



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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## **SUBDIVISION AND ZONING ORDINANCE INTERPRETATION POLICY NO. 2020-02 SUBMITTAL OF APPLICATIONS FOR ACCESSORY DWELLING UNITS WITH OTHER STRUCTURES OR ADDITIONS**

### **PURPOSE**

This memorandum provides guidance on application submittals for Accessory Dwelling Units (ADU), when proposed with new or legalized structures, or additions.

### **BACKGROUND**

On January 1, 2020, new state laws went into effect governing ADUs. One significant change in the 2020 State ADU law is a mandated 60-day deadline for decisions on ADUs. State law does allow for a delay in the 60-day deadline, but only at the written request of the applicant. The sole exception to the 60-day deadline is when an ADU is proposed with an application for a new single-family residence. However, there is no other guidance from the State ADU law on the review of ADUs when new or legalized structures or additions are concurrently proposed on the same lot. The State law does allow for a delay in the 60-day deadline if a written request is received from the applicant.

### **APPLICABILITY**

This memorandum applies to applications submitted for review as of the date of this memorandum.

## **POLICY**

The following outlines how proposed projects on the same property as a proposed ADU may apply for development:

- When an ADU is proposed with a new or legalized single-family residence, they shall be reviewed as one application, and shall not be subject to the 60-day decision deadline.
- When an ADU is proposed with a new or legalized accessory structure that is attached to the ADU (including patios or garages), or with additions to the primary structure that is attached to the ADU, they shall be reviewed as one application, and shall be subject to the 60-day decision deadline.
- When an ADU is proposed with a new or legalized accessory structure that is detached from the ADU, or with additions to structures that are detached from the ADU, the ADU shall be reviewed through a separate application from the other proposed improvements, and the ADU shall be subject to the 60-day decision deadline.

This ensures that ADUs are reviewed efficiently and in compliance with state requirements.

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