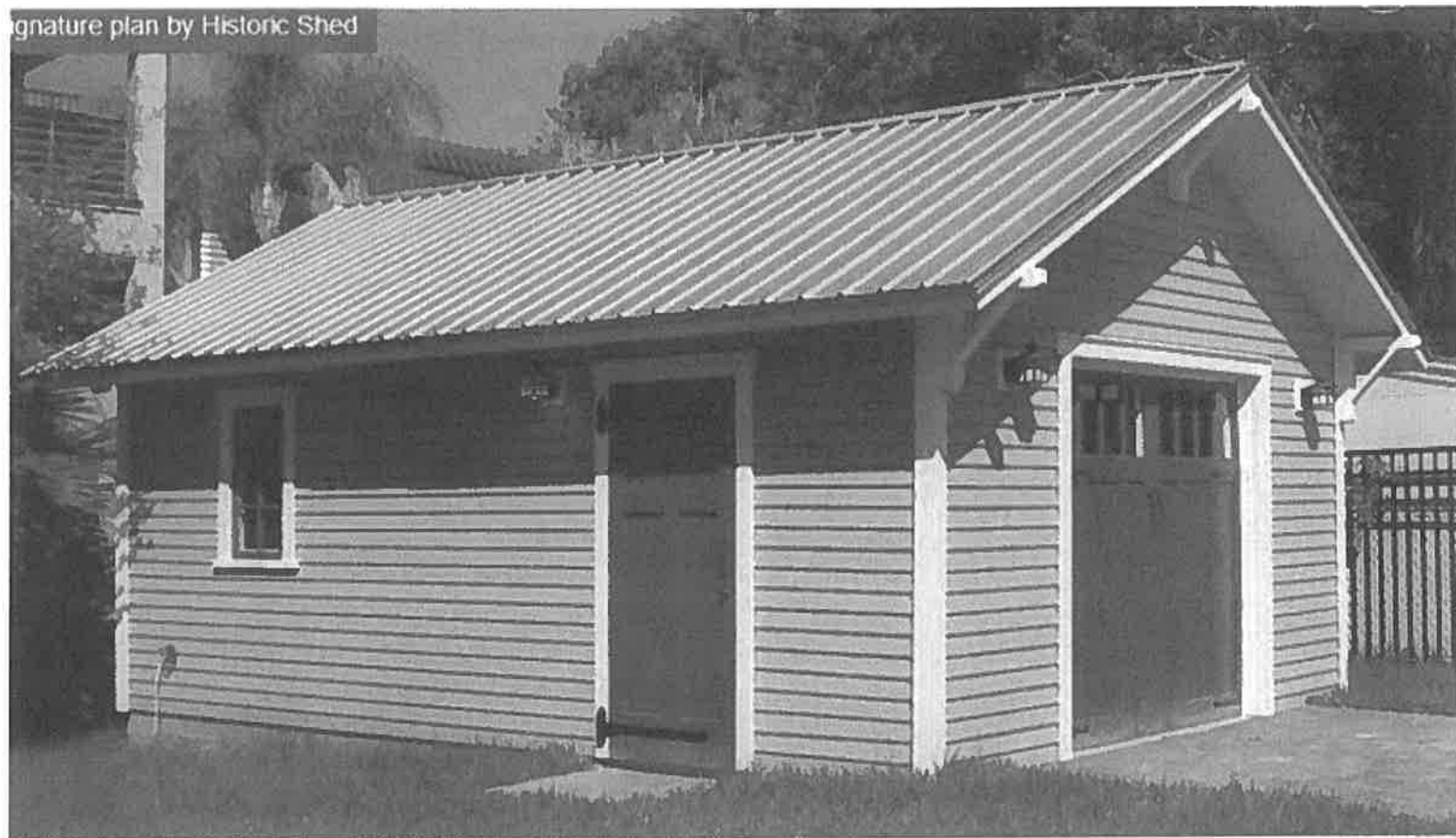


Photographs of ADU

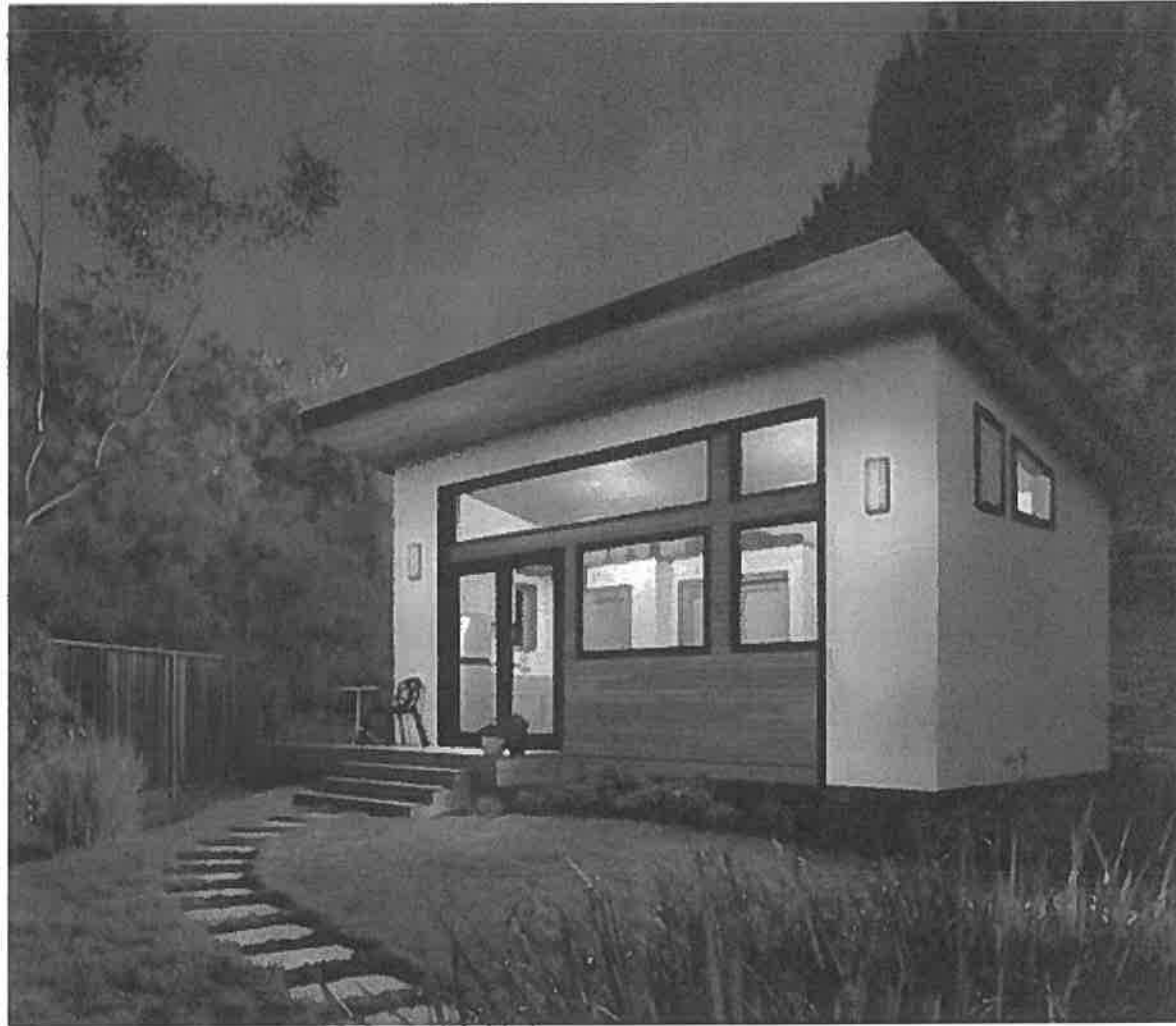
ACCESSORY DWELLING UNIT SEMINAR



