



Photo courtesy of hammerandhand.com

Accessory Dwelling Units (ADUs)

Cally Hardy, Housing Policy Unit
LA Department of City Planning

What is an ADU?

A complete second home on a lot with an existing primary dwelling already in existence

Can be:

- Detached and separate
- Conversion of existing space
- Added to main home or other structure



[ADU in Los Angeles, CA](#)

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 ordinances should have the effect of providing for ADUs

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 certain State standards

City’s 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
- New City ordinance must include most State standards



State's Main ADU Standards

Size

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

Parking

- 1 space per ADU, or 0 if ½ mile from transit, in historic district, etc.
- Garage doesn't need replacement (uncovered & tandem ok)

Setbacks

- Not required for garage conversions
- 5 ft if built in top of a garage (or otherwise per LAMC)

Passageways n/a (except still need 10 ft. b/w buildings)

Allows conversions within existing buildings, with independent access and fire-safety setbacks.



December 2016 DCP-DBS Memo

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: December 30, 2016

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

FROM:  Kevin J. Keller, AICP, Deputy Director, Department of City Planning; and
 Ara Sargsyan, Assistant Deputy Superintendent of Building, Department of Building and Safety

SUBJECT: ACCESSORY DWELLING UNITS – AB 2299 AND SB 1069

- State's Development Standards
- Implementation and Timing
- Building Permits
- Reasonable Accommodation
- ADU Checklist

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)

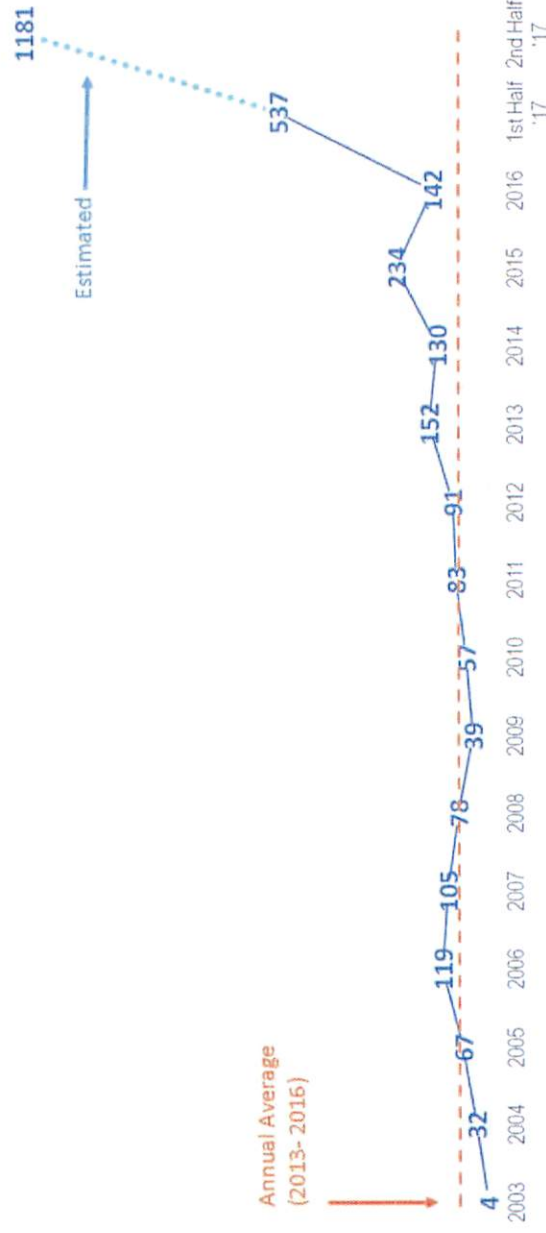
Available at planning.lacity.org under “What’s New!”

