

Communication from Public

Name: ELIZABETH HERRON
Date Submitted: 08/31/2024 11:55 AM
Council File No: 16-1468-S2
Comments for Public Posting: ELIZABETH HERRON ARCHITECTURE 935 W. Ave 37 Los Angeles, Ca. Web: Lizherron.com Office:818-209-9149 Email: info@lizherron RE: Council File: 16-1468-S2 August 30,2024 Vote against Eunisses Hernandez Motion regarding Ordinance No. 186481 Dear Councilmembers, As a primarily residential hillside architect in the city of Los Angeles for nearly 40 years, the ADU ordinance has had a major impact on the housing affordability crisis In our state and our city. The exemption written into the ADU Ordinance 186481 for Northeast Los Angeles Is the only part of the City Ordinance for VHFHSZ areas (virtually all hillside or mapped hillside areas in the city of Los Angeles), complying legally with State Law Code 65852.2 I encourage the Council to revise the existing ADU Ordinance to conform to state law. The motion before you to remove the exemptions in Northeast Los Angeles (NELA), Would make the City more liable to legal action, in that the requirements added to the State law for high fire areas in Los Angeles does not conform to government Code 65852.2. Adopting this exemption motion would prevent much needed housing and make these ADUs impossible to afford to build. The 20-'0" wide road width issue particularly, would prevent most ADUs from being built in this part of Los Angeles because the to widen these roads would possibly add hundreds of thousands of dollars to the building expense. Seventy percent of the land in the city of Los Angeles is zoned residential. Much of this residential zoned property is mapped hillside or VHFHSZ. The ADU ordinance and the exemption in NELA has allowed urgently needed affordable housing options for this community. This exemption needs to remain. The citywide ordinance needs to conform to state law. Please reject this motion! Elizabeth A. Herron Architecture California St. license # C15167

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August 30,2024

Vote against Eunisses Hernandez Motion regarding Ordinance No. 186481

Dear Councilmembers,

As a primarily residential hillside architect in the city of Los Angeles for nearly 40 years, the ADU ordinance has had a major impact on the housing affordability crisis in our state and our city.

The exemption written into the ADU Ordinance 186481 for Northeast Los Angeles is the only part of the City Ordinance for VHFHSZ areas (virtually all hillside or mapped hillside areas in the city of Los Angeles), complying legally with State Law Code 65852.2

I encourage the Council to revise the existing ADU Ordinance to conform to state law. The motion before you to remove the exemptions in Northeast Los Angeles (NELA), would make the City more liable to legal action, in that the requirements added to the State law for high fire areas in Los Angeles does not conform to government Code 65852.2.

Adopting this exemption motion would prevent much needed housing and make these ADUs impossible to afford to build. The 20'-0" wide road width issue particularly, would prevent most ADUs from being built in this part of Los Angeles because the to widen these roads would possibly add hundreds of thousands of dollars to the building expense.

Seventy percent of the land in the city of Los Angeles is zoned residential. Much of this residential zoned property is mapped hillside or VHFHSZ. The ADU ordinance and the exemption in NELA has allowed urgently needed affordable housing options for this community. This exemption needs to remain. The citywide ordinance needs to conform to state law.

Please reject this motion!

Elizabeth A. Herron Architecture
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