



An aerial photograph of a sprawling city, likely Los Angeles, with a dense grid of streets and buildings. In the background, a range of blue mountains is visible under a clear blue sky. The wing and tail of a large airplane are visible in the top right corner. Overlaid on the center of the image is the text "500,000 SINGLE FAMILY HOMES" in a large, bold, black sans-serif font.

**500,000 SINGLE
FAMILY HOMES**

A photograph of a residential street scene. In the foreground, a concrete sidewalk leads towards a house. To the left, a black trash bin is visible. The house has a light-colored exterior and a dark roof. Large palm trees and other greenery are scattered throughout the scene. Overlaid on the image is the text "50,000 UNPRERMITTED ADUs" in a large, white, sans-serif font.

**50,000
UNPRERMITTED
ADUs**









MÁS

DATE
November 30th, 2016

TO
Amy N. Anderson, Chairperson
Nina Fresco, Vice-Chairperson
Mario Fonda-Bonardi,
Commissioner
Jennifer Kennedy, Commissioner
Leslie Lambert, Commissioner
Richard McKinnon,
Commissioner
Jason Parry, Commissioner
Planning Commission

**Planning & Community
Development**
City of Santa Monica
1685 Main Street, Room 212
Santa Monica 90401

RE: proposed ADU Ordinances
xxxxxxxxxxxxxxxxxxxxxxxxxxxx



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Dear policy makers,

LA-Más is a non-profit urban design organization working to support lower-income and under-resourced communities in shaping their growth. Our expertise in policy and architecture grounds our comments.

Overall, we appreciate the many progressive additions to the proposed Nov. 17th ordinance go above and beyond what is permitted in AB2299 and SB1069, which applies to charter cities - like Santa Monica. To give context, we have been serving as a partner in the Mayor's Innovation Team & Council District 1 demonstration ADU project in northeast Los Angeles.

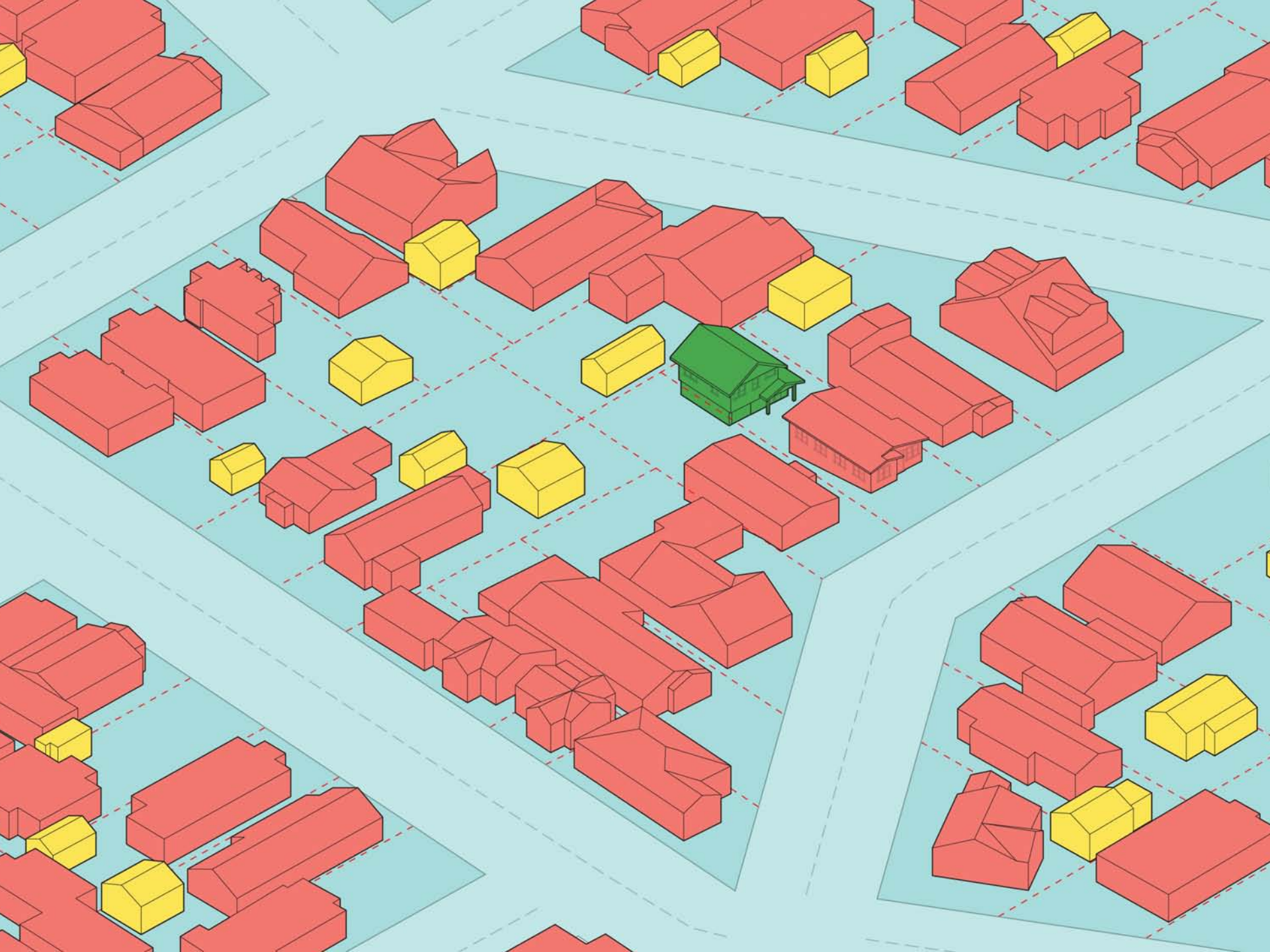
We find the following two issues important factors that must be addressed to ensure that both ADU financial viability and the removal of regulatory barriers.

1. Let's consider FAR as a metric.

The proposed size requirements are incredibly limiting, especially for lots where the primary unit is about 1280 sq. ft., which means a homeowner will be forced to expand on the primary unit rather than build an ADU as a means to increase the amount of habitable space. For homeowners who want to maximize their open space by minimizing the building footprint of an ADU, two stories will not be possible.

In addition, given that the baseline cost to build an ADU can be up to \$80K with utility hook ups, permits, foundation work, etc. - it becomes financially unfeasible to support the construction of the ADU relative to the rental income. In many instances, homeowners will want the ability to have at least a two- bedroom home that can house a family.

As a solution, we strongly believe that any ADU should take into consideration the size of the primary home and thus allow ADU size based on the total FAR of the property.





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Contact us today!***



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*Backyard Homes: Also commonly referred to as granny flats, accessory dwelling units, or ADUs per California State Laws SB 1069 and AB 2299. To learn more, read the State's ADU Memorandum: <http://www.hcd.ca.gov/policy-research/>







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