

M O T I O N

California law has significantly expanded Accessory Dwelling Unit (ADU) development opportunities through successive legislation intended to address the State's housing shortage. Recent enactments, including SB 9 and SB 1211, have further expanded housing production opportunities and altered how ADUs may be developed on residential properties.

The City of Los Angeles currently regulates attached ADUs pursuant to Section 12.22.A.33(e)(1) of the Los Angeles Municipal Code (LAMC). Historically, the City limited the size of attached ADUs based upon a proportional relationship to the existing primary dwelling by allowing attached ADUs up to 50 percent of the floor area of the existing primary residence.

This local standard functioned effectively for many years and generally did not result in the creation of excessively large attached ADUs or abuses of the program. However, recent changes in State law, particularly the interaction of SB 9 and SB 1211, have altered development patterns and may create circumstances in which attached ADUs substantially exceed the scale originally contemplated under local regulations.

Historically, the City's proportional limitation for attached ADUs did not result in excessively large units; however, recent State housing legislation may now permit attached ADUs to substantially exceed traditional neighborhood scale absent a local maximum floor area limitation. The City should revisit its local standards to maintain the longstanding proportional relationship approach while establishing a clear maximum size limitation to prevent unintended oversized attached ADUs and preserve neighborhood compatibility.

I THEREFORE MOVE that the City Attorney, with the assistance of the City Attorney, be REQUESTED to prepare and present an ordinance amending Section 12.22.A.33(e)(1) of the Los Angeles Municipal Code to read as follows:

"If there is an existing primary dwelling, the floor area of an attached ADU may not exceed fifty (50) percent of the existing primary dwelling and in no event shall exceed 1,200 square feet."

I FURTHER MOVE that the Department of City Planning report back within 60 days regarding the impacts of SB 9 and SB 1211 on attached ADU development within the City of Los Angeles, including any trends involving attached ADUs exceeding traditional proportional size relationships.

I FURTHER MOVE that the Department of City Planning report on any additional local regulatory options available under State law to preserve neighborhood compatibility while maintaining compliance with State ADU mandates.

PRESENTED BY

JOHN S. LEE

Councilmember, 12th District

SECONDED BY

JB

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