



Sharon Dickinson <sharon.dickinson@lacity.org>

OPPOSED : proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44

1 message

Heidi MacKay <hmackay@studiocitync.org>

Sat, Jun 4, 2016 at 9:47 AM

To: councilmember.huizar@lacity.org

Cc: Sharon.Dickinson@lacity.org, Shawn.Kuk@lacity.org, Clare.Eberle@lacity.org, Councilmember.Englander@lacity.org, Hannah.lee@lacity.org, Doug.tripp@lacity.org, councilmember.cedillo@lacity.org, Gerald.Gubatan@lacity.org, Sergio.Infanzon@lacity.org, councilmember.krekorian@lacity.org, courtney.hamilton@lacity.org

Dear Councilman Huizar:

I have learned of the City's proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44 and to instead retain the protections embedded within those code sections, particularly the prohibition on second dwelling units in Hillside Areas and on substandard streets. We are particularly concerned that the City Council is rushing the proposed repeal without giving our City's neighborhoods and residents an adequate opportunity to provide their input.

The repeal of the Second Dwelling Unit ordinances would result in the state's default standards for second dwelling units applying in every neighborhood in the City. This "one size fits all" approach is the wrong land use policy for a City with so many different neighborhoods and will have a negative and lasting impact on our single-family neighborhoods. A major policy decision such as the repeal of the Second Dwelling Unit ordinances should be considered only after a thorough study of the potential neighborhood impacts and the options available to the City.

I urge you to delay any action by the PLUM Committee until it has received a full analysis of the options that the City has to comply with state law, the policy implications of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.

Sincerely,

Heidi MacKay
Studio City, District 2



Sharon Dickinson <sharon.dickinson@lacity.org>

FW: re: Protest of proposal to repeal Second Dwelling Unit ordinances

1 message

Ilene Graves <ilene.graves@gmail.com>

Sat, Jun 4, 2016 at 1:56 PM

To: Sharon.Dickinson@lacity.org

Dear Ms. Dickinson,

The Federation of Hillside and Canyon Associations, Inc., recently voted to oppose the City's proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44 and to instead retain the protections embedded within those code sections, particularly the prohibition on second dwelling units in Hillside Areas and on substandard streets. We are particularly concerned that the City Council is rushing the proposed repeal without giving our City's neighborhoods and residents an adequate opportunity to provide their input.

The repeal of the Second Dwelling Unit ordinances would result in the state's default standards for second dwelling units applying in every neighborhood in the City.

This "one size fits all" approach is the wrong land use policy for a City with so many different neighborhoods and will have a negative and lasting impact on our single-family neighborhoods. A major policy decision such as the repeal of the Second Dwelling Unit ordinances should be considered only after a thorough study of the potential neighborhood impacts and the options available to the City.

The Hillside Federation urges you to delay any action by the PLUM Committee until it has received a full analysis of the options that the City has to comply with state law, the policy implications of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.

Sincerely,

Ilene Graves

5516 Cantaloupe Ave.

Sherman Oaks, CA 91401

Re: HHA Members: important to read and act NOW on this one

1 message

Rita Ryack <meankitty@earthlink.net>
To: councilmember.huizar@lacity.org
Cc: Sharon.Dickinson@lacity.org

On Jun 4, 2016, at 1:44 PM, HHA <info@hollywoodland.org> wrote:

read what The City has under consideration now! There is a Tuesday meeting, but you can easily write, NOW:

<http://hollywoodland.org/unite-with-hillside-federation-on-this-one-act-now/>

Dear Hillside Federation Friends,

The concept of single-family residential areas is under threat. If the existing ordinance is repealed everyone could build a 1,200-square-foot second dwelling on their property, even in R-1 in the hillsides where it is currently prohibited. These units are familiarly known as granny flats but could be rented to anyone or rented on Airbnb.

City Council is moving at rapid speed to repeal the City's Second Dwelling Unit ordinances, without adequate outreach to the City's neighborhoods. On May 12, 2016, the City Planning Commission approved the Planning Department's recommendation to repeal the ordinances. On **Tuesday June 7, 2016, the City Council PLUM Committee** will hold a public hearing on the repeal proposal. If the PLUM Committee votes to approve the repeal ordinance, the full City Council could repeal the ordinances soon.

If the Second Dwelling Unit ordinances are repealed, the prohibitions on second dwelling units in Hillside Areas and on substandard streets would be abolished. Instead, the state law default standards would apply, thereby allowing a 1,200 square foot second dwelling unit on virtually every single-family residential lot in the City, with only minimal development standards.

