

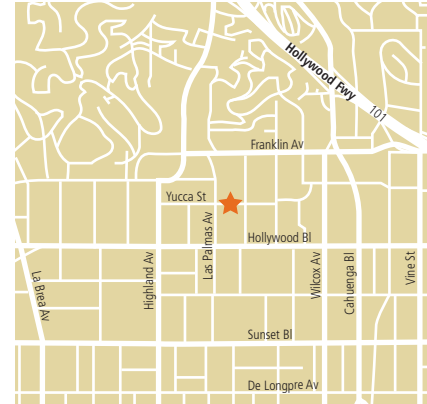
Accessory Dwelling Units (ADUs) Workshops

City of
Los Angeles
Department
of City
Planning

The City is responding to the provisions of AB 1866, Government Code §65852.150 et seq., which mandates ministerial processes for **Accessory Dwelling Units (ADUs)** in single family zones. An Accessory Dwelling Unit, also called a granny flat, secondary dwelling unit, elder cottage housing opportunity (ECHO), or mother-daughter residence, is an apartment that can be located within the walls of a single-family home, an addition to an existing home, or a free-standing structure on the same lot.

You are invited to attend and give us your input at one of our upcoming workshops, at the time and location that is most convenient for you. (Note: the same information will be discussed at each.)

For more information, please contact Gabriela Juárez at (213) 978-1337 or by email at gabriela.juarez@lacity.org



Saturday, October 3, 2009

11 am – 3 pm

Yucca Community Center

6671 Yucca Street
Los Angeles, CA 90028

Please note there is only on-street parking. Carpooling and public transit are highly encouraged.

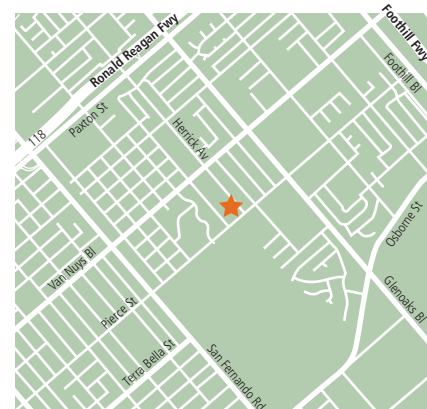


Saturday, October 17, 2009

10 am – 2 pm

Marvin Braude Constituent Service Center

6262 Van Nuys Boulevard,
Room 1B, 1st Floor
Van Nuys, CA 91401



Saturday, November 7, 2009

10 am – 2 pm

**David M. Gonzales/
Pacoima Recreation Center**

10943 Herrick Avenue
Arleta, CA 91331



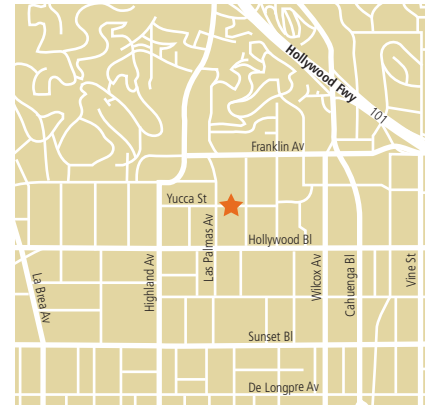
Talleres Comunitarios para Unidades Accesorios (ADUs)

Ciudad
de
Los Angeles
Departamento
de
Planificación

La Ciudad esta respondiendo a las provisiones de la ley de AB 1866, Código del Gobierno §65852.150 et seq., cual dicta un proceso sin consideración subjetivo para **Unidades Accesorios (ADUs)** en lotes zonados para familias sencillas. Una unidad accesorio, o unidad secundario o casita, es un apartamento cual puede ser localizado dentro de las paredes de una casa de familia sencilla, puede ser una agregación a la casa, o puede ser una estructura adicional en el lote.

