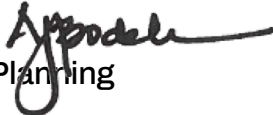


April 25, 2023

TO: Staff

FROM: Amy J. Bodek, AICP   
Director of Regional Planning

**SUBDIVISION AND ZONING ORDINANCE INTERPRETATION NO. 2023-03 -  
CERTIFICATE OF APPROPRIATENESS REQUIREMENT FOR ACCESSORY DWELLING  
UNITS ON COUNTY LANDMARKS AND WITHIN HISTORIC DISTRICTS**

**PURPOSE**

This memorandum determines the Certificate of Appropriateness (CoA) requirement for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in nominated or designated County Landmarks and County Historic Districts.<sup>1</sup>

**BACKGROUND**

Pursuant to Section of 22.124.140 (CoA – When Required) of the Los Angeles County Code, a CoA is required prior to conducting any of the following:

Pursuant to Section 22.124.160 (CoA Standards), a CoA shall be approved if the work proposed therein satisfies each of the following criteria:

- The proposed work is appropriate for and consistent with the purposes of this Chapter;
- The proposed work will comply with the United States Secretary of the Interior's Standards for the Treatment of Historic Properties for landmarks and contributing properties;
- The proposed work will preserve, enhance, or restore, and does not damage or destroy, the exterior or character-defining features, interior or exterior, of a landmark or contributing property;
- The proposed work will not adversely affect the special character or special historical, architectural, or aesthetic interest or value of a landmark, contributing property, or historic district;
- For proposed work involving the exterior of a structure in a historic district, which structure is not designated as a landmark or contributing property, the proposed work will be compatible with the character of the historic district;

<sup>1</sup> As of the date of this memo, one historic district--the Historic Highlands Historic District in Altadena--has been nominated by the Historic Landmarks and Records Commission (insert date) and is pending designation by the Board of Supervisors.

- The proposed work will comply with the provisions of the applicable resolution or ordinance designating the landmark or historic district; and
- The proposed work will comply with any applicable guidelines adopted by the County for the treatment of landmarks and properties within historic districts.

Section 22.124.160 requires a CoA for the construction of an ADU or JADU. However, California Government Code 65852.2 exempts certain types ADUs from local regulation and other types of ADUs are subject locally to only “objective standards.”

### **INTERPRETATION**

Since certain ADU types are exempt from local regulation and the CoA standards identified in Section 22.124.160 are not objective, the CoA requirement for ADUs and JADUs is waived.

### **APPLICABILITY**

This interpretation applies to ADUs and JADUs located on properties nominated or designated as a County Landmark or on properties located within a nominated or designated County Historic District, until such time when Title 22 of the County Code is amended with objective standards for CoAs.

County Landmarks and County Historic Districts are identified in the Historic Resources layer of GIS-NET and Energov. Both should be checked to determine if a project is subject to this memo.

AB:CC:BD:DE:ar

c: Historical Landmarks and Records Commission

S\_04\_25\_2023\_AP\_L\_Certificate\_of\_Appropriateness\_Requirements\_ADUs