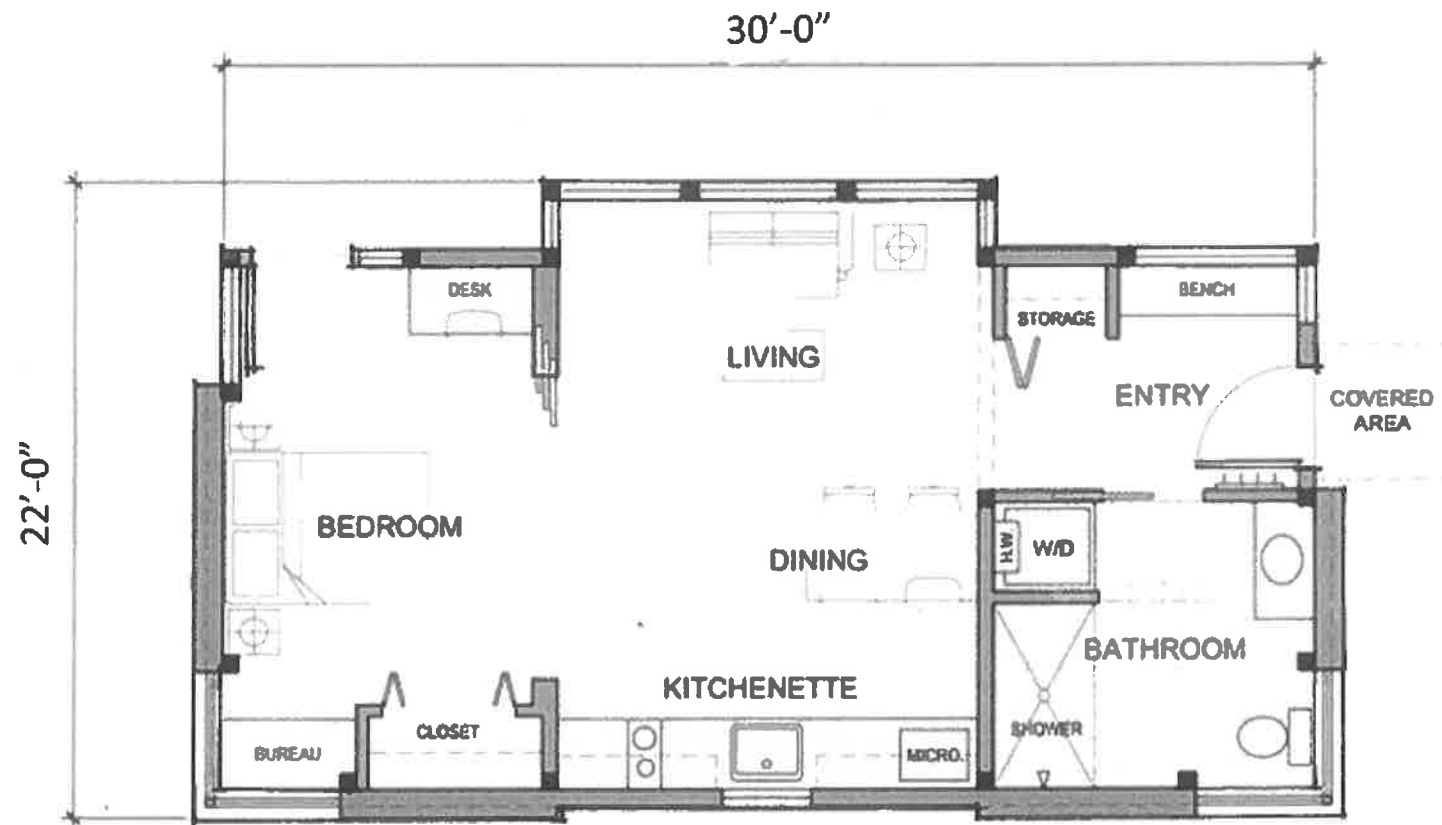
STUDIO; APPROX 400-500 SQ.FT.



STUDIO; APPROX 400-500 SQ.FT.