ADUs in LA (1/1/17 - 10/12/17)

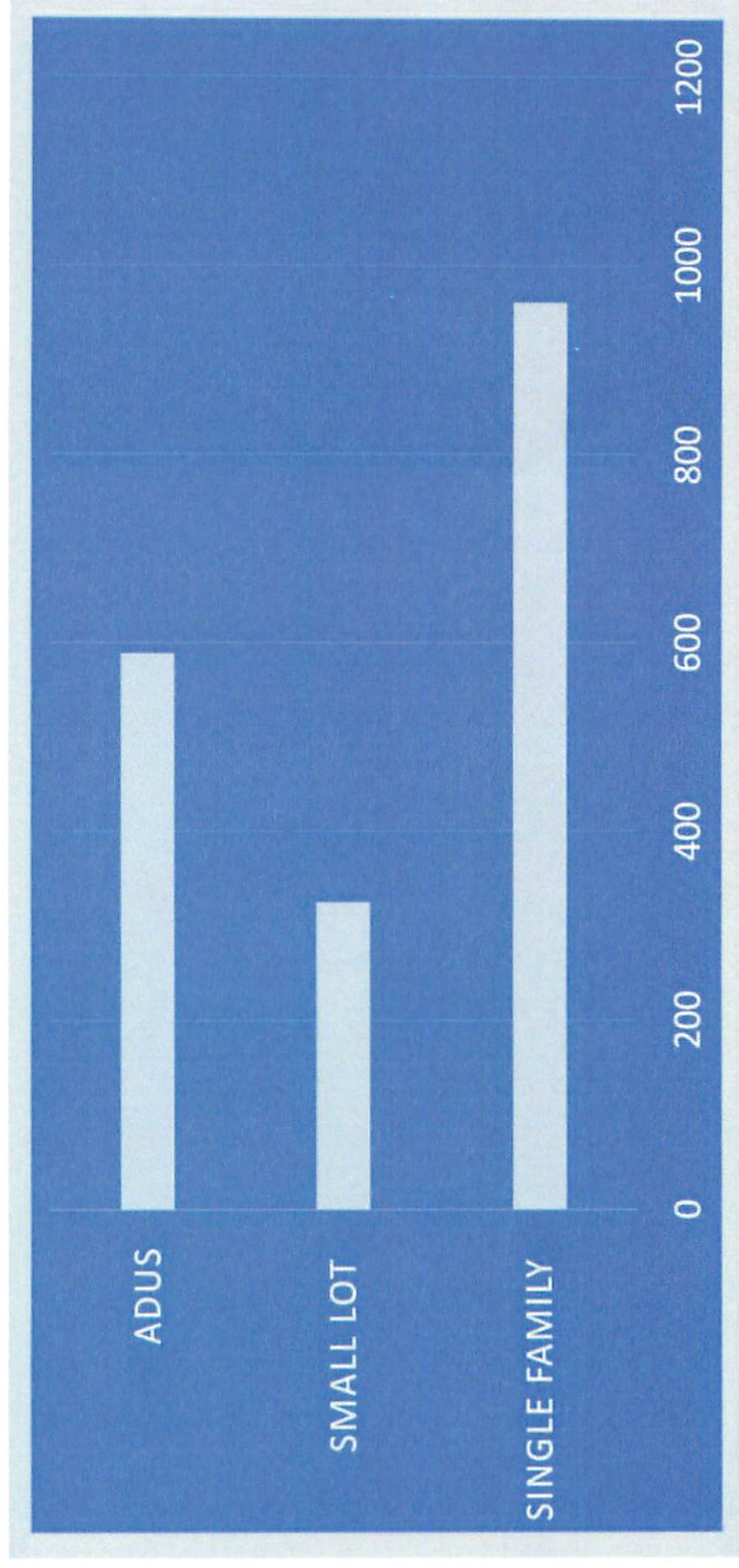
- 2,100 ADU permit applications (210/mo.)
- 650 permits issued
- Many represented pent up demand

Impact of State Law on ADU Permits in Los Angeles

Analysis of City of Los Angeles Data by Jason Neville, CEO, www.BuildingBlocks.house

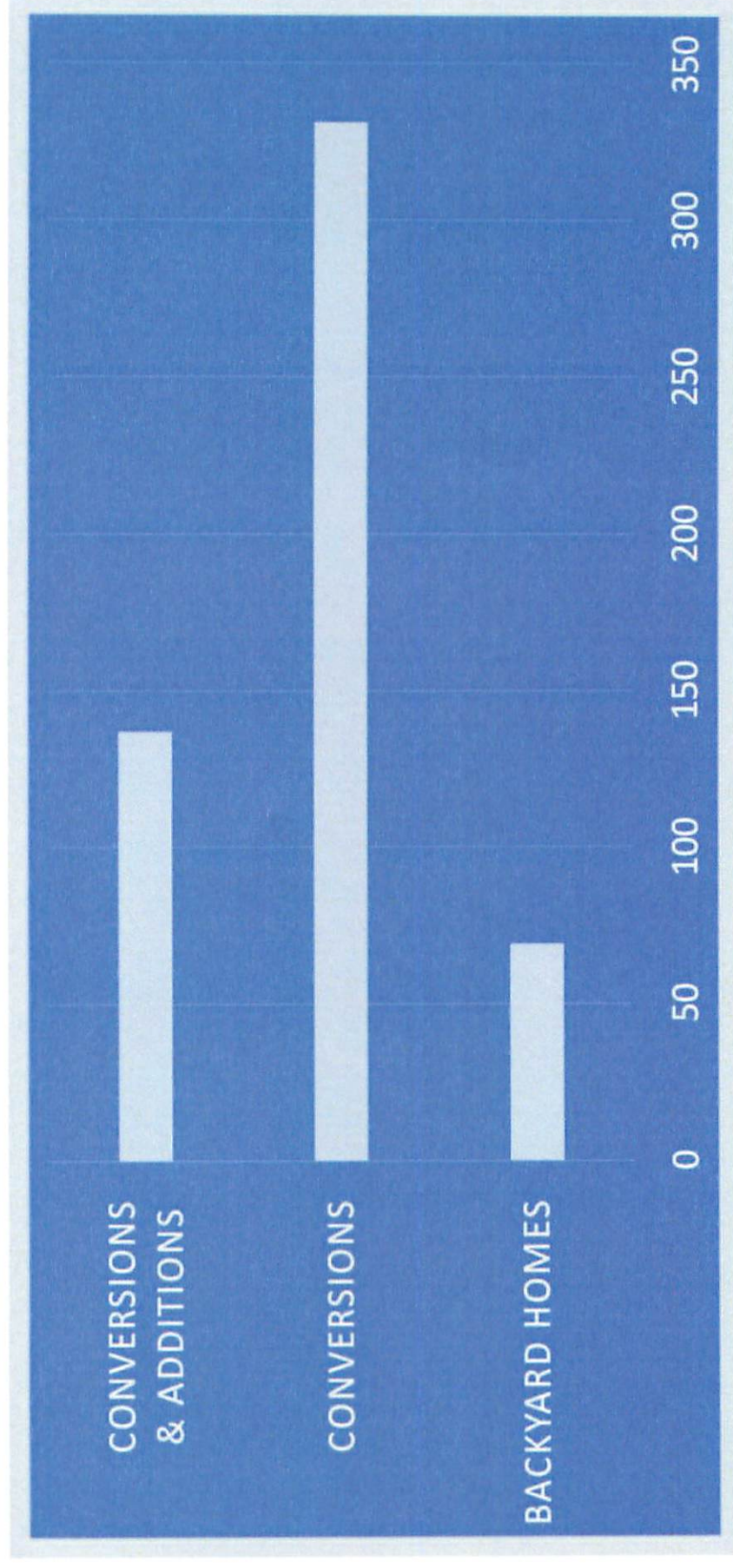


ADUs Now Significant Part of Single-Family Construction in LA



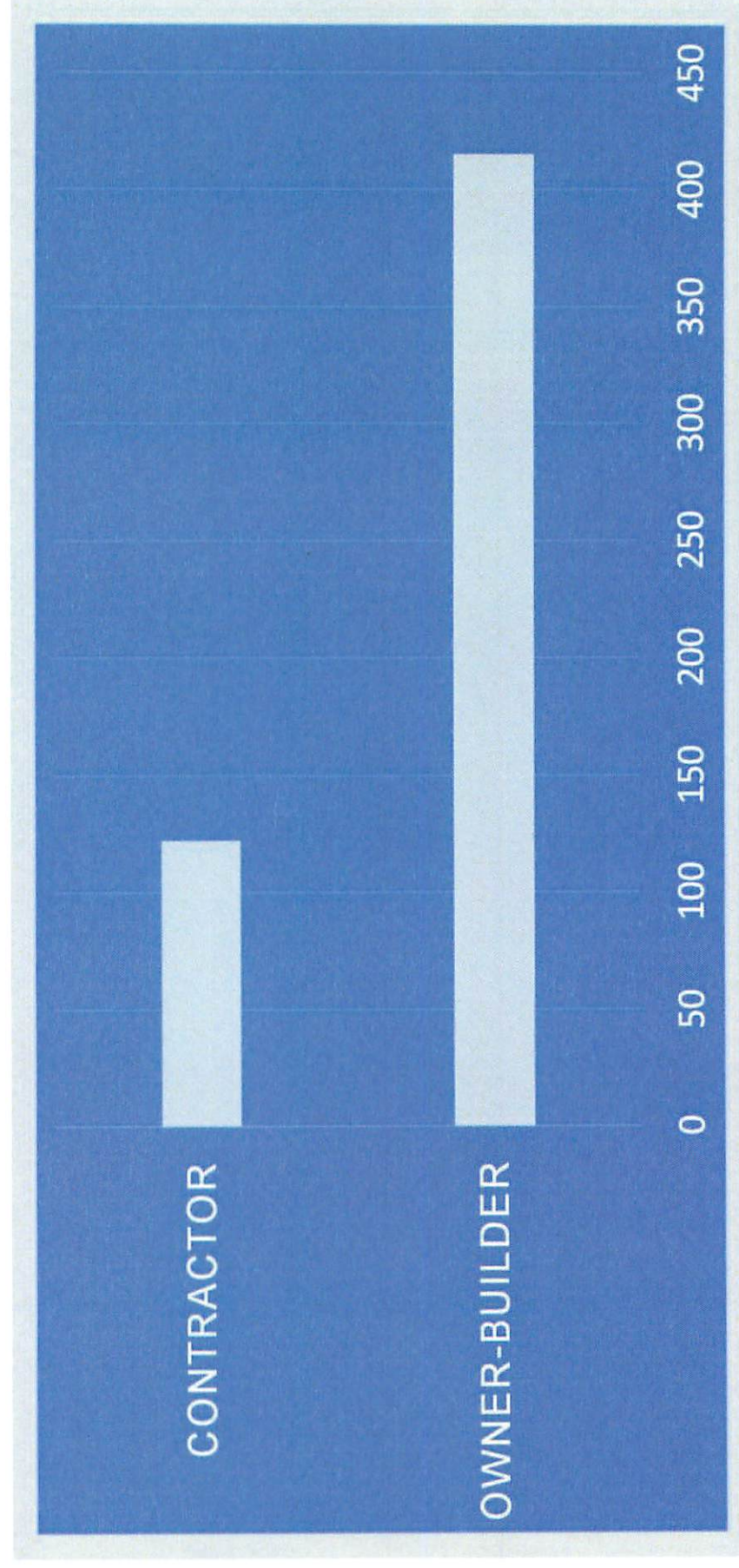
Source: data.lacity.org, as analyzed by Jason Neville, CEO, www.buildinblocks.net

Most ADUs are Conversions of Existing Space



Source: data.lacity.org, as analyzed by Jason Neville, CEO, www.buildinblocks.net

Most ADUs Built by Owner-Builders



Source: data.lacity.org, as analyzed by Jason Neville, CEO, www.buildinblocks.net

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:

Movable Tiny Homes

Restricts ADUs in hillside districts*

Prevents parking in front setback

Equine (Horsekeeping) Zones

State's size limits?

