

## **ACONA Meeting Notes - March 26, 2024**

### **Welcome and Introductions by Nic Arnzen, New ACONA Head**

Presentations on Short-Term Rental Program Regulations by Treasurer and Tax Collector's office & Update on ADU (Accessory Dwelling Unit) Ordinance by LA County Department of Regional Planning

#### **Introduction:**

Nic Arnzen kicked off the meeting by welcoming everyone and introducing himself as the new head of ACONA. He emphasized the importance of community collaboration and involvement.

Victoria Knapp, with seven years of experience in the Altadena Town Council and currently serving as the Town Council Chair, expressed her belief in the partnership between ACONA and Altadena Town Council for better coordination and effectiveness in addressing community issues. She announced an exciting opportunity for artists to submit proposals for an art installation in Charles White Park, with a substantial budget of \$425,000. The submission deadline is April 30th. This initiative aims to promote local talent and honor the legacy of Mr. Charles

White. <https://www.lacountyarts.org/opportunities/opportunities-artists/call-artists-charles-white-park-freestanding-artwork>

Next, the ACONA team was introduced, including Elliot Gold, Nina Ehlig, Ellen Walton, Nic Arzen, Capt. Jabari Williams, Holly Rundberg, Carlotta Martin, Sussy Nemer, Isis Moulden, and Jon Hainer.

#### **New Meeting Format:**

To streamline discussions and engage more effectively, a new meeting format has been introduced to keep topics concise and open for longer discussions.

#### **Short-Term Rentals Ordinance:**

Deondria Barajas and Hamlet Panosian from the Treasurer and Tax Collector's office presented on the Short-Term Rental Program Regulations. The Los Angeles County Board of Supervisors directed county departments to develop an ordinance regulating short-term rentals (STRs) in the county's unincorporated areas on March 19, 2019.

STRs are temporary lodging arrangements, often facilitated through platforms like Airbnb. The proposed ordinance aims to preserve long-term rental housing, prevent nuisances, protect neighborhoods, and ensure public safety. Key regulations include limiting STR registrations to primary residences, imposing transient occupancy taxes, and enforcing various restrictions to maintain community harmony.

For more information and inquiries regarding STRs, residents can email [STRental@ttc.lacounty.gov](mailto:STRental@ttc.lacounty.gov).

### **ADU Ordinance Update:**

Ken Warner from the LA County Department of Regional Planning provided an update on the Accessory Dwelling Unit (ADU) ordinance. ADUs are independent living spaces located on the same property as a single-family or multi-family residence. The proposed ordinance amendments align with state laws and include definitions, development standards, and exemptions for ADUs and Junior ADUs (JADUs).

Statewide exemptions for ADUs allow for flexibility in construction, with specific provisions for single-family and multi-family properties. The focus of the ADU ordinance amendment in Altadena includes accommodating JADUs and exemption ADUs in high fire hazard severity zones while prohibiting larger detached ADUs in such areas.

The next steps include public review, hearings, and eventual implementation of the ordinance. Residents can find more information about the ADU ordinance amendment on the LA County Department of Regional Planning website. And aims to align local ordinances with State ordinances.

<https://planning.lacounty.gov/long-range-planning/adu-ordinance-amendment/#:~:text=The%20Regional%20Planning%20Commission%20will,is%20available%20for%20review%20below.>

### **Q&A**

**Q:** For STRs- Who will enforce the ordinance? To confirm, STRs can only be the host's primary residence, whether the say is hosted or un-hosted? **A:** The Business License Section of the TTC will enforce the ordinance. Yes, in either case the primary residence is allowed. <https://ttc.lacounty.gov/2024/03/21/short-term-rentals-terms-and-faq/>

**Q:** Is there any tracking of how ADUs are being used to validate that they are effectively increasing housing? **A:** There is currently no tracking based on application. The Department of Housing and Community Development does maintain some similar reporting. The report is called the Housing Element Annual Progress Report that we submit to the State every year. In 2023, we approved 1500 ADUs throughout the unincorporated areas. Here's some background info <https://lacdrp.legistar.com/LegislationDetail.aspx?ID=6514070&GUID=70A7EF6A-7F99-479F-9FA4-B830F32044E6>

**Q:** For ADUs, will you link to the draft? **A:** Here's the ADU Ordinance Amendment Draft <https://planning.lacounty.gov/wp-content/uploads/2024/03/ADU-Ordinance-Amendment-April-2024.pdf>

<https://planning.lacounty.gov/long-range-planning/adu-ordinance-amendment/>

**Q:** Can a detached garage be converted into an ADU without providing alternative or additional parking? **A:** There are no changes to parking.

**Q:** Are there specific provisions for garage conversions? **A:** Here are the Garage Conversion to ADU & JADU Standard Notes from Public Works <https://dpw.lacounty.gov/bsd/lib/fp/Building/Residential/Accessory%20Dwelling%20Units/Garage%20Conversion%20to%20ADU%20&%20JADU%20Standard%20Notes%20and%20Details.pdf>

**Q:** A growing use of ADUs increases street parking and causes congestion that can be a problem; especially in areas like the Meadows. Do the Meadows count as High Fire and therefore different regulations? **A:** No, we will apply those provisions to sites located within Very High Fire Hazard Severity Zones. LA County Fire did review updated ordinances and had no concerns.

**Q:** Will the DRP standard ADU plans program continue under this amendment? **A:** Planning has pre-approved plans, currently under review of LA County Building & Safety. Once approved, there will be fact sheets, sets of pre-approved ADU design plans, & architect info.

**Q:** Edward, can you elaborate on your comment that ADU planning has gotten easier (as compared to Building & Safety)? **A:** The building requirements have not changed but the application process has become more streamlined/modernized.

**Q:** I understand that the State allows for lower height restriction than the county for ADUs and that Altadena has to comply with the high height. If that is true, is that something we can address with our CSD? **A:** The state law 16-20 ft height restriction cannot be prevented in the CSD. If a property falls outside LA County's CSD, then the high restriction is 25ft. Altadena should work with West San Gabriel Valley Planning to include height restriction in the CSD.

**Q:** Do we have to apply for those fire restriction areas to get on the list then Connie? **A:** No application processes, just subject to slightly different rules for High Fire.

**Q:**How will the State/County assure safe evacuation of residents in the event of fast moving wildfires-with more cars parked and increased density caused by ADU construction? **A:** Public works can review and do a study on visibility and passability. Red curbing is helpful.

**Q:** If a neighborhood situation develops with short term rentals, how should we proceed? **A:** Start with the Treasurer & Tax Collector and they will open an investigation and confirm the registration certificate. Hosts are required to provide notice to the neighbors. October 2024, there will be a 24/7 hotline for complaints. Also let local authorities know to create a reporting history.

**Q:**How do you know if any particular address is included in the High Fire area in LA County? **A:**One way to check is to look up your property on our GIS-NET system. [https://rpgis.isd.lacounty.gov/html5viewer/index.html?viewer=GISNET\\_public.gis-net\\_public](https://rpgis.isd.lacounty.gov/html5viewer/index.html?viewer=GISNET_public.gis-net_public)

**Q:** Where to report parking issues? **A:** First reach out to the LA County Fire Department on parking issues.