The project qualifies for an Administrative Clearance, a Specific Plan Project Permit Compliance is not required (pursuant AB2299 and SB1069) for the reasons below:

- The unit is not intended for sale separate from the primary residence and may be rented.
- The lot is zoned for single-family or multifamily use and contains an existing permitted single-family dwelling.
- The accessory dwelling unit is either attached to the existing dwelling unit or located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet. Limits on total residential floor area on a lot apply separately and may limit allowable ADU square footage.
- The total area of floor space for an attached second unit shall not exceed 1,200 square feet, and shall not exceed 50 percent of the existing living area.
- No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
- Detached ADUs shall be subject to the setback requirements set forth in LAMC 12.21 C.5
- No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.
- Parking requirements for accessory dwelling units shall not exceed one parking space per unit or bedroom. These spaces may be provided as tandem parking on an existing driveway and within the required front yard.
- Parking shall not be required because one of the following is true:
  - It is located within one-half mile of public transit
  - It is within an historically significant historic district
  - It is part of the existing property residence or existing accessory structure
  - There is a car share vehicle located within one block of the ADU

When converting the existing primary residence or legal existing accessory structure:
- ADU shall have independent exterior access
- The rear and side yard setbacks are sufficient for fire safety and the structure complies with Building and Residential codes
- The conversion doesn’t involve the addition of floor area
This application and plans have been reviewed by the staff of the Project Planning Division, and **the proposed project complies with the provisions of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan** (Ord. No. 175,736) including all development requirements contained in Section(s) 6 to 9, as evidenced below:

<table>
<thead>
<tr>
<th>Section</th>
<th>Regulation</th>
<th>Proposed Project</th>
<th>complies</th>
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<tr>
<td><strong>6. Prominent Ridgeline</strong></td>
<td>Compliance is required if the project is located within a Prominent Ridgeline Protection Area or portion of the area.</td>
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<td><strong>8.B Oak Trees</strong></td>
<td>If the Project proposes to remove any oak trees on site, all regulations in Section 8.B of the Specific Plan must be met. It is the responsibility of the applicant to show any oak trees to be removed on the plans. If no oak trees exist on site, clearly note on plans.</td>
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<td><strong>8.C Plant Material</strong></td>
<td>Clearly note on project plans that no prohibited plant materials, as identified in the Specific Plan, are on the subject site (see attached page titled Section 9.A Prohibited Plant Material).</td>
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<tr>
<td><strong>9.A Scenic Highway</strong></td>
<td>All Projects located within a Scenic Highway Corridor in whole or in part shall not exceed the existing height district per the Los Angeles Municipal Code or 30 feet in height whichever is more restrictive.</td>
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</table>

The proposed Accessory Dwelling Unit must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must also receive approval from the Los Angeles Department of Building and Safety (LADBS). This Administrative Clearance is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Name, Title  
Project Planning  
(818) 374-9941