The Hillside Federation urges you to write Councilman Jose Huizar, the chair of the PLUM Committee, and voice your opposition to the repeal of the Second Dwelling Unit ordinances. Please urge him to require the Planning Department staff to provide a more complete analysis of the pros and cons of repealing the City's standards and defaulting to the state standards and the options available to the City to comply with State law. I hope the member associations will reach out to their individual members and ask them to write Councilman Huizar and their council members.

Here is a proposed sample letter/email WHICH you would customize if you like and send to

PLUM Legislative assistant:
Sharon.Dickinson@lacity.org &
Jose Huizar, Chair: councilmember.huizar@lacity.org

Dear Councilman Huizar:

The Federation of Hillside and Canyon Associations, Inc., recently voted to oppose the City's proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44 and to instead retain the protections embedded within those code sections, particularly the prohibition on second dwelling units in Hillside Areas and on substandard streets. We are particularly concerned that the City Council is rushing the proposed repeal without giving our City's neighborhoods and residents an adequate opportunity to provide their input.

The repeal of the Second Dwelling Unit ordinances would result in the state's default standards for second dwelling units applying in every neighborhood in the City. This "one size fits all" approach is the wrong land use policy for a City with so many different neighborhoods and will have a negative and lasting impact on our single-family neighborhoods. A major policy decision such as the repeal of the Second Dwelling Unit ordinances should be considered only after a thorough study of the potential neighborhood impacts and the options available to the City.

The Hillside Federation urges you to delay any action by the PLUM Committee until it has received a full analysis of the options that the City has to comply with state law, the policy implications of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.

No more development! Our resources are fragile. I don't understand WHY the city is so receptive to developers. There is a tremendous amount of disruptive and potentially dangerous construction as it is. Please preserve our beautiful, tranquil neighborhoods!!!

Sincerely,

Rita Ryack
6266 Rodgerton Drive
Hollywood 90068



Sharon Dickinson <sharon.dickinson@lacity.org>

Second Dwelling Unit

1 message

Andrew Sole <andrewsole@ecvlp.com>

Sat, Jun 4, 2016 at 2:33 PM

To: Sharon.Dickinson@lacity.org, councilmember.huizar@lacity.org

Dear Councilman Huizar:

I am homeowner in the Hollywood Hills. The Federation of Hillside and Canyon Associations, Inc., recently voted to oppose the City's proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44 and to instead retain the protections embedded within those code sections, particularly the prohibition on second dwelling units in Hillside Areas and on substandard streets. I am particularly concerned that the City Council is rushing the proposed repeal without giving our City's neighborhoods and residents an adequate opportunity to provide their input.

The repeal of the Second Dwelling Unit ordinances would result in the state's default standards for second dwelling units applying in every neighborhood in the City. This "one size fits all" approach is the wrong land use policy for a City with so many different neighborhoods and will have a negative and lasting impact on our single-family neighborhoods. A major policy decision such as the repeal of the Second Dwelling Unit ordinances should be considered only after a thorough study of the potential neighborhood impacts and the options available to the City.

The Hillside Federation urges you to delay any action by the PLUM Committee until it has received a full analysis of the options that the City has to comply with state law, the policy implications of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.

Sincerely,

Andrew Sole

Andrew L. Sole, Esq.
Managing Member
Esopus Creek Advisors LLC
1325 Avenue of Americas
Suite 2724
New York, NY 10019

Office: (212) 786-6142
Mobile: (917) 349-5930

Email: andrewsole@ecvlp.com

Admitted in: NY



Sharon Dickinson <sharon.dickinson@lacity.org>

LAMC 12.24.W.43 and 12.24.2.44

1 message

Jeanne Clark <jmclark628@gmail.com>

Sat, Jun 4, 2016 at 3:50 PM

To: councilmember.huizar@lacity.org, sharon.dickinson@lacity.org

Cc: David Ryu <david.ryu@lacity.org>, Catherine Landers <catherine.landiers@lacity.org>

PLUM Legislative assistant:

Sharon.Dickinson@lacity.org &

Jose Huizar, Chair: councilmember.huizar@lacity.org

Dear Councilman Huizar:

The Hollywoodland Homeowners Association and the Federation of Hillside and Canyon Associations, Inc., recently voted to oppose the City's proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44 and to instead retain the protections embedded within those code sections, particularly the prohibition on second dwelling units in Hillside Areas and on substandard streets. We are particularly concerned that the City Council is rushing the proposed repeal without giving our City's neighborhoods and residents an adequate opportunity to provide their input.

