south robertson
neighborhoods council
City of Los Angeles Certified Neighborhood Council
PO Box 35836, Los Angeles, CA 90035

P: (310) 295-9920
E: info@soronc.org
W: soronc.org

GB111926-13

The South Robertson Neighborhoods Council supports Council File 16-1468-S6, which proposes an Interim Control Ordinance (ICO) prohibiting the issuance of building permits for detached Accessory Dwelling Units (ADUs) exceeding 1,200 square feet on multifamily developments.

The South Robertson community recognizes the importance of increasing housing opportunities throughout the City of Los Angeles and supports responsible housing development, including appropriately sized accessory dwelling units. However, housing policies must also consider the cumulative impacts of development on existing residential neighborhoods, surrounding properties, infrastructure, and the quality of life of residents. The construction of detached ADUs exceeding 1,200 square feet on multifamily properties raises legitimate concerns about the scale and intensity of development. When accessory dwelling units approach the size of primary residences, questions arise about whether such structures continue to serve the intended purpose of providing supplemental housing or instead contribute to development intensity beyond what existing zoning regulations and neighborhood infrastructure were designed to accommodate.

The South Robertson community is particularly concerned about the following potential impacts:

1. Neighborhood Compatibility and Residential Character

Development should be consistent with the scale and character of surrounding residential communities. Oversized detached ADUs can substantially alter the appearance, density, and character of established neighborhoods. Appropriate development standards are necessary to ensure that new construction respects existing residential conditions.

2. Infrastructure and Public Services

Increased residential density places additional demands on existing infrastructure, including water and sewer systems, electricity, parking, street capacity, emergency services, and other public resources. The city should adequately evaluate these cumulative impacts before allowing larger detached ADUs as a matter of routine development.

3. Privacy, Light, and Neighborhood Livability

Oversized detached structures can create additional impacts on neighboring properties, including reduced privacy, potential loss of natural light, increased building mass, and changes to the residential environment. Residents should not be expected to absorb disproportionate impacts from development that has not been adequately evaluated.

4. Responsible Housing Development and Land Use Oversight

The city must strike a reasonable balance between expanding housing opportunities and protecting the livability of existing communities. ADUs should remain an important component of Los Angeles' housing strategy, but their size, placement, and cumulative effects should be subject to appropriate planning oversight.

5. Need for an Interim Review

The proposed Interim Control Ordinance provides the City with an opportunity to evaluate the land-use implications of detached ADUs exceeding 1,200 square feet on multifamily properties and determine whether additional development standards, safeguards, or regulatory changes are necessary.
The South Robertson Neighborhoods Council believes that a temporary pause is a reasonable and prudent measure while the City evaluates these concerns and develops appropriate long-term policies.

RECOMMENDATION

The South Robertson Neighborhoods Council SUPPORTS Council File 16-1468-S6 and encourages the Los Angeles City Council to adopt the proposed Interim Control Ordinance. We further encourage the City to conduct a comprehensive review of the impacts of oversized detached ADUs on multifamily properties, including neighborhood compatibility, infrastructure capacity, residential density, privacy, and quality of life.
The South Robertson Neighborhoods Council supports housing opportunities and responsible development. However, housing policy must ensure that growth is appropriately planned, compatible with surrounding communities, and supported by adequate infrastructure.

Responsible development requires balancing the need for additional housing with the protection of the communities in which that housing is built.

Respectfully submitted,

Michael Lynn
President
South Robertson Neighborhoods Council