



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)**

1 message

Elliot Zarabi &lt;elliottzarabi@yahoo.com&gt;

Fri, Aug 12, 2016 at 12:14 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, Steven Blau <steve.blau@lacity.org>  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org,  
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councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org,  
councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File  
Related to the Second Dwelling Unit Repeal Ordinance  
(CF:14-0057-S8)

To the Hon. City Council Members,

My name is Elliot Zarabi, and my parents purchased a property in Reseda back in April of 2015. The purchase all included approved permits to build two single family residences on a single lot. The money to build and to purchase this property did not come easy to my parents. My father moved here in 1978 escaping religious persecution. He came here with \$20.00 in his pocket and with poor english. Throughout his life, he has worked very hard to provide for his wife and children. Now that both my sister and I are independent of him, he was able to start saving (along with my mother) and purchase the property in questions. With their savings they saw this project as being their future retirement.

Knowing that they had legitimate permits and knowing that they were moving forward with the blessing of the City of Los Angeles the began construction. After completing roughly 90% of the construction, they received a notice that they could no longer move forward on building the back unit unless they signed a document statement they acknowledge they can be sued. I, as an attorney, advised against them signing this document because they did everything by the book, and the should not and cannot be punished as a result of this.

By not repealing the ordinance in question, many people, such as my parents are going to lose on their future. Many people who worked hard their entire lives, will not be unable to live comfortably in their retirement years.

Besides legal issues that will most definitely arise if the ordinance is not repealed, their are other issues that face this City. The rental market is outrageously high, and more and more people are unable to afford to live in Los Angeles anymore. Citing an article written by Dennis Romero of LA Weekly entitled "People Are Leaving L.A. Because it's Just Too Damn Expensive (MAP)," which stated that "a recent analysis by Realtor.com found that Los Angeles was one of top five 'cities losing the most residents' in the United States." Showing that this is not just a "investor/homeowner issue" but rather a City problem as well.

I can only urge the council to take the correct approach and repeal LAMC section 12.24 W.43 and W.44 so that people, like my parents, who have relied on the City granting permits do not lose their life savings and their ability to sustain their lives and that the rental market will be able to be manageable so that we do not lose our residents.

Regards,

Elliot Zarabi, Esq.

Phone: 213-784-2524

Fax: 213-784-2514

515 South Figueroa Street  
Suite 1200

Los Angeles, CA 90071

Disclaimer: The information you obtain in this email is not, nor is it intended to be, legal advice, as without all of the pertinent facts, we cannot give definitive legal advice at this time. Further, contacting us does not create an attorney-client relationship. Please do not send any confidential information to us until such time as an attorney-client relationship has been established.

**IMPORTANT AND CONFIDENTIAL:** This message is intended only for the use of the individual or entity to which it is addressed. This message contains information from Elliot R. Zarabi, Esq., which may be privileged, confidential or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this in error, please telephone us immediately at (213) 784-2524.

Dear City Council Members:

There are many benefits provided by Secondary Dwelling Units ("SDUs"). At a high level, SDUs increase the stock for affordable housing units and partially assist in mitigating the Los Angeles City housing crisis. However, I am not going to discuss this topic in this e-mail or debate whether it is right or wrong to build SDUs. In this e-mail, I will discuss the current state of confusion faced by law abiding citizens like myself as a result of a lack of SDU policy in the City of Los Angeles. People like me that are at different stages of completion of their SDUs. More simplistically, I am going to discuss the topic of fairness.

I personally have invested time and money. Close to \$20 thousand invested thus far comprised of architect fees, survey fees, engineer fees, City fees including plan check fees, various clearance fees and close to \$10 thousand in permitting fees. All of this in order to receive a permit that is not good anymore. My permit was issued post 2/25/16, which places me in an odd position and not allowed to build. The reason that the permit date is post 2/25/16 is also due to the inefficiencies and the delays at Building and Safety. Throughout the entire process, there has also not been a single communication from Building and Safety regarding returning the funds that have been paid to them thus far. Furthermore, there has also not been communication as to the changes in the SDU policy. I should also note that I have also secured financing that matures in less than a year.

I did all of this because I relied upon the LA City's SDU policy in effect at the time. