

Monique De La Garza, CMC
City Clerk
Office of the City Clerk
333 W. Ocean Blvd. (Lobby Level)
Long Beach, CA 90802

Jeannette Architects
209 Temple Avenue
Long Beach, CA 90803

December 5, 2017

Dear Ms. De La Garza,

As a residential architectural firm in the Long Beach community for nearly 18 years, Jeannette Architects is dedicated to the health, safety and welfare of all its residents and we would like to add our public comment to the discussion on Accessory Dwelling Units (ADUs). When we attended the last public hearing on ADUs we were happy to hear that city council members were interested in creating a path to “legalize” existing dwelling units for single family home owners.

For our clients that are remodeling their homes, the building department does not require they bring their entire home up to current code; that would impose an undue financial burden. However, if a homeowner would like to convert an existing fully permitted rumpus room, garage, or hobby shop to an ADU, the building department is considering this as new construction, and the cost to bring it up to current code is imposing an undue financial burden. Development fees alone are about \$12,000.

As an example, the code requires concrete slabs on grade to have capillary breaks to prevent moisture intrusion. To bring an existing structure up to code, an owner would have to pour a whole new slab on top of the existing slab. Other building departments in other cities have identified alternate materials to meet current code. As an example, for the scenario above, other cities have accepted an epoxy coating over the existing floor in lieu of pouring a whole new slab. Currently the building department does not accept this as an alternative.

We would ask that the building and planning department work with local architects, contractors and owners to identify other areas that would make conversion to ADUs more attainable. We, like the building and safety department, are committed to making living conditions safer for everyone and welcome the opportunity to identify other creative solutions. Please feel free to call us, we would be more than happy to discuss further.

Very sincerely,



Jeff Jeannette
Jeannette Architects