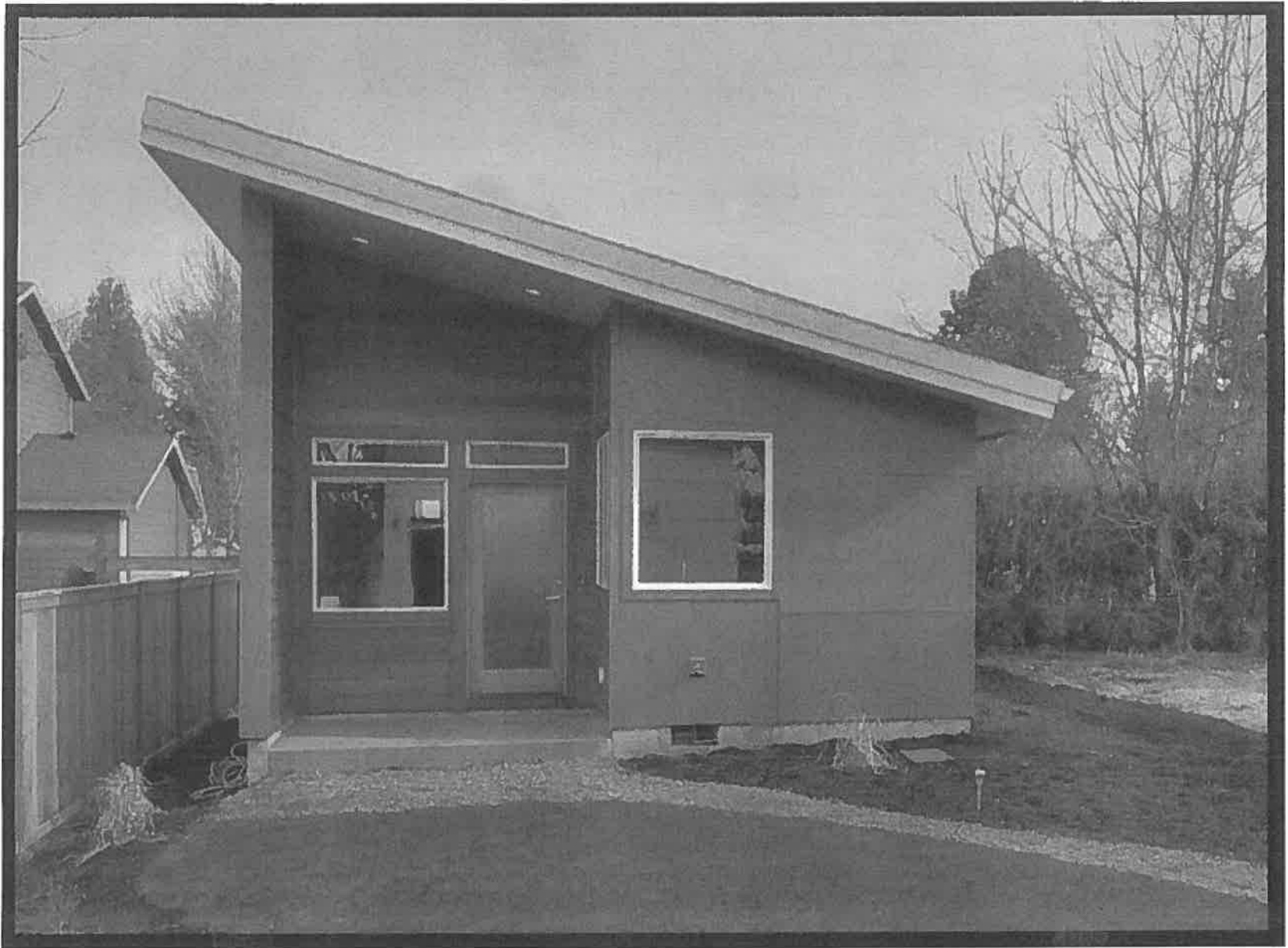
STUDIO; APPROX 400-500 SQ.FT.



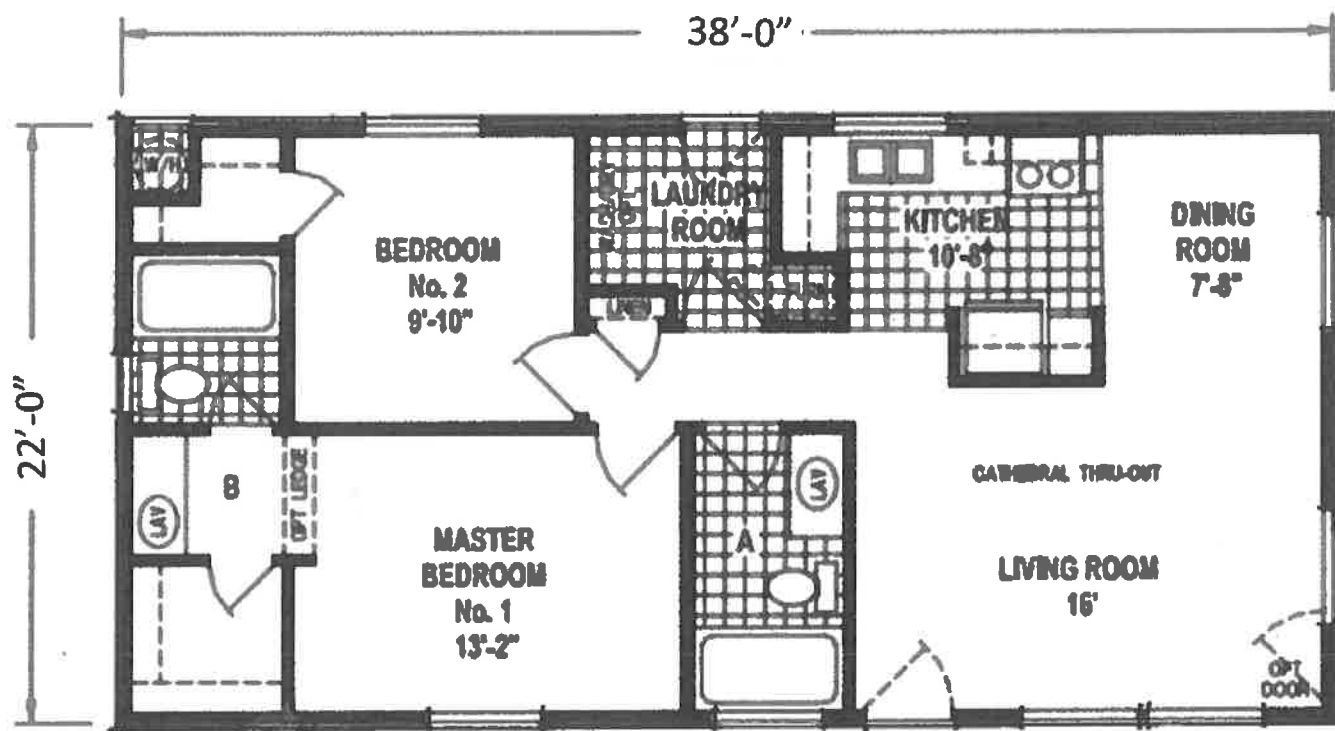
ONE BED ROOM APPROX. 660 SQ.FT.



