

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION:	Accessory Dwelling Unit Ordinance: Proposed amendments to the Los Angeles County Code (Title 22) to establish development standards and case processing procedures for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) pursuant to recent changes to State law (Sections 65852.2 and 65852.22 of the California Government Code). This is a countywide (unincorporated) ordinance.
REQUEST:	Approval and adoption of the Ordinance.
LOCATION:	Countywide (unincorporated areas)
STAFF CONTACT:	Ms. Zoe Axelrod at (213) 974-6417
RPC HEARING DATE(S):	April 29, 2020
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the Ordinance.
MEMBERS VOTING AYE:	Commissioners Moon, Modugno, Smith, Louie, and Shell
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	<p>The Draft Ordinance amends Title 22 (Planning and Zoning) of the County Code to:</p> <ul style="list-style-type: none">• Specify that an ADU is permitted as an accessory use to existing or proposed single-family residential buildings, or existing multi-family residential buildings, wherever such developments are permitted, per State law;• Specify that a JADU is permitted as an accessory use to an existing or proposed

single-family residence;

- Prohibit the development of ADUs and JADUs in Very High Fire Hazard Severity Zones (VHFHSZs) with substandard roads and limited access;
- Establish case processing procedures for ADUs and JADUs;
- Specify the maximum number of ADUs and JADUs permitted on a property, as determined by the principal use on the lot;
- Describe use restrictions for ADUs and JADUs, including a prohibition against the sale of the ADU or JADU separate from the primary residence, a prohibition against using the ADU or JADU for short-term rentals, and a prohibition against home-based occupations conducted within the ADU or JADU; and
- Establish new development standards for ADUs and JADUs, including but not limited to: floor area, maximum height, required yards, and parking.

MAJOR POINTS FOR:

The Draft Ordinance complies with State law and provides additional lower-cost rental housing options in single-family and multi-family residential neighborhoods while protecting public safety, natural resources, and community character.

The Draft Ordinance promotes intergenerational neighborhoods by providing additional living space for family members or caregivers.

The Draft Ordinance promotes smart growth by encouraging infill development on underutilized parcels in existing, established communities.

MAJOR POINTS AGAINST:

The Draft Ordinance does not require any parking for JADUs or for ADUs that meet the State criteria, and only requires one parking space for ADUs within Very High Fire Hazard Severity Zones that do not meet any of the State criteria. This may lead to higher on-street parking demand in certain communities.