

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

Neighborhood Council: Chatsworth Neighborhood Council

Name: Marianne King

Phone Number:

Email: [mkingofchatsworth@gmail.com](mailto:mkingofchatsworth@gmail.com)

The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 02/01/2023

Type of NC Board Action: Against

#### Impact Information

Date: 02/07/2023

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 16-1468-S1

Agenda Date:

Item Number:

Summary: The Chatsworth NC supports a more simplified process to legalize garage conversions to ADU but but is opposed to the Motion as presented as it does not address the potential impact on horsekeeping rights, does not require a Certificate of Occupancy, does not address parking requirement, and does not discourage future illegal conversions. Please see attached letter for detail.



# CHATSWORTH NEIGHBORHOOD COUNCIL

P.O. Box 3395, Chatsworth, CA 91313-3395  
Voice: (818) 464-3511 Fax: (818) 464-3585  
<http://chatsworthcouncil.org>



**Jeff Hammond, President - Andre van der Valk, Vice President –  
Vicki Briskman Treasurer Jill Mather Secretary**

Dorothy Allison, Georgia Altmayer, Kamesh Aysola, Mark Cox, Frank Geraty,  
Rob Glucksman, Marianne King, Jeff Mackie, Marina Mackie, Nick Montano, Shawn Shawmlou, Patty Thorington  
Carey Tri, Linda van der Valk, Jim Van Gundy, Geoffrey Williams, Deb Zumerling

February 6, 2023

Re: Legalizing garage conversions to ADU's

Dear Councilmembers,

In a general meeting of the Chatsworth Neighborhood Council (CNC), the board voted unanimously to OPPOSE the Council motion CF#16-1468-S1. The CNC urges the city to consider the following concerns;

The CNC supports a more simplified process in which to legalize a converted garage to an ADU, *however*, the CNC is OPPOSED to the idea as presented due to the following:

1. All habitable units should **require a Certificate of Occupancy** (C of O). A building permit alone is not enough. The C of O is a clear accounting of the approved use and number of habitable units involved. The C of O is also the final document which gives the community the confidence that all safety issues have been addressed. Lastly, the C of O is the main document to be attached to a Covenant and Agreement should the ADU be required to be an "affordable unit."
2. Chatsworth has a large **horse keeping community**. There are many properties zoned in Chatsworth that permit horse keeping and have horse keeping. The LAMC requires certain setbacks for habitable structures adjacent to horse keeping properties (i.e. 35 feet in a K-District (Equine District) and 75 feet for a non-K-District). As such, a garage is not a habitable unit, thus not a problem. However converting a garage to an ADU is a potential problem if the required distance next to horsekeeping cannot be made. Until the City addresses this conflict, we remain strongly OPPOSED.
3. There is no mention of required parking. The criteria for this also needs to be included and should be the same as the current requirement, no parking if within 1/2 mile of a major transit area, etc.

4. Lastly, if you grant permission now of illegal garage conversions, how will you prevent this from continuing? There is no discouragement of the build now and ask for forgiveness later included in this Motion. Clear parameters and penalties for future illegal conversions need to be included.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Hammond', with a long horizontal flourish extending to the right.

Jeff Hammond  
CNC President