Le invitamos que atiende y nos de su opinión en uno de nuestros próximos talleres comunitarios en la fecha y local cual es más conveniente para usted. (Nota: la misma información será presentada en cada taller)

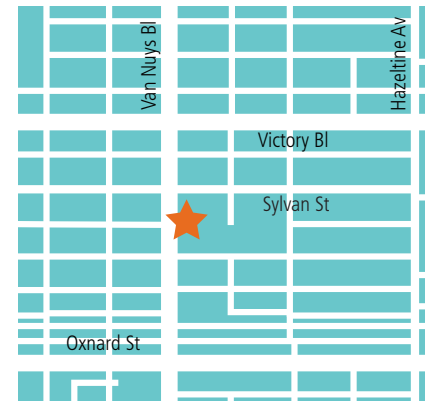
Para más información, póngase en contacto con Gabriela Juárez al (213) 978-1337 o por correo electrónico: gabriela.juarez@lacity.org



Sábado, 3 de octubre, 2009
11 am – 3 pm

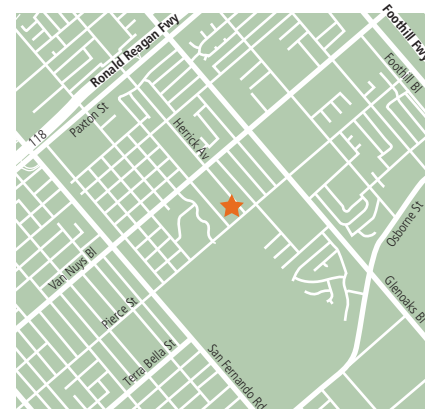
Yucca Community Center
6671 Yucca Street
Los Angeles, CA 90028

Favor de notar que solamente hay estacionamiento en la calle. Se le sugiere usar tránsito público o compartir uso de vehículos.



Sábado, 17 de octubre, 2009
10 am – 2 pm

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard,
Cuarto 1B, 1o piso
Van Nuys, CA 91401



Sábado, 7 de noviembre, 2009
10 am – 2 pm

**David M. Gonzales/
Pacoima Recreation Center**
10943 Herrick Avenue
Arleta, CA 91331





Accessory Dwelling Units (ADUs) Frequently Asked Questions



Q: What is an Accessory Dwelling Unit (ADU)?

A: An Accessory Dwelling Unit (ADU), also referred to as a granny flat, secondary dwelling unit, elder cottage housing opportunity (ECHO), or mother-daughter residence, is an apartment that can be located within the walls of an existing or newly constructed single-family home or can be an addition to an existing home. It can also be a freestanding structure on the same lot as the principal dwelling unit or a conversion of a garage or barn.

Q: Why is this Code Amendment concerning the issue of Accessory Dwelling Units (ADUs) being addressed and why now?

A: The Code Amendment proposed concerning Accessory Dwelling Units (ADUs) is in response to the provisions of AB 1866, effective July 1, 2003 (Government Code §65852.150 *et seq.*), which mandates the creation of accessory second dwelling units in the single family zones. The provisions of this bill allow local jurisdictions to impose standards on second units that include, but are not limited to:

- parking
- height setbacks
- lot coverage
- architectural review
- maximum size of a unit
- standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places
- provide that ADUs do not exceed the allowable density for the lot upon which the second unit is located
- that the ADUs are a residential use that is consistent with the existing General Plan and zoning designation for the lot

Currently, the Department of City Planning has been operating on a Departmental Memorandum that were to serve as interim procedures until permanent standards were adopted into the Los Angeles Municipal Code, thereby making the City of Los Angeles non-compliant.

Q: Does the City have to allow ADUs on residentially zoned lots?

A: Yes. The ADUs are required to be provided ministerially, without discretionary review or hearing. While the Department has been operating through the interim guidelines established in a Departmental Memorandum in order to issue permits for accessory dwellings, the guidelines have not been adopted into the Code, thereby requiring the City to come into compliance and codify standards.

Q: Is every residentially zoned lot eligible to build an ADU?

A: No. In order to be eligible to build an ADU on a residentially zoned lot, the lot must be a minimum of 7,500 square feet, the existing primary dwelling unit must be in compliance with all development regulations including setbacks, FAR, lot coverage, and parking. Additionally, the proposed ADU must also meet standards and requirements in order to be issued permits to build.

Q: What are the interim guidelines for ADUs?

A: A copy of the interim guidelines can be found on the Department of City Planning's website at www.planning.lacity.org.

Q: Will the interim guidelines be proposed for the permanent ADU standards exactly as they currently stand?

A: Not necessarily. We are currently outreaching for community input on what people think the standards should be for ADUs. To be involved, please contact: Gabriela Juárez at gabriela.juarez@lacity.org or at (213) 978-1337.