The repeal of the Second Dwelling Unit ordinances would result in the state's default standards for second dwelling units applying in every neighborhood in the City. This "one size fits all" approach is the wrong land use policy for a City with so many different neighborhoods and will have a negative and lasting impact on our single-family neighborhoods. A major policy decision such as the repeal of the Second Dwelling Unit ordinances should be considered only after a thorough study of the potential neighborhood impacts and the options available to the City.

We join the HHA and the Hillside Federation and urge you to delay any action by the PLUM Committee until it has received a full analysis of the options that the City has to comply with state law, the policy implications of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.

Sincerely,

Jeanne Clark



Sharon Dickinson <sharon.dickinson@lacity.org>

PLUM June 7 CPC-2016-1245- CA 14-0057-S8

1 message

Alan Dymond <dymondscra34@gmail.com>
To: Alan Dymond <DymondSCRA34@gmail.com>

Sat, Jun 4, 2016 at 6:04 PM



PO Box 3374 • Studio City, CA 91614 • Ph (818)509-0230 Fax (818)509-0260 • www.studiocityresidents.org

June 4, 2016

RE:

Planning and Land Use Committee;

June 7th

CPC- 2016-1245-CA

14-0057-S8

Dear Councilman Huizar:

The Studio City Residents Association (SCRA) opposes the proposed repeal of Los Angeles Municipal Code Chapter 1, Sections 12.24W.43 and 12.24W.44 at this time.

The basis for the SCRA position is that many considerations have not been taken into account and that the City Council should avoid repealing these ordinances until such time as neighborhoods and residents have an opportunity to provide input and be heard. A repeal of the above code sections at this time would void the protections embedded within those code sections and leave neighborhoods unprotected.

Further, a repeal of the Second Dwelling Unit ordinances would result in the state's default standards for second dwelling units applying in every neighborhood in the City. This "one size fits all" approach is not "best planning" practices for a city that has so many different neighborhoods. There will be a negative and lasting impact on single-family neighborhoods and any major policy decision such as the repeal of the Second Dwelling Unit ordinances should be considered only after a thorough study of the potential neighborhood impacts and the options available to the City. The Planning Department should reconsider and submit alternate proposals that would comply with AB1866.

SCRA requests the committee delay action pending full analysis of the options presented is reviewed and that the City will be in compliance with state law on whatever option it considers.

Respectfully submitted

Alan Dymond

Alan Dymond

President

Councilmember Jose Huizar, Chair

Councilmember Mitch Englander

Councilmember Marqueece Harris-Dawson

Councilmember Gil Cedillo

Councilmember Felipe Fuentes

Councilmember Paul Krekorian,

Karo Torosian Planning Deputy, CD2

Councilmember Paul Koretz,

Councilmember David Ryu

Sharon Dickinson, PLUM Legislative assistant:

Shawn Kuk, Planning Director

Gerald Gubatan, Senior Planning Deputy

Sergio Infanzon, Planning Deputy

Clare Eberle, Planning Deputy

Hanna Lee, Chief Planning and Land Use Deputy

Doug Tripp, Chief Legislative Deputy

Marion Dodge. President Hillside Federation



Sharon Dickinson <sharon.dickinson@lacity.org>

opposed to the proposed repeal of LAMunicipal Code Sections on "Second Dwelling Units"

1 message

maurentabor@maurentabor.com <maurentabor@maurentabor.com>

Sat, Jun 4, 2016 at 10:30 PM

To: davidryu@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.ryu@lacity.org

Dear Councilman Ryu and Councilman Huizar and Ms. Dickinson:

I oppose the City's proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44. Retain the protections embedded within those code sections, particularly the prohibition on second dwelling units in Hillside Areas and on substandard streets. The City Council is rushing the proposed repeal without giving our City's neighborhoods and residents an adequate opportunity to provide their input.

The repeal of the Second Dwelling Unit ordinances would result in the state's default standards for second dwelling units applying in every neighborhood in the City. This is the wrong land use policy for a City with so many different neighborhoods and will have a negative and lasting impact on our single-family neighborhoods. A major policy decision such as the repeal of the Second Dwelling Unit ordinances can be considered only after a thorough study of the potential neighborhood impacts and the options available to the City.

