



Sharon Dickinson <sharon.dickinson@lacity.org>

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Bob Ahmanson <bob@ahmanson.com>

Wed, Aug 31, 2016 at 3:50 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

Robert Ahmanson
Studio City



Sharon Dickinson <sharon.dickinson@lacity.org>

I oppose the the Repeal

1 message

Linda Lyke <lyke@oxy.edu>

Wed, Aug 31, 2016 at 12:48 PM

To: councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear Councilmember Cedillo,

I oppose the Repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

This will be used to further the pockets of developers and won't help low income housing in L.A.

Sincerely,
Linda Lyke



Sharon Dickinson <sharon.dickinson@lacity.org>

Comment for the Council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Victor Marshand Webb <victorw2@aol.com>

Wed, Aug 31, 2016 at 9:18 AM

To: councilmember.wesson@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, sharon.dickinson@lacity.org, councilmember.ofarrell@lacity.org

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Sincerely,

Victor

Victor Marshand Webb

4818 Frieda Drive

Los Angeles, California 90065

Mt. Washington Homeowners Alliance, member



Sharon Dickinson <sharon.dickinson@lacity.org>

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Bob Moore <bob@tekjobs.com>

Wed, Aug 31, 2016 at 10:20 AM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

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Sincerely,

Bob & Joyce Yovannone

22276 Buenaventura St

Woodland Hills, CA 91364

818 704 7722



Sharon Dickinson <sharon.dickinson@lacity.org>

Comments in opposition to the repeal of Ordinance # (CF:14-0057-S8)

1 message

Doug Nickel <dlnickel@sprintmail.com>

Wed, Aug 31, 2016 at 10:28 AM

To: councilmember.wesson@lacity.org

Cc: Gil Cedillo <councilmember.cedillo@lacity.org>, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

REGARDING: Comments for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council Members,

I am writing to voice **my opposition** to the proposed repeal of the second dwelling ordinance.

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Thank you for your consideration to this very important matter.

Best regards,

D Nickel
Mt. Washington



Sharon Dickinson <sharon.dickinson@lacity.org>

Granny Flats Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Frances Huynh <tokyoshuynh@gmail.com>

Wed, Aug 31, 2016 at 11:01 AM

To: Matthew.Glesne@lacity.org, Sharon.Dickinson@lacity.org, Steve.Blau@lacity.org, David.Michaelson@lacity.org

Cc: councilmember.cedillo@lacity.org

Hello,

I encourage you to vote to repeal the 1985 LAMC section 12.24 W.43 and W.44. While I am not currently building an ADU, I believe that the City of Los Angeles badly needs additional housing that is genuinely affordable and accessible to low-income and working class families and individuals. ADUs are a great way to add units that are more affordable than most new housing. These backyard homes fit into their surroundings, help families stay together, and make more Angelenos into their own developers.

The State of California needs to build 100,000 new units of housing every year in order to keep up with population growth – the City of LA alone grows by 40,000 people very year. If we allowed 10% of the single family homes in Los Angeles to build second units (aka “Accessory Dwelling Units” or “granny flats”) that would create 50,000 units of new housing. More housing on existing lots would result in lower rents and less sprawl – not to mention addressing part of the looming need for baby boomer senior housing and care.

After repealing the old 1985 ADU rules, the city should pass a new ADU ordinance making it easier for more residents to legally build second units. In addition to this, the new ADU ordinance should also take into consideration the issue of unregulated short-term rentals (e.g., Airbnb) and the impact they can have in further adding onto the lack of affordable housing for low-income and working class families and individuals. The new ADU ordinance should work hand-in-hand with legislation that protects tenants from evictions and increases and preserves quality affordable housing. Please make sure to work with community organizations and residents in creating such a new ordinance.

Thank you for supporting more housing to help make LA a more affordable place for all to live.

Thank you.

Best,
Fran Huynh



Sharon Dickinson <sharon.dickinson@lacity.org>

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Elvina Beck <elvina.beck@gmail.com>

Wed, Aug 31, 2016 at 12:13 AM

To: councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

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Sincerely,

Elvina Beck
310.800.6696



Sharon Dickinson <sharon.dickinson@lacity.org>

Opposed to second units!!!

1 message

Jane Doe <didthishappentoyou@gmail.com>

Wed, Aug 31, 2016 at 12:22 AM

To: Council President Herb Wesson <councilman.wesson@lacity.org>

Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmemberkoretz@lacity.org" <councilmemberkoretz@lacity.org>, "councilmembermartinez@lacity.org" <councilmembermartinez@lacity.org>, "councilmemberfuentes@lacity.org" <councilmemberfuentes@lacity.org>, "harris-dawson@lacity.org" <harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmemberbonin@lacity.org" <councilmemberbonin@lacity.org>, "councilmemberofarrell@lacity.org" <councilmemberofarrell@lacity.org>

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Sincerely,

Laurie Levine
Reynier Villiage
50+ year resident



Sharon Dickinson <sharon.dickinson@lacity.org>

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

dcstead@aol.com <dcstead@aol.com>

Wed, Aug 31, 2016 at 6:01 AM

To: councilmember.blumenfield@lacity.org

Cc: councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

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Please do not cave in to the developers once again!

Sincerely,
Dawn Stead
22712 Erwin Street
Woodland Hills, CA 91367
Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Melanie Contreras <trabecca@sbcglobal.net>

Wed, Aug 31, 2016 at 6:24 AM

Reply-To: Melanie Contreras <trabecca@sbcglobal.net>

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

Dear Council Members:

Our neighborhoods and hillsides are being decimated by over building. Our indigenous animals are dying. Please act responsibly and protect our homes and surrounding lands from this plethora of horrendous overdevelopment.

I submit the following:

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

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Sincerely,
Melanie Contreras
3700 Fredonia Drive
L.A., CA 90068



Sharon Dickinson <sharon.dickinson@lacity.org>

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Christopher Eichorn <cjeichorn@gmail.com>

Wed, Aug 31, 2016 at 6:41 AM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

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Sincerely,

Chris Eichorn
8953 W. 24th Street
Los Angeles, CA 90034



Sharon Dickinson <sharon.dickinson@lacity.org>

Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Hayes Davenport <hhdavenport@gmail.com>

Tue, Aug 30, 2016 at 3:32 PM

To: Matthew.Glesne@lacity.org, Sharon.Dickinson@lacity.org, Steve.Blau@lacity.org, David.Michaelson@lacity.org, cd4.issues@lacity.org

Dear City Officials and Councilman Ryu,

I'm a homeowner in Council District 4 writing to encourage you to repeal the 1985 LAMC section 12.24 W.43 and W.44.

I believe that the city urgently needs an expansion of affordable housing stock, and the legalization of ADUs is a great way to make use of our available space.

After repealing the old 1985 ADU rules, the city should pass a new ADU ordinance making it easier for more residents to legally build second units.

Thank you,
Hayes Davenport
Silver Lake



Sharon Dickinson <sharon.dickinson@lacity.org>

Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

1 message

Geneva Robertson-Dworet <geneva.robertson@gmail.com>

Tue, Aug 30, 2016 at 3:37 PM

To: Matthew.Glesne@lacity.org, Sharon.Dickinson@lacity.org, Steve.Blau@lacity.org, David.Michaelson@lacity.org, cd4.issues@lacity.org

Dear City Officials and Councilman Ryu,

I'm a homeowner in Council District 4 writing to encourage you to repeal the 1985 LAMC section 12.24 W.43 and W.44. I believe that the city urgently needs an expansion of affordable housing stock, and the legalization of ADUs is a great way to make use of our available space.

After repealing the old 1985 ADU rules, the city should pass a new ADU ordinance making it easier for more residents to legally build secondary dwelling units.

Thanks,
Geneva Robertson-Dworet
Silver Lake

RE: CPC-2016-1245-CA
RECOMMEND APPROVAL OF ORDINANCE WITH URGENCY

8/30/2016

Honorable Councilmembers:

Please approve the ordinance connected to CPC-2016-1245-CA to provide relief for those homeowners who are in limbo about their Accessory Dwelling Units("ADU") and to apply State of California standards for new ADUs. I urge approval for the following reasons:

- **ADUs can help with our affordable housing crisis.** When an ADU is built alongside a residence built prior to 1978, the new unit is subject to the Los Angeles Rent Stabilization Ordinance. Though a new unit could be priced at any level to start, subsequent rent increases and eviction are guided by the ordinance.
- **ADUs are woven into the social/architectural fabric of neighborhoods.** Rather than warehousing new housing into larger complexes, ADUs are small-scale, architecturally diverse, and responsive to each specific situation.
- **ADUs do not destroy "neighborhood integrity."** Los Angeles "Granny flats" have been around since the 1920s and have been facilitated by State Law since 1992 (most recently AB1866, 2002.) Most ADUs are built by homeowners or very small investors, a situation that is unlikely to change for a variety of reasons.
- **ADUs can help long term residents resist "selling out" amidst rising real estate values.** I have seen this benefit among my neighbors in the changing Elysian Valley riverfront community where an accessory unit can make the difference. ADUs can house family or bring helpful rental income.

Passage has been recommended by the Housing Committee and the Planning and Land Use Committee. The Staff report provides a good overview of why this legislation is needed. Please do not delay to approve. For the future, I suggest that you incentivize this kind of broadly beneficial development. If there is to be any future ordinance, it should be permissive and encouraging, rather than restrictive.

Regards to affordable housing benefits, I urge that you ask Housing Committee to review and suggest a process for identifying when a new ADU is subject to the Rent Stabilization Ordinance (due to primary unit being built prior to 1978.) It would be ideal if the owner were required to register any new ADU unit that subject to rent control as unit as a condition of final sign off at Building and Safety.

Sincerely,



Steven Appleton