

SUPPLEMENTAL MEMO TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 18, 2024

MEETING DATE: April 24, 2024 AGENDA 7
ITEM:

PROJECT NUMBER: PRJ2023-002901-(1-5)

PROJECT NAME: ADU Ordinance Amendment

PLAN NUMBER(S): RPPL2023004282

SUPERVISORIAL DISTRICT: 1-5

PROJECT LOCATION: Unincorporated Los Angeles County

PROJECT PLANNER: Kenneth Warner, Regional Planner
kwarner@planning.lacounty.gov

Zoe Axelrod, Senior Regional Planner
zaxelrod@planning.lacounty.gov

This item is the ADU Ordinance Amendment (“Amendment”), amending the Los Angeles County Code, Title 11 – Health and Safety, and Title 22 – Planning and Zoning, to update development standards for accessory dwelling units and junior accessory dwelling units in the unincorporated areas of Los Angeles County, pursuant to recent changes to State law.

Since the posting of the hearing package on April 11, 2024, staff received additional materials in the form of comment letters, which are attached here.

- One letter was received in opposition of the project.
- Three additional letters were received with suggestions for revising the ordinance.

Memo
Approved By: Edward Rojas
Edward Rojas, AICP, Assistant Deputy Director

Memo
Approved By: Connie Chung
Connie Chung, AICP, Deputy Director

SHAPING
TOMORROW

Accessory Dwelling Unit (ADU) Ordinance Amendment, Plan No. RPPL2023004282.

Joanne Swanson <joanneswanson1@earthlink.net>

Thu 4/18/2024 2:03 PM

To: Kenneth Warner <KWarner@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Kenneth Warner, Regional Planner

Dear Mr. Warner,

Regarding the Distance from Publicly Dedicated Open Space 200' setback requirement in any Fire Hazard Severity Zone.

I would suggest that a garage conversion for an ADU Jr., ADU etc., that was within the permitted building envelop of a SFR should be considered appropriate so long as there is no additional visual obstruction (i.e.vehicle parking etc.) to the protected viewscape.

Joanne Swanson
Agua Dulce

comment regarding Accessory Dwelling Unit (ADU) Ordinance Amendment

Hugh Bonar <hbonar@sbcglobal.net>

Fri 4/5/2024 9:04 AM

To: Kenneth Warner <KWarner@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Warner,

I'm writing to submit a written comment on the proposed ADU ordinance amendment for Los Angeles County.

My family has resided in Altadena since 1967. My father, Hugh S Bonar, Jr., was a professor of history at Cal State Los Angeles for over four decades. Upon his retirement in 1997, he received a commendation from the County of Los Angeles "in recognition of dedicated service to the affairs of the community and for the civic pride demonstrated by numerous contributions for the benefit of all the citizens of Los Angeles County." The commendation was signed by Mike Antonovich, one of his former students.

I implore the county NOT to recommend the proposed ADU ordinance, which will surely unleash massive cultural and environmental devastation in our communities.

Sincerely,

Hugh Bonar III
1690 Braeburn Rd.
Altadena, CA
Associate Professor of English, Santa Monica College

ADU ordinance update

Amy Alfon <alfonastudio@gmail.com>

Thu 3/28/2024 9:04 PM

To: Kenneth Warner <KWarner@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I would like to bring an issue up with you with our adu project which has been approved by building and safety and planning but can not continue because of the fire department and the water company.

Basically every thing is approved but we are unable to move forward because even though the hydrants meet the spacing for a single family neighborhood, They do not meet the municipal code for more than one unit. which requires that the owner install a public fire hydrant The fire department will not approve our plans unless we pay for a fire hydrant which from golden state water company costs \$36,000 and that they provide a statement saying that it will be installed within a specific period.


golden state has refused to give a period of when they can build the hydrant so now the project is dead in its tracks. So all the ordinances allow us to build the adu but what good is it if we pay for all the approvals for the fire department to literally tell us is that we have two choices. We have to convince the water company to write a letter that they refuse to write or abandon the project it doesn't seem right. Plus the fire department refuses to write a formal letter of the corrections to us so we can present it to the water company. Therefore we are literally stuck.

PROPOSED CHANGES: April 2024 ADU Ordinance Amendment Public Hearing Draft

Courtney <ccm1281@yahoo.com>

Wed 4/17/2024 8:46 AM

To: Kenneth Warner <KWarner@planning.lacounty.gov>

 1 attachments (129 KB)

FW Online Request - 3884 Alsace Ave - Small New Water Service Request.pdf;

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Warner,

I have reviewed the draft Los Angeles County - ADU Ordinance Amendment and I would like to propose a change. The amendment as drafted is silent on utility connections. I would like to the ordinance to allow, but not require, an ADU on properties zoned as a single family residences (Zone R-1: Single Family Residence) to have separate utility connections from the single-family residence. In an effort to conserve natural resources and combat climate change, I believe it is of utmost importance that every California resident be able to review and monitor their personal resource (utility) usage.

I am a homeowner in the City of Los Angeles and I am currently building an ADU on my property. I have contacted the Los Angeles Department of Water and Power (LADWP) and have requested additional water service and meter for the ADU. My request was denied by LADWP because the property is zoned as a single-family residence and there is existing service on the property (see attached email from LADWP).

California law prohibits utilities from requiring homeowners to install a new or separate utility connection, however, local jurisdictions may allow, not require, the practice. It is my hope that Los Angeles County will review and accept my proposal to allow for separate service and metering of utilities for an ADU.

Thank you for your consideration. I can be reached by email or cell at 323.384.2622 with questions.

Sincerely,
Courtney C. Mitchell

From: Kim, Stella Stella.Kim@ladwp.com
Subject: FW: Online Request - 3884 Alsace Ave - Small New Water
Service Request
Date: Apr 16, 2024 at 11:30:49 AM
To: ccm1281@yahoo.com

Hello,

This is in response to your online request you submitted for the above subject address. At this time, we are unable to sell you an additional water service and meter since the property is zoned as a single-family zone and there is an existing service there.

One option you have is to seek the assistance from a qualified plumber who is equipped to make the necessary modifications to provide a private meter and service the additional unit. If this is not for a new water service but to enlarge the existing one, please let me know.

Thank you,

Stella J. Kim
LADWP Water Distribution Division
Water Business Arrangements
[111 North Hope Street, Room 1425](https://www.ladwp.com/111-North-Hope-Street-Room-1425)
Los Angeles, California 90012
T: 213-367-0247 E: stella.kim@ladwp.com



From: ccm1281@yahoo.com <ccm1281@yahoo.com>
Sent: Thursday, April 11, 2024 5:01 PM
To: newwater <newwater.newwater@ladwp.com>
Subject: Online Request - 3884 Alsace Ave - Small New Water Service Request

Form for: Small New Water Service Request

For Data

Contact Person Information

First name: Courtney

Last name: Mitchell

Email address: ccm1281@yahoo.com

Phone number: [323-384-2622](tel:323-384-2622)

Fax number:

Service address: 3884 Alsace Ave, Los Angeles, CA, 90008,

Property Information

Legal description of property: Tract:TR 13372; Lot:140

Assessor's parcel number: [5029003035](#)

Desired location of meter and service: ADU

Service Information

Service size requested: 1 inch

Purpose of service: Domestic

Service use : Single Family Residence

Desired in-service date: 04/15/2024

Plan check/permit number:

Comments: Would like to start service as soon as possible. Thank you

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