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Accessory Dwelling Unit *aka "Granny Flat"* New State Law

Thanks or no thanks, depends on whom you ask, more California homeowners now have the option to construct an accessory dwelling unit also known as ADU or commonly referred to as a "granny flat" or "secondary dwelling unit".

The strong housing demand and massive shortage of it in Desirable California coupled with constraints to solutions such as regulatory barriers, high costs, and fewer public resources are cited for what prompted the passing of a new state law under the Assembly Bill (AB) 2299 and Senate Bill (SB) 1069.

Effective January 1, 2017 and under these bills, local agencies like the City of El Segundo are required to reduce restrictions for the development of ADUs. An ADU is a self-contained residential unit that is accessory to the main house on a property. ADUs contain permanent provisions for eating, sleeping, sanitation, cooking, and living.

The El Segundo Municipal Code (ESMC) is currently inconsistent with the new state law, particularly with

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regard to the location and parking requirements for ADUs. The city's code is now null and void. The new state law standards apply until the adoption of a new city ordinance is passed.

A draft of a proposed new city ordinance was discussed with the El Segundo Planning Commission at their March 9 and March 23 meetings. During the Planning Commission meetings, public testimony was received and recommendations were made on how to make the City's regulations consistent with the new state law.

The next step is for city staff to propose changes to the ESMC that adheres to the new state law, present it to the City Council sometime in the Spring of 2017 in form of a staff report to be included in the City Council Meeting Agenda. The staff report and agenda will also be posted online [here](#).

YOU are invited to attend and give input at the City Council meeting, which happens on the first and third Tuesday's of each month, located in the City Council Chambers at 350 Main Street.

Keep an eye out for the Notice of Public Hearing to appear in the El Segundo Herald Newspaper at least 10 calendar days before the scheduled City Council meeting date; a courtesy Notice of Public Hearing will also be posted outside City Council Chambers.



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California's Housing Future:
Challenges and Opportunities
by the California Department of Housing
and Community Development [here](#).

California Legislative Information
Government Code, Section 65852 [here](#).