ONE BED ROOM; APPROX. 600-700 SQ.FT.



ONE BED ROOM; APPROX. 600-700 SQ.FT.



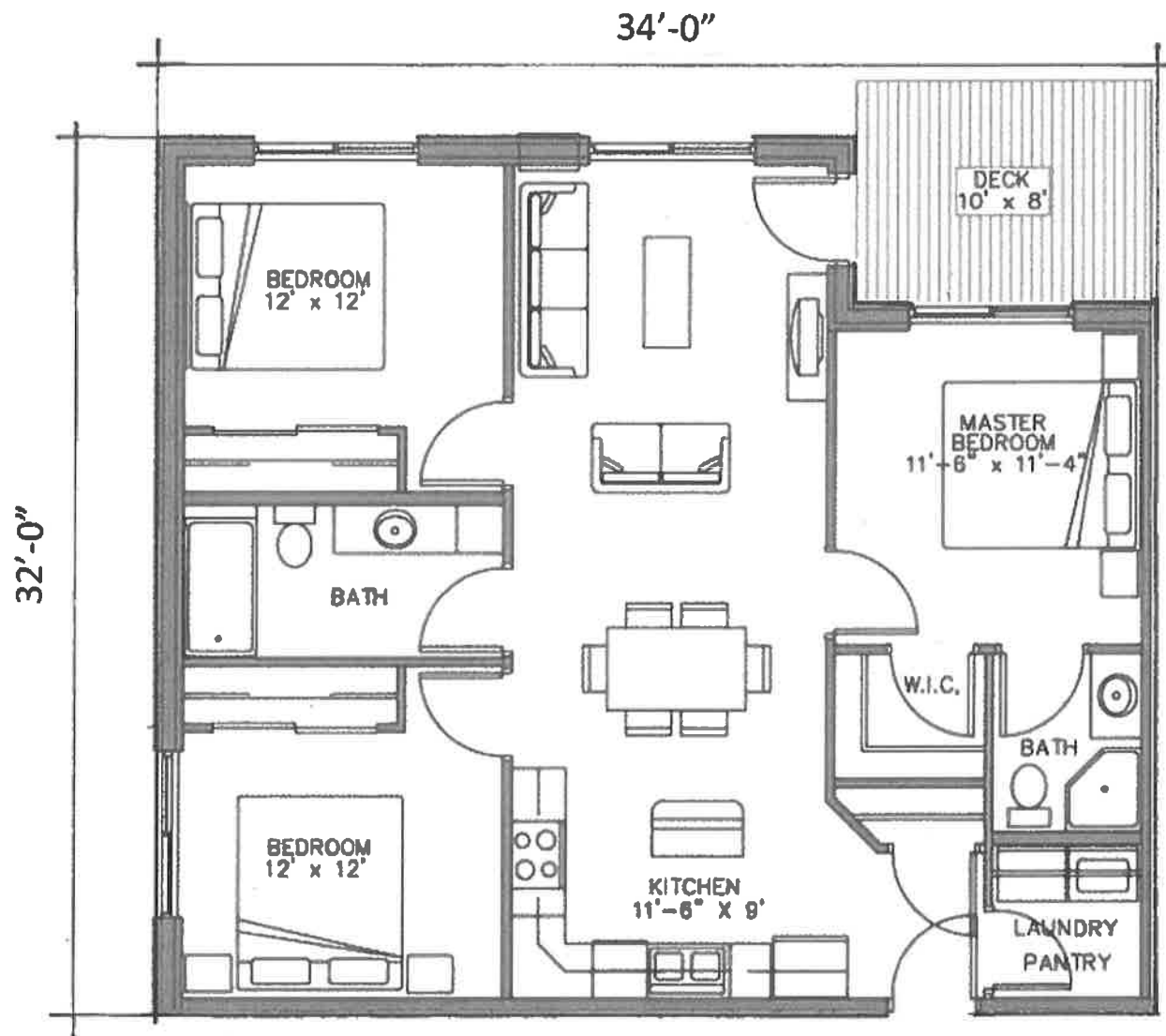
TWO BED ROOM APPROX. 836 SQ. FT.



