

Emails w/ Fake Coalition for Carlyle Hall

Forwarded message -----

From: **Dylan Johnson** <dylan@rodriguezstrategies.com>

Date: Thu, Sep 1, 2016 at 4:24 PM

Subject: SECOND UNITS UPDATE: Council rejects repeal, Planning takes up work on an interim solution

To: Dylan Johnson <dylan@rodriguezstrategies.com>

from Lobby group

Friends,

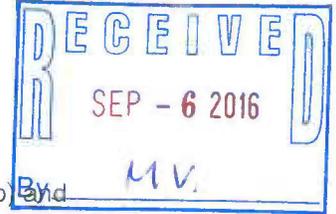
#14-0057-58

Yesterday, we achieved a huge victory and succeeded in defeating the proposed repeal of Los Angeles' second unit ordinance. This is great news and could not have been achieved without the hard work of this coalition.

That said, the standards for second units in Los Angeles remain uncertain.

Four things happened at the Council meeting yesterday:

1. The Council stripped the repeal language out of the proposed ordinance.
2. The Council will reconsider the revised ordinance (likely within the next week or so) and vote whether to grandfather the second unit permits currently in limbo.
3. The Council directed the Department of City Planning, in consultation with the City Attorney, to develop an interim solution that would bring the City's Second Unit politics into compliance with state law.
4. The Council also directed the Department of City Planning to initiate a comprehensive amendment process with regard to second unit policies. This process will also take into account new changes in state law impacting second units, which were passed out of the Legislature yesterday.



The work of this coalition will continue as we keep up the public pressure and fight for sensible local standards for SDUs. Our ongoing vigilance and advocacy is required as the City begins work to develop an interim solution and initiates a longer term process to revise its standards on second units, which will be accompanied by more extensive, comprehensive and transparent public outreach.

In the immediate term, we will need to hold the Department of City Planning and City Attorney's office accountable as they hash out the interim solution, and ensure that this solution does not wander into challenges to non-discretionary portions of the existing rules, such as building second units in hillside areas.

Again, thank you so much for all you have done. We will be in touch with additional alerts as this process continues.

Best,
Dylan

Coalition to Save LA's Neighborhoods

e: dylan@rodriguezstrategies.com

p: [951-813-5405](tel:951-813-5405)

Forwarded message -----

From: **Dylan Johnson**<dylan@rodriguezstrategies.com>

Date: Fri, Aug 19, 2016 at 9:17 PM

Subject: Important message on behalf of Carlyle Hall: City Council to vote on second units on Tuesday

To: Carlyle Hall <carlylehall@gmail.com>

Cc: Carlyle Hall <carlylehall@gmail.com>

Friends,

The ordinance to repeal LA's standards governing second dwelling units (also known as granny flats) has been placed on the City Council agenda for **this coming Tuesday, August 23rd**. The Council *must* hear from those **opposed to the repeal**, and now is the time to take action.

If the Council votes YES to repeal our local standards, it will have serious impacts on our neighborhoods, replacing meaningful neighborhood zoning protection with no protections at all. We are incredibly concerned about the potential negative impacts of allowing huge new second dwelling units in single family neighborhoods throughout the City, including delicate hillside areas. We are relying on everyone to make their voices heard to their Council members.

We need your help.

If you've sent in an email or made a call, we urge you to do it again. The more that our Council Members hear from us, the clearer it will be that maintaining local control of the size and scope of second units is a top priority for local homeowners.

I've included a draft email at the end of this message that can be copied and sent to the Council so that it will be READ in advance of Tuesday's hearing. Please also consider attending the hearing, which will be held at:

Tuesday, August 23, 10:00 am

John Ferraro Council Chamber

Room 340, Los Angeles City Hall

[200 North Spring Street](#)

[Los Angeles, CA 90012](#)

Let me know if you plan to attend the hearing so that we can send you more details. This is the final push and we thank you for your continued hard work.

Tuesday, September 06, 2016 AOL: IraBelgrade

If you have any questions, please let me know.

Thanks,

Carlyle Hall

DRAFT EMAIL:

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfeld@lacity.org, councilmember.english@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

Comment 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.

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.

Tuesday, September 06, 2016 AOL: IraBelgrade

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,

From: HHA <info@hollywoodland.org>

Date: July 9, 2016 at 8:23:56 AM PDT

To: HHA <info@hollywoodland.org>

Subject: HHA members: broken link fixed and PLUM vote that may affect YOU

1. there was a broken link in the July newsletter. It is fixed; it is regarding City activities in "Dog Park" <http://hollywoodland.org/hha-newsletter-for-july/>

2. Below is a letter to which we Hollywoodland residents ought to pay attention: i.e., write your representatives, and here are their emails:

- Your City Councilman, Councilmember.Ryu@lacity.org
- Catherine.Landers@lacity.org (Sr. Deputy, Ryu)
- Chief of Staff, Sarah.Dusseault@lacity.org
- Senior Advisor, Alexander.Kim@lacity.org

Here is the letter alerting us of impending action:

As you may know, the City of Los Angeles's Planning and Land Use Management (PLUM) Committee voted last week to repeal the local ordinance that governs the development of second dwelling units, also known as "granny flats." The issue now goes to the full City Council, which will consider the repeal following its summer recess.

