

From: Tom Atmore [<mailto:atmoret@yahoo.com>]
Sent: Tuesday, May 15, 2018 9:46 AM
To: Nicole Ellis
Subject: Tonight's Commission Mtg - Item 9 ADUs

Hi Nicole,

I stopped by the Planning Office yesterday morning and was provided your contact to direct questions to on the proposed ADU ordinance going before Planning Commission tonight.

As a HB homeowner, I have been waiting for the city to establish its ADU ordinance per recent State Code allowing ADUs in residential neighborhoods to help alleviate the state's housing crisis. Last year, I was directed (by the city planning office) to delay requesting a permit until the city's ordinance was enacted as it would comply with the state. Come to find out the city's draft ordinance now proposes ADUs be restricted to only lots of at least 4000 sf in size. How is this consistent and in compliance with state code? The code does not limit a property owner from providing an ADU based on lot size. State code establishes maximum standards local cities shall use and no additional standards are to be imposed to restrict or limit residential growth.

Section 4 of the proposed ordinance reports that 57% of the existing lots in Hermosa Beach are less than 4000 SF in size. So it appears the draft ordinance has the intent to limit housing growth in the city (through ADUs) to only 4000 sf lots, affecting a majority of property, in addition to taking real property rights of homeowners granted to them by state code.

Can you please explain???

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