TWO BED ROOM; APPROX. 800- 900 SQ.FT



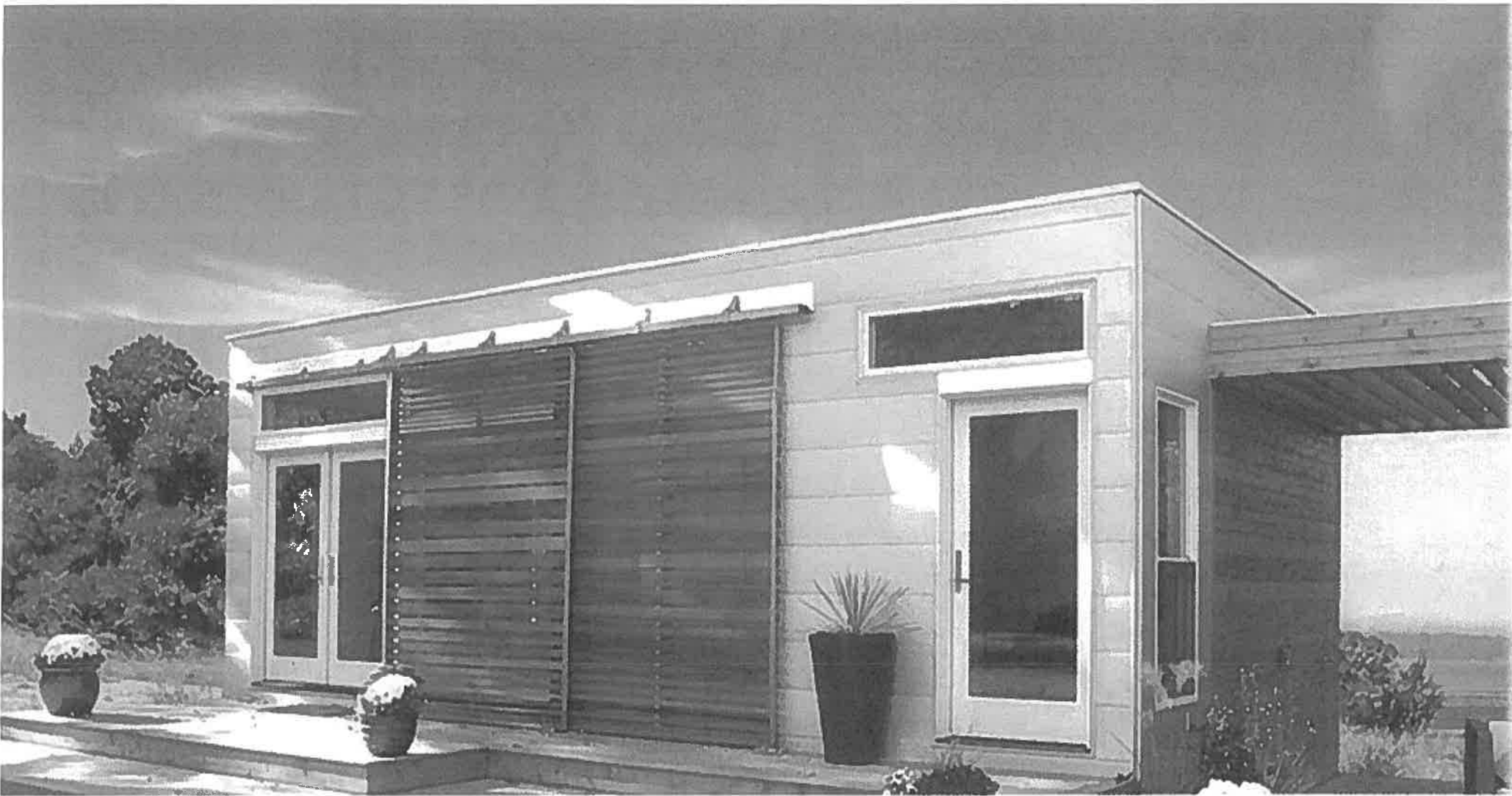
TWO BED ROOM; APPROX. 800- 900 SQ.FT



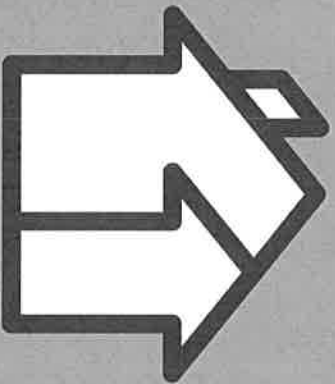
THREE BED ROOM APPROX. 1,082 SQ.FT.



THREE BED ROOM; APPROX. 1,000 -1,200 SQ.FT.

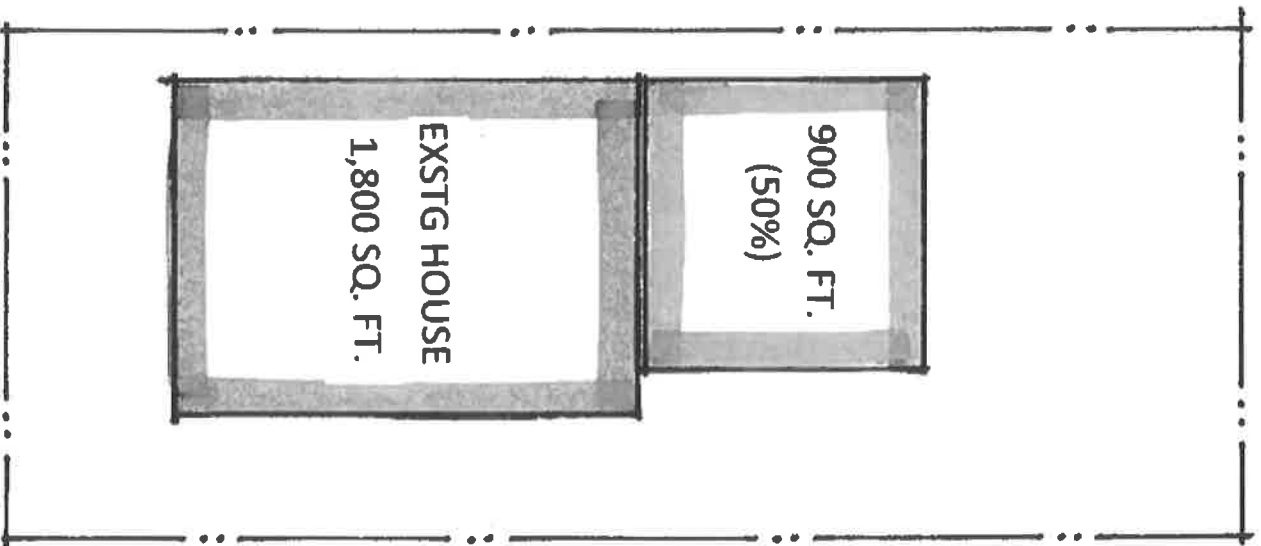


THREE BED ROOM; APPROX. 1,000 -1,200 SQ.FT.

