



Belmont Heights Community Association
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Suzie Price
Councilwoman, Third District
City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802

Dear Councilwoman Price,

With Governor Brown's bills (SB 1069 and AB 2299), effective January 2017, our city is now required to ministerially approve Accessory Dwelling Units (ADUs) on most SFR lots. City Planning Staff has formulated an ordinance, modified slightly by the Planning Commission on July 6th, 2017, which you will soon be asked to approve.

The Belmont Heights Community Association (BHCA) Board has compiled a brief list of concerns and recommendations that we hope can be worked into the city's new ordinance on Accessory Dwelling Units.

We think these minor changes will still create more available, and perhaps affordable, housing, especially for young adults just starting out, extended family needs, and even for older residents who want to down-size yet stay in their neighborhoods.

However, it is a double-edged sword. Adding more housing throughout the neighborhoods runs the risk of stressing our communities to the point of being less livable - the exact opposite of the intent of ADUs.

Long Beach is enjoying and profiting from its positive national recognition as a leader of sustainable and walkable communities. The manner in which this new ADU ordinance is administered, the size of the new units and the loss (or creation of) open space, has the ability to negatively or positively affect some of our greatest assets - our neighborhoods. It is well within our purview, as a Charter City, to adapt the State's bills to our own vision.

In order to err on the side of sustainability and livability, we ask that you amend the Ordinance as currently proposed to implement the following two provisions:

1. Reduce the ADU size from the State's maximum allowable figure of 1,200' square* to 800' square or less (many other Southland cities similar to ours have instituted ADU limits of 600' square to 800' square); or 50% of existing primary dwelling, whichever is less;
 - i. * (revised by Planning Commission to 1,000' sq., though a proposal to reduce the size to 800' sq. was originally proposed by a Commissioner)
2. Increase the amount of accompanying open space required to 30%
 - i. The draft ordinance requires 25% of a conforming ADU GFA be open, and 0% of a limited ADU GFA

We support the following recommendations, but we would like to hear Council discuss - and suggest tools for - enforcing the following:

1. That the ADU design be cohesive with the primary residence. How would this apply to manufactured homes?
2. Deed restrictions proposed in the draft ordinance:
 - i. Owner or owner's family must live on property OR both houses must be rented to the same family;
 - ii. ADUs cannot be sold separately;
 - iii. ADUs cannot be used for short-term rentals (Airbnb style).

Our goal is to work with Council and staff, ahead of the Council meeting, to bring forth an ordinance that we can support at Council when this comes up for a vote in the near future.

Please feel free to contact me. Our Board would welcome the chance to discuss our concerns and suggestions.



Maureen Neeley, President