I urge you to delay any action by the PLUM Committee until it has received a full analysis of the options that the City has to comply with state law, the policy implications of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.

Sincerely,

Maureen Tabor
Resident
Hollywoodland



Sharon Dickinson <sharon.dickinson@lacity.org>

we back the repeal

1 message

Navid Ardakani <navid3@me.com>

Sat, Jun 4, 2016 at 11:42 PM

To: Sharon.Dickinson@lacity.org

We live in the beach wood canyon area, 6325 rodgerton dr. La ca 90068.

My wife and I both strong back teh City's proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44 and to instead retain the protections embedded within those code sections, particularly the prohibition on second dwelling units in Hillside Areas.

Sincerely,

Navid ardakani md
Faye linda wachs phd.



June 4, 2016

LA City Council Planning & Land Use Management Committee
Councilmember José Huizar, Chair
Councilmember Marqueece Harris-Dawson
Councilmember Gilbert A. Cedillo
Councilmember Mitchell Englander
Councilmember Felipe Fuentes
LA City Hall
200 North Spring Street
Los Angeles, CA 90012

Via Email to Sharon.Dickinson@lacity.org

Re: CF #14-0057-S8 - BASPOA OPPOSES REPEAL OF LAMC 2ND DWELLING UNIT ORDINANCE

Dear Councilmember Huizar & PLUM Committee Members:

I am writing on behalf of Bel Air Skycrest Property Owners' Association (BASPOA) to express our community's very strong opposition to the proposed repeal of Los Angeles Municipal Code Sections 12.24.W.43 and 12.24.W.44 regulating second unit dwellings.

We object to this proposed repeal for a number of reasons, not least of which is the speed with which it is being pushed through the system, bypassing proper process. Such a repeal at such speed means that the City will default to the far less protective *state* standards without full analysis of the impacts of this change and without citizens having the opportunity to exercise our rightful voice in this important decision.

We object further to the lame attempt to justify this hurried repeal/default by claiming it as a legal necessity and the only possible course of action, apparently ignoring (or completely misreading) the recent Superior Court decision on the matter. That decision clearly laid out a number of options, including either keeping the City's existing ordinance in place as long as it is applied "ministerially" (in other words, as long as the City follows its own rules!) or else taking the time to follow proper process and come up with new (or modified) City standards suited to the specific needs of Los Angeles.

The existing LAMC Sections, which the City is apparently so eager to discard, are far better for Los Angeles than the state standards would be, because they take into account the range of L.A.'s many diverse communities and ecologies. Defaulting to state standards on second unit dwellings will open the door to indiscriminate densification across L.A. And this is the heart of the matter. In transit districts along the new Expo line, densification makes sense. But here in the Santa Monica Mountains the case is entirely different. This swath of wilderness running through the very center of the L.A. cityscape is one of our greatest urban assets. Most hillside residents understand and strive to maintain the delicate balance between nature and civilization. We know that this special place belongs not just to those of us who live in

the hillsides but to people from all over the city and all over the world who enjoy the recreational, aesthetic, environmental, educational and spiritual opportunities which the area affords and also to the cougars, bobcats, coyotes and deer that roam our hills (and sometimes our streets). In this area densification brings serious safety, environmental, and quality of life impacts. It threatens the integrity of our hillsides and the unique character of our neighborhoods.

The hills belong to the City, and we need the City's support to protect them. We need the protections that the LAMC affords hillside areas. We particularly rely on the LAMC prohibition against second dwelling units in hillside areas and on substandard streets, to prevent densification where it is completely inappropriate (and also to allow and encourage it where it *is* appropriate. So unless and until those Municipal Code Sections are replaced by something even better and more customized to the needs of our city, it is *absolutely essential* that they stay in place. Do not throw them aside in favor of what the Hillside Federation so aptly calls the "one size fits all" approach. It will not work.

If change is to be considered, such change should really be taken in thoughtful coordination with the Re:Code LA zoning update currently in process. By rushing to repeal the existing ordinance and allowing the much laxer state regulations to take over, you will inevitably undermine the new code before it is even in place, letting in backdoor development and densification.

For all these reasons Bel Air Skycrest Property Owners' Association joins the Hillside Federation in urging you to **delay any PLUM Committee action until there has been a *full analysis* of the options that the City has to comply with state law, the policy implications of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.**

Sincerely,



Barbara Dohrmann, President
BASPOA