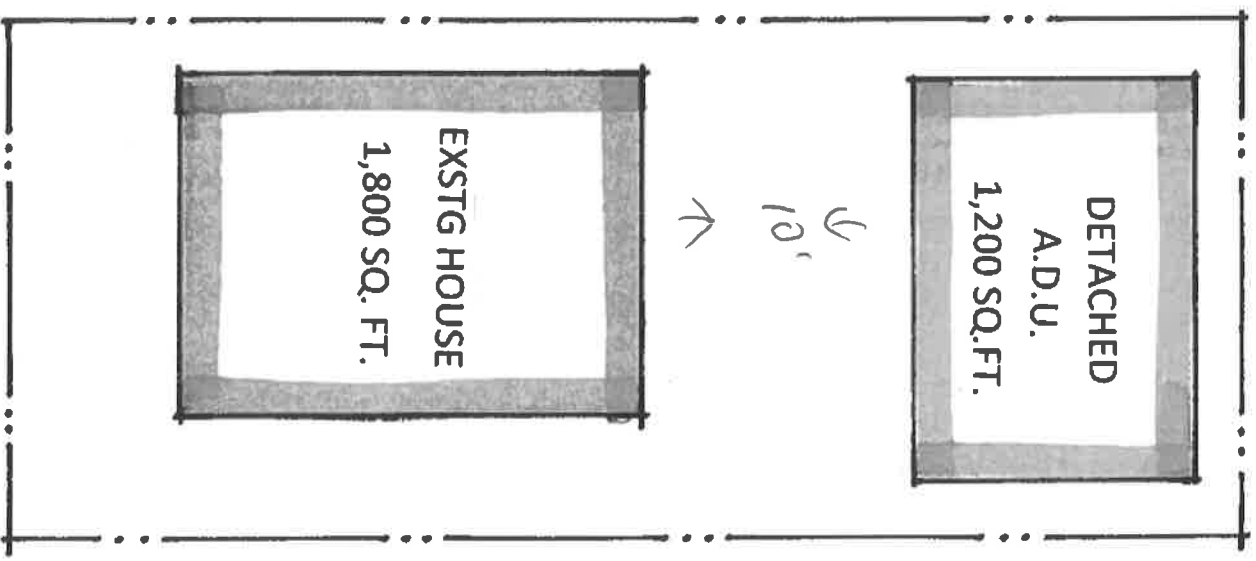


Sample ADU Projects

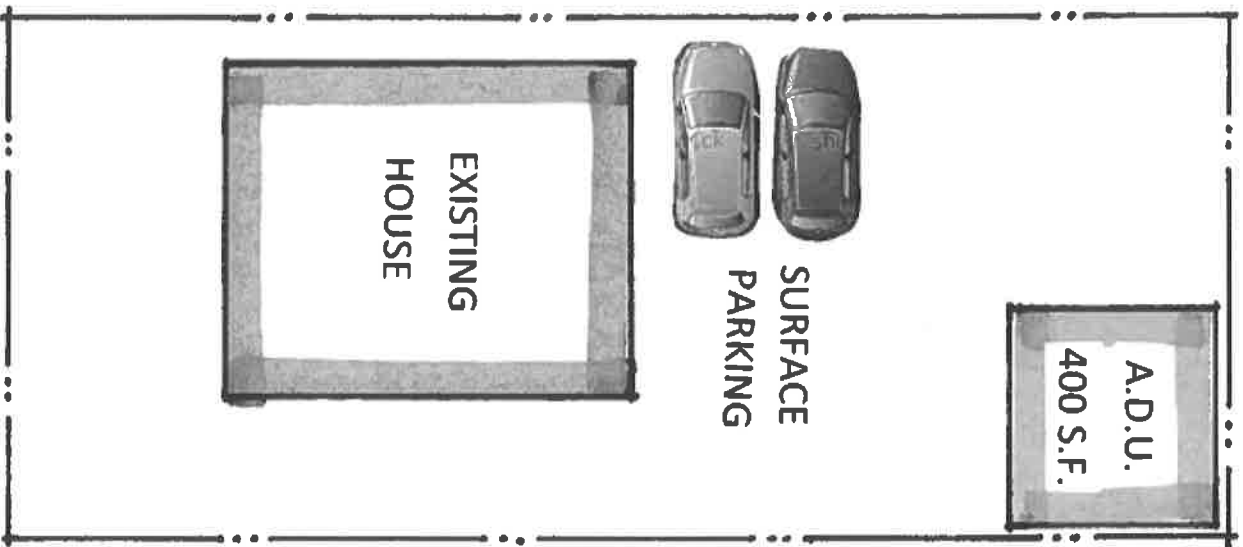
ACCESSORY DWELLING UNIT SEMINAR



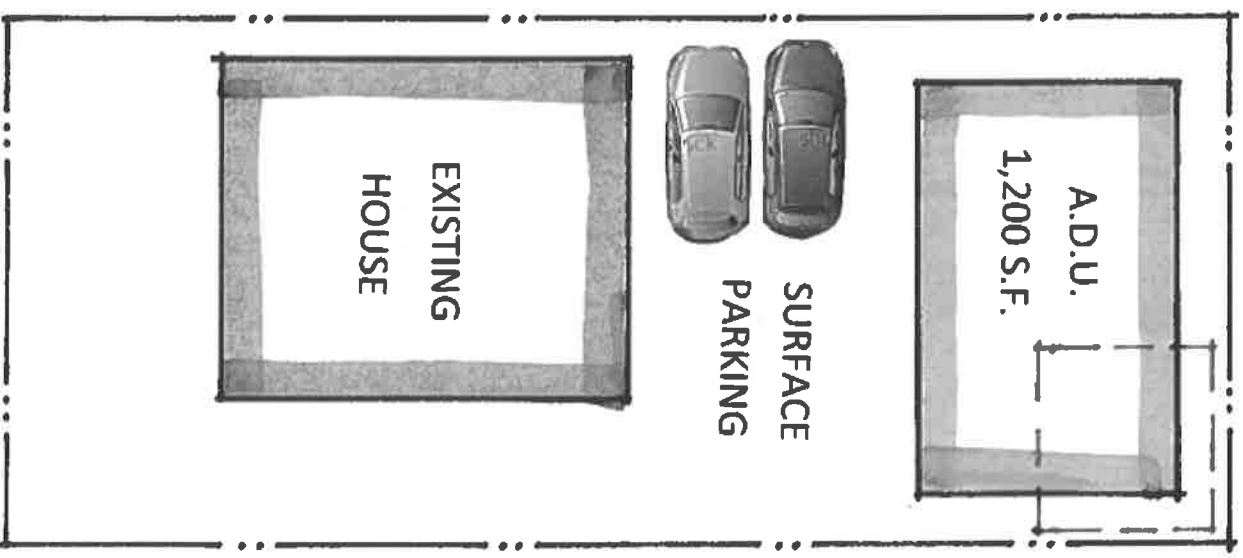
