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By Design: Isabelle Duvivier is working on five granny flats for clients.

FRINGO H. W. CHIU/LABJ

State law unlocks secondary-dwelling options for homeowners

By HELEN ZHAO Staff Reporter

GRANNY flats are coming out of the shadows. Taking advantage of a state law that went into effect Jan. 1, dozens of homeowners have petitioned the city of Los Angeles to approve accessory dwelling units, also known as granny flats, on their properties. The number of applications made this year may have already eclipsed the average annual application rate over the last decade, and the pace is expected to increase as more peo-

ple become aware of the relaxed regulations. Angelenos have for years converted garages and other ancillary buildings on their properties into rental units, often without pulling permits. Now, with the benefit of a state law that overrides numerous local regulations regarding factors such as parking, passageways, and setbacks, they are able to bring their plans out into the open. "Rents are high. Lots of people will take advantage of this," said one city official who asked to remain anonymous. Venice architect **Isabelle Duvivier** said

she has taken on five clients who want to build accessory dwelling units on their properties that would not have complied with city law two months ago. For one, their lot sizes were too small. The city used to require a minimum lot size of 7,500 square feet, but California law sets no minimum. Her clients plan to rent out the units, which will include a kitchen and bathroom. She said her clients are in a hurry to take advantage of the new rules before the city

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Japan Investor Plants L.A. Flag

REAL ESTATE: CIM sells 20 percent stake to Mitsui.

By DAINA BETH SOLOMON Staff Reporter

CIM Group, one of the largest – and quietest – L.A. real estate investment companies, has sold a 20 percent stake in its business to **Mitsui & Co. Ltd.** of Tokyo in a transaction valued at as much as \$550 million. The deal, announced last week, might pave the way for CIM to take in hundreds of millions of dollars from Japanese investors through Mitsui's investment advisory arm. Mitsui said it would invest \$450 million to \$550 million in CIM, with equity going into the latter's operating platform as well as its investment funds. Mitsui did not disclose the breakdown of the investment, but said the deal would give it a 20 percent ownership stake in CIM. The company also said it planned to encourage further Japanese investment in CIM through its **Japan Alternative Investment Co. Ltd.** subsidiary.

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Local: CIM's Hollywood & Highland.

Measure for Measure, Voters Face Key Policy Decisions

DEVELOPMENT: Business fails to outraise S supporters.

By HOWARD FINE Staff Reporter

Opposition from an unusual alliance of business, labor, and nonprofit groups to the anti-development Measure S has failed to quash a fierce campaign by supporters, leaving the initiative's fate too close to call days before the election.

Measure S proponents, a coalition of community activists and homeowner groups bankrolled by the **AIDS Healthcare Foundation**, have virtually matched the fundraising of the ballot initiative's opponents, which include almost

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MEASURE H
Tax hike would fund homeless services.
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MARIJUANA: Pot industry repeats: M not N; M not N.

By HENRY MEIER Staff Reporter

Owners of cannabis businesses in the city of Los Angeles are closely watching the upcoming election, hoping voters pass Measure M, a City

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Abuzz: Two weed measures on the ballot.

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