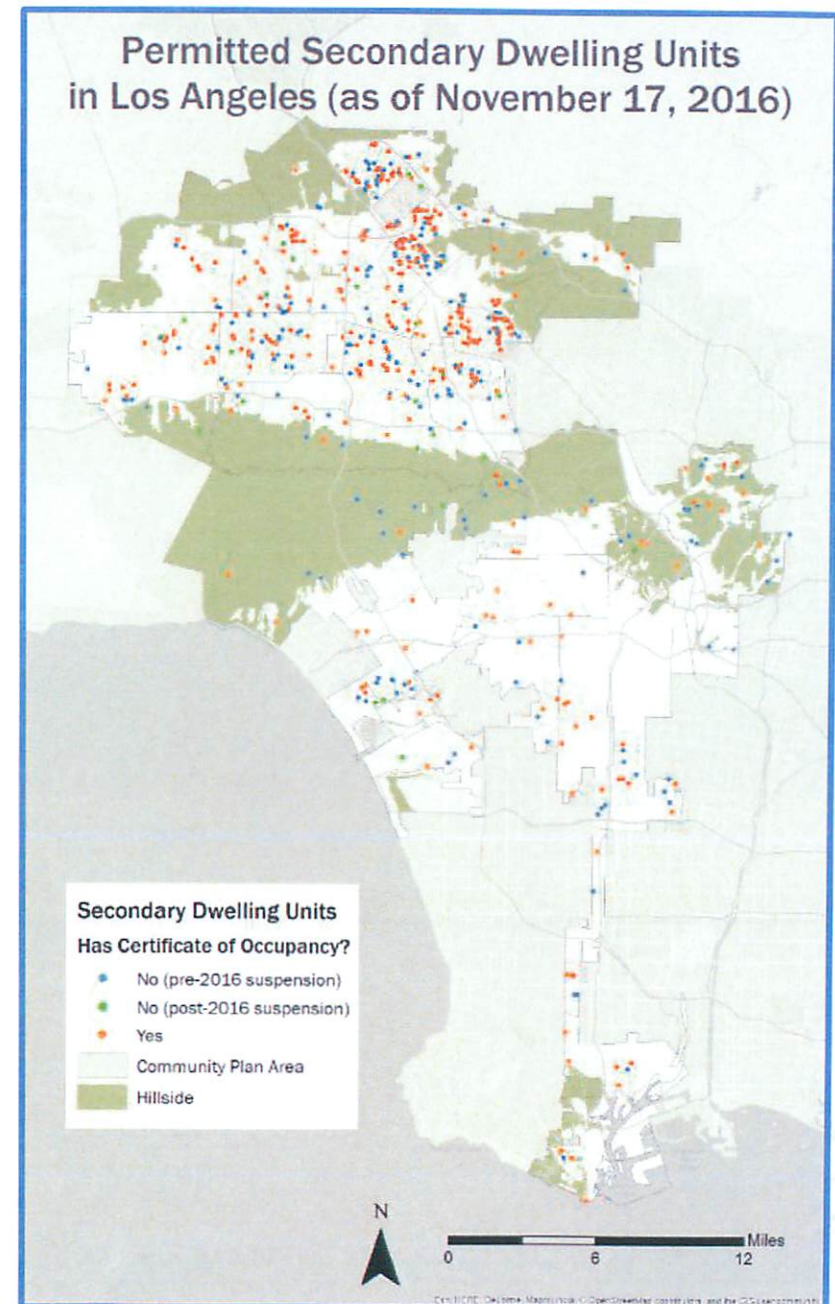


Hillside Restriction

Hillside defined in LAMC §12.03

136,000 single-family lots (28%)

About 11% of these lots are exempt from restrictions because ½ mile from transit and standard streets



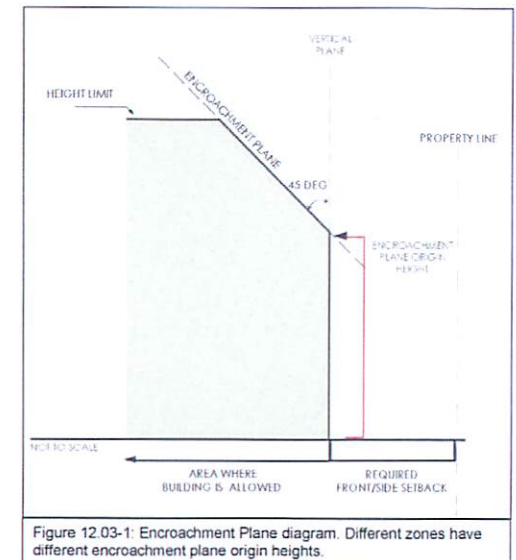
Other (e) Regulations

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

Baseline Mansionization/Baseline Hillside R1 Variation Zones

- Mass envelope
- Encroachment Planes
- Floor Area Limits
- Max Height
- Lot Coverage



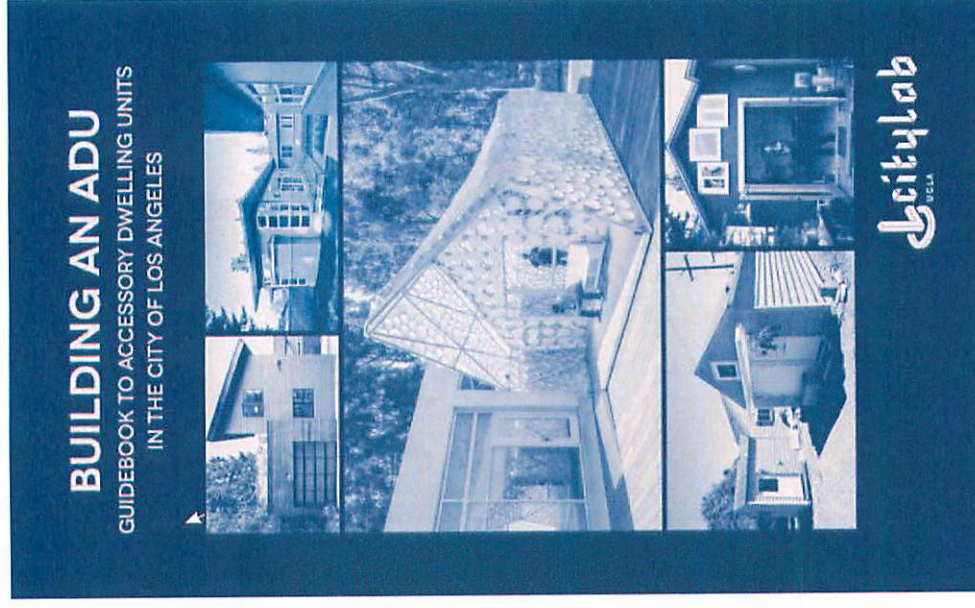
R1V	R1F	R1R	R1H
Variable-Mass	Front-Mass	Rear-Mass	Hillside
Largest ↑ SCALE ↓ Smallest	• R1F1 • R1F new • R1F2 • R1F3	• R1R1 • R1R new • R1R2 • R1R3	• R1H1 • R1H new • R1H2 • R1H3

Other Relevant Considerations

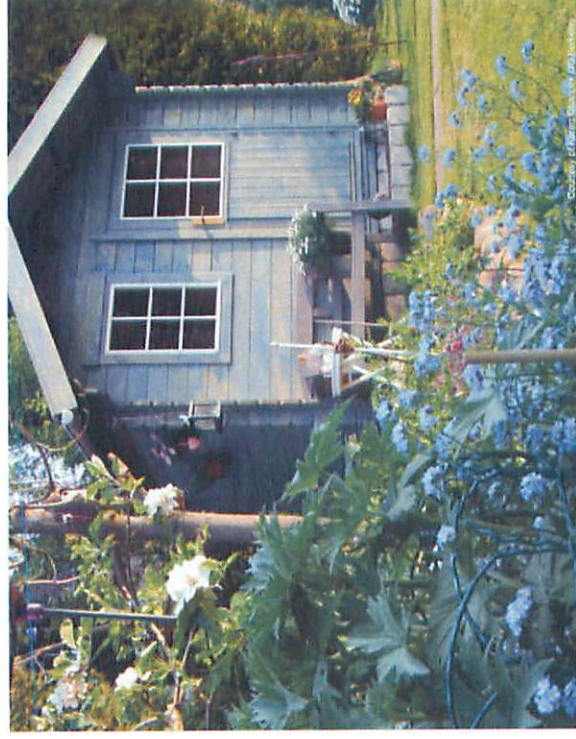
- Assessment of Property
- Rent Stabilization Ordinance (RSO)
- Utility Connections
- Building Codes Still Apply
- Power Line Easements



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

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