ATTACHED ADU



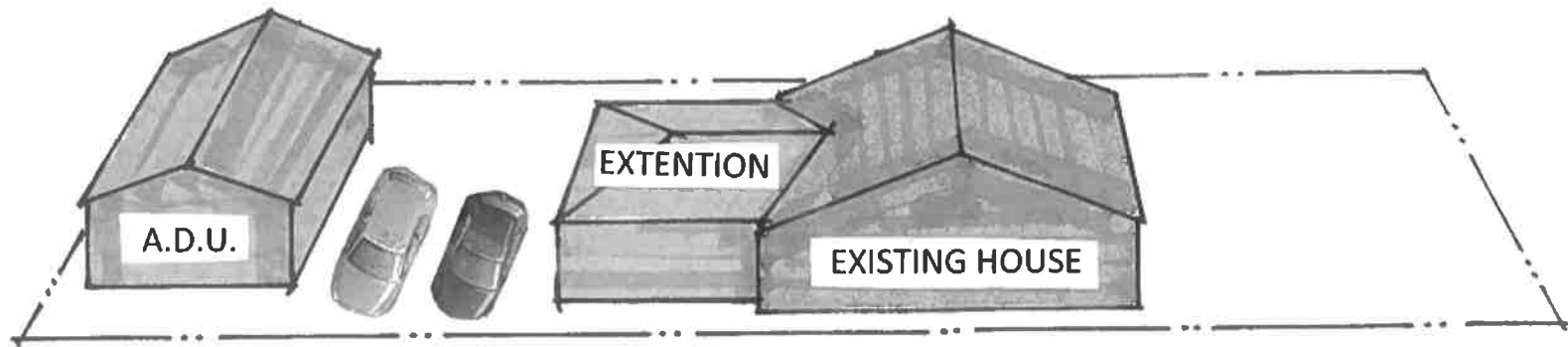
DETACHED ADU



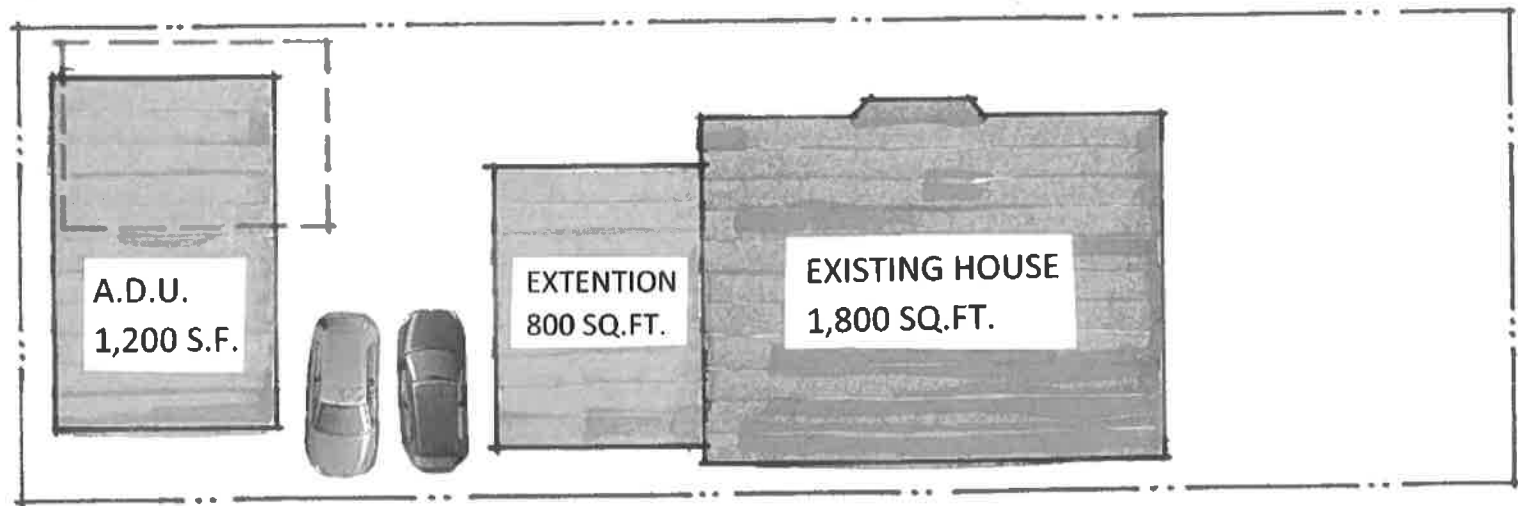
CONVERT GARAGE INTO A.D.U.



DEMOLISH GARAGE
& BUILD A.D.U.

