



Sharon Dickinson <sharon.dickinson@lacity.org>

Clarifications re: proposed Second Dwelling Unit Repeal Ordinance CF-14-0057-S8

Rick Frazier <frazier.rick@gmail.com>

Fri, Jul 29, 2016 at 12:57 AM

To: Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: paul.koretz@lacity.org, councilmember.huizar@lacity.org

Sharon & Steve,

I am a home owner in North Hollywood who submitted a permit application via expedited plan check on February 8th, 2016 for a Second Dwelling Unit (app# 16010-30000-00294). I had cleared all the conditions from the first round of plan check and had scheduled follow-up meetings with the my Plan Checkers for March 23rd, when I was informed on March 22nd, that the City Attorney has halted all SDU permits.

It has been a long 4 months since then that we have been monitoring the situation and waiting for the path to be cleared for us to proceed. I was just reading through some of the opposition letters submitted by various property owners and neighborhood groups and I just came across the following in a June 3rd email from the Homeowners of Encino:

1. The Planning Director's Report [May 12, 2016] on the proposed ordinance repealing the City's existing second unit standards is very misleading. **It incorrectly asserts that the City cannot legally continue to administer its adopted second unit standards. According to Judge Chalfont, the City can continue to use its adopted standards —just as it successfully did between 2003 and 2010, when it issued hundreds of second unit permits.**

2. We strongly object to the proposed repeal ordinance because the City's adopted second unit standards provide important protections for surrounding neighborhoods that otherwise could be negatively impacted by second unit development. **The adopted standards limit second units to a maximum size of 640 SF, and they forbid development of second units in designated "hillside" areas or that would be visible from the street.** In contrast, the very weak State "default" standards that the proposed repeal ordinance would put into place would allow second units as big as 1,200 sq. ft. without any protections regarding the location or visibility of second units.

Are the sections highlighted in yellow and Bold above true?

Could the LA City DBS proceed issuing SDU permits according to the "Adopted Second Unit Standards"? The reason I am asking is because the structure we are proposing totally meets those standards as it is only 252 SF, is not visible from the street, and we are not in a hillside area.

Is there some appeal that we could file with the City Attorney or LA DBS to proceed with clearing our plans for permitting according to these Adopted Standards?

It seems there is a lot of opposition being voiced by various neighborhood groups who are calling for studies that could take a year or more, and though the PLUM has approved the Planning Department's SDU Repeal Ordinance, the Council seems to be dragging their feet to put this item on the agenda and put it up for a vote. So any guidance you could give on this matter would be much appreciated. We are just a hardworking couple undertaking this project as Owner Builders on a modest budget, and these delays have rather negatively impacted our family.

Thank you,

Rick Frazier

[310-918-1624](tel:310-918-1624)