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Subject: [EXTERNAL] For Planning Commission please

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Date: July 22, 2020
To: Planning Commission
City of Manhattan Beach
From: Rosanna Libertucci
Subject: Proposed Change to Manhattan Beach ADU Ordinance

Thank you for again considering public input on potential changes to the City's ADU ordinance.

As you know, the State law allows two accessory units on one parcel as long as one is a JADU and the other is a detached ADU. In theory, this provides a means for a property owner to replace a triplex with a single-family home, an internal JADU, and a detached ADU. In practice, however, such a combination is unworkable of a 30' by 90' lot.

Proposal: Amend the ADU Ordinance to allow two attached ADUs or JADUs on a lot with a single-family residence.

- **Current Law:** The City's ADU ordinance does not allow a property owner to build more than one ADU on a lot. In order to build two accessory units on a lot, the property owner must invoke the State law provisions that allow an ADU and a JADU on a property, *but only if the ADU is detached.*
- **Proposed Law:** Where a property has a non-conforming triplex that must be replaced by three units, allow the owner to build a single-family residence with two JADUs or two *attached* ADUs. Do not require that the second ADU be detached.
- **Explanation:** For lots in most of the City, the lot size is too small under current zoning rules to enable a property owner to replace three existing units on a property with three new units, as required by State law. Although State law allows a property owner in this situation to maintain three units using a JADU and a detached ADU, in practice this is infeasible, because the owner loses the use of the area between buildings and the air space over the ADU, which is limited to 16 feet in height. The solution is to allow the second accessory unit to be attached to the other two units. This allows the second accessory unit to fit within the envelop of the main structure and fully utilize the lot square footage to the same extent as would be allowed if the owner were to build a triplex.