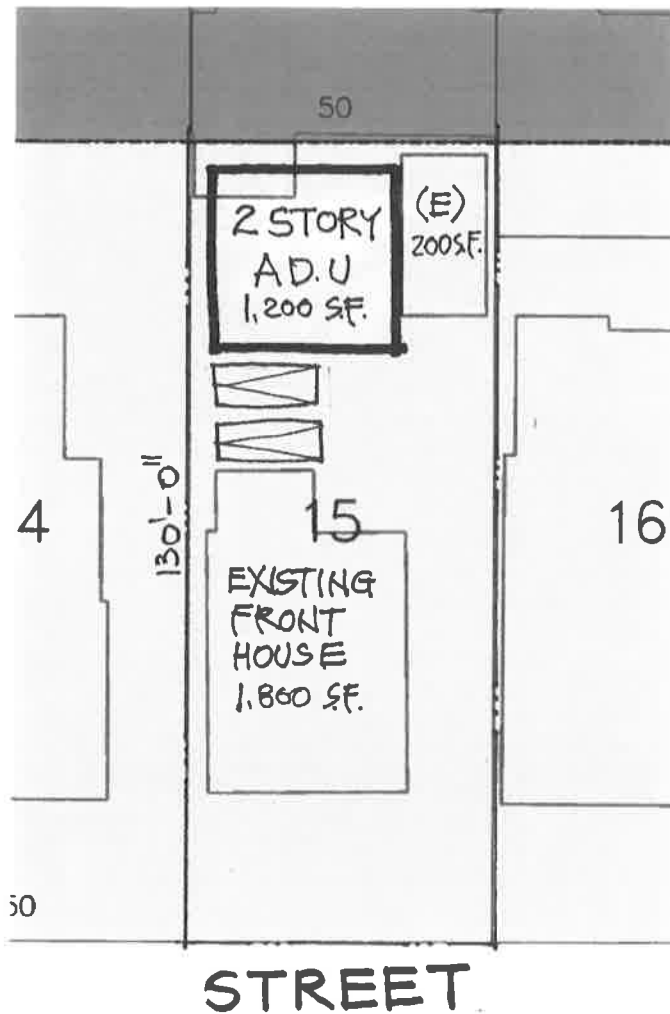


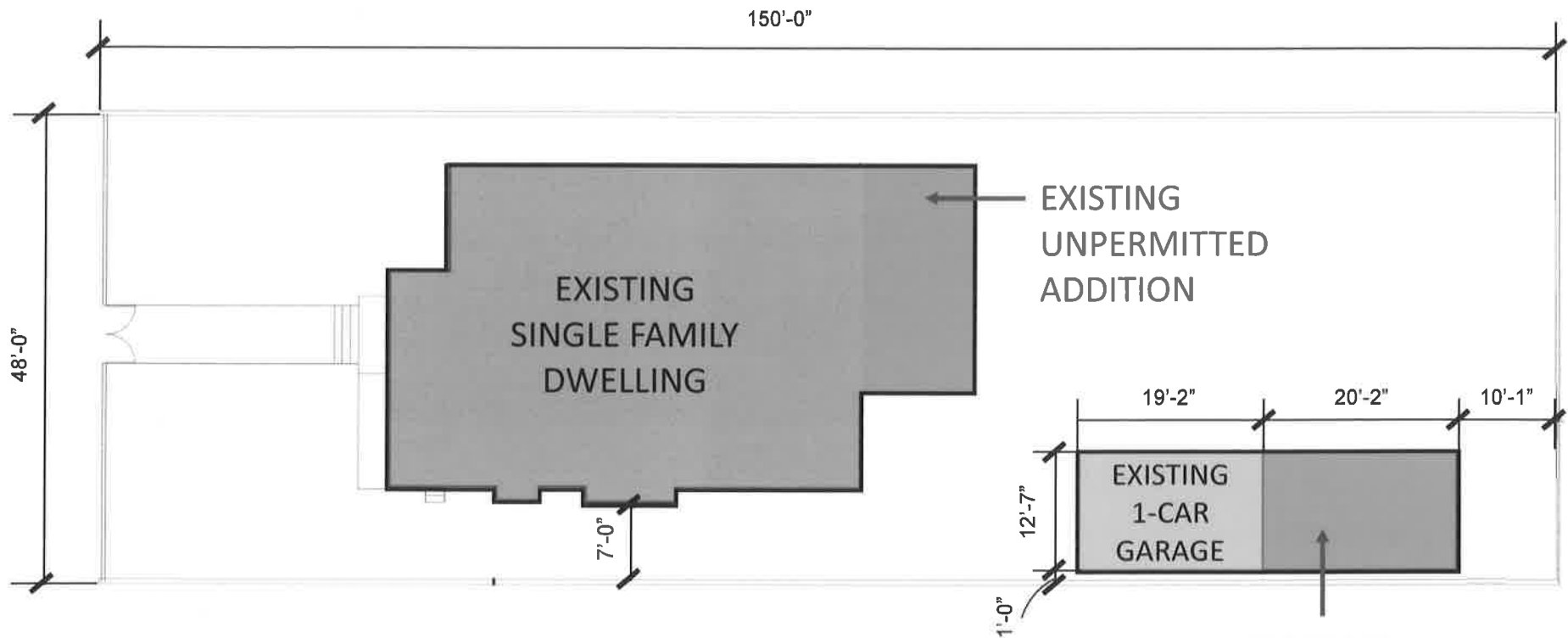
GARAGE DEMOLISHED



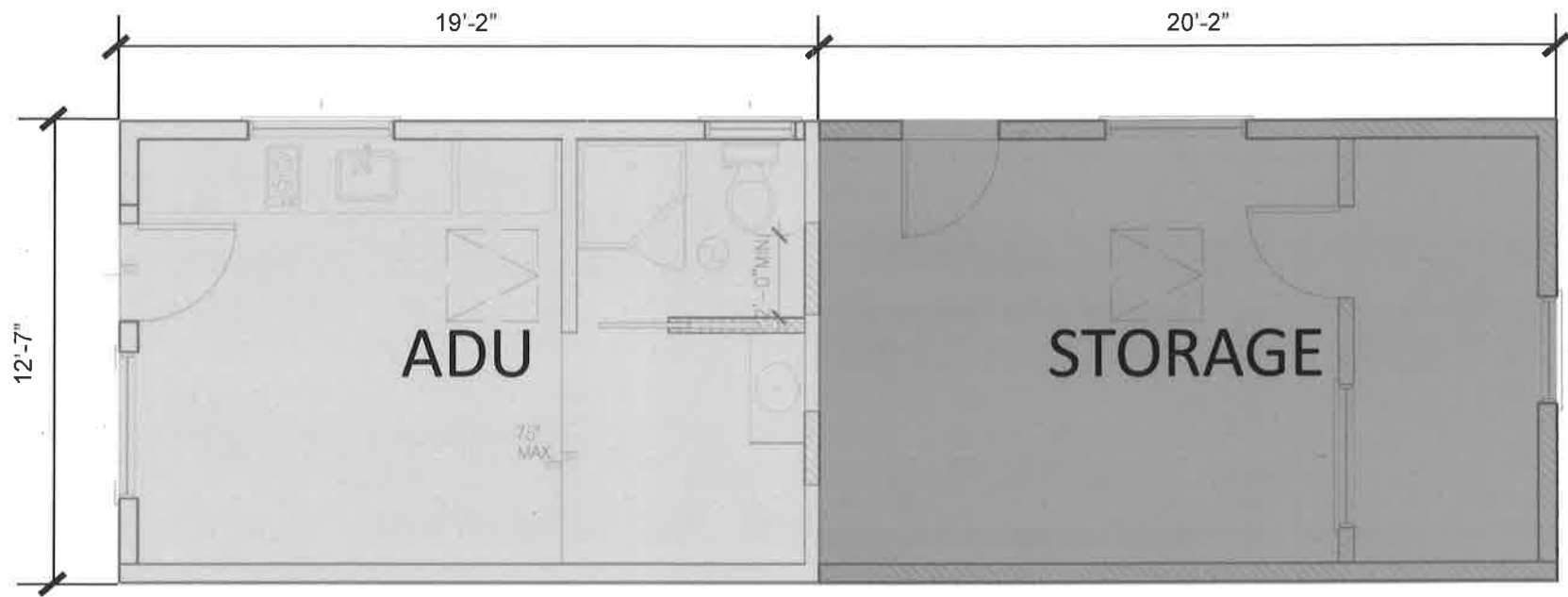
SURFACE PARKING

R2-1-HPOZ





SITE PLAN



FLOOR PLAN