In response, we have formed a new group called the **Coalition to Save LA's Neighborhoods**. We are working to activate homeowners from across LA to tell the Council to **oppose** the repeal of the Second Dwelling ordinance. We have **less than a month** to make our voices heard by the City Council and we hope you join us. The *Los Angeles Times* has weighed in as well with an editorial, stating:

Residents are right to worry about the size and location of second units being build in areas zoned for single family homes.

Editorial: L.A. Needs more housing. Reopening the door to modest 'granny flats' could help, June 30, 2016

...
If the Council votes YES to repeal the ordinance, it will have serious impacts on our neighborhoods, replacing meaningful neighborhood zoning protection with no protections at all. The **Coalition to Save LA's Neighborhoods** is very concerned about the potential negative impacts of allowing huge new second dwelling units in our single family neighborhoods, and we are working hard to activate constituent voices in key Council districts.

It is critical for your City Council member to hear how the proposed repeal would harm your neighborhood, and we'd love to work with you to build on what you have already done on this issue. We **cannot** simply abandon our local standards for the development of second units in single-family residential zones. The City should leave the existing ordinance in place while it studies new and improved standards that will give neighborhoods the protections they need. We must make our voices heard and let the City Council know that a one size fits all approach will **NOT** work for our neighborhoods. We hope you join us to call on the Los Angeles City Council to protect homeowners.

I look forward to discussing our efforts in further detail. I hope to hear from you soon.

Best,
Dylan

Coalition to Save LA's Neighborhoods

e: dylan@rodriguezstrategies.com

Tuesday, September 06, 2016 AOL: IraBelgrade

From: HHA <info@hollywoodland.org>
Date: July 24, 2016 at 4:22:12 PM PDT
To: HHA <info@hollywoodland.org>
Subject: Write CD4 and City about "Granny Units" legislation

CLICK to learn about what the City has coming up for a vote <http://www.citywatchla.com/index.php/the-la-beat/11502-on-the-brink-of-foily-will-city-council-unwittingly-upzone-la-s-single-family-neighborhoods>

CLICK HERE <http://hollywoodland.org/unite-with-hillside-federation-on-this-one-act-now/> for some **sample wording** for a letter you can write. You could also open the **attachment** for sample wording already in .doc format (easy to change).

Ryu supports keeping the codes "as is", i.e., **AGAINST** changes that would suddenly allow "granny flats". **The HHA urges him to maintain this stance at this time.**

Write to Huizar: councilmember.huizar@lacity.org
and: Sharon.Dickinson@lacity.org (she is with PLUM)

CC:

david.ruy@lacity.org

Julia.duncan@lacity.org

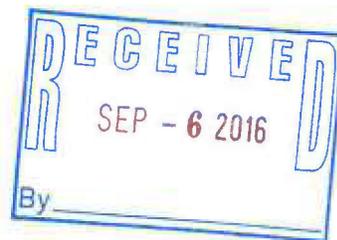
sarah.dusseault@lacity.org

Thank you for your interest in neighborhood preservation

The HHA Board

Grove & Supharas Pashley
2452 Shoredale Ave.
Los Angeles. CA 90031
323-463-6363
grovepashley@gmail.com

#14-0057-58



Hello City Council Members,
Thank you for your time & your attention.

My name is Grove Pashley and this is my wife, Na. In 2010, we purchased a home in Elysian Valley in the neighborhood known as Frogtown. Approximately **one third or MORE** of the homes here have secondary units. This, in and of itself, has become a part of the character of the neighborhood.

My wife and I have been blind sided in this sudden situation with the Secondary Units. We are extremely STRESSED by this new change as WE TOO have taken steps to build a second unit.

I'm here today requesting that we be INCLUDED with other homeowners in this Amendment 19A. In 2015 we started working toward our own second unit based on the State Ordinance AB1866. The **DIFFERENCE** for us is our plans have not yet been submitted to the planning department... However, we have invested a great deal of time, money and energy to make this happen.

To date we've spent approximately \$8,500 to begin the process. Funds have gone to an architect, a land survey and **MOST IMPORTANTLY**, we have already **REFINANCED OUR HOME** to make this happen.

If we cannot be included in the A19 we will likely have to spend an additional \$3,800 or more to refinance again. Now we are looking at least \$13,600 and will have **NOTHING WHATSOEVER** to show for it. Please, please keep in mind that this situation is **NO FAULT OF OUR OWN** as we have been following the rules and regulations for second units. For us this feels very much like a **BAIT and SWITCH!**

The reasons we decided to build are two fold:

#1. When my wife and I get older our socially security checks will not be sufficient. Having an additional unit will help out.

#2. We would like the option to care for my aging mother who is 84. My father was just put into assistant living due to Alzheimer's, leaving my mother by herself. We don't want this for my mother and we could take care of her in this second unit.

My wife and I just happen to be caught up in this mess mostly due to bad timing. This is a **HUGE** hit to my wife and I! There's been a sudden change in mind with some council

members who no longer plan to repeal the city ordinance so we feel its the FAIR and JUST **PLAN** to be included.

We have NO IDEA what the new ordinance will be and will it work for our needs when its finally completed. In the mean time rising INTEREST RATES to refinance will be a HUGE concern if it doesn't fit our needs.

I have with me today documentation of work completed and money spent.

I ask you to please allow us to be included in amendment A19. IF we are NOT included, Today we will become victims of this new situation and we can't believe that you would want that for us.

How can YOU make this happen?

Thank you,

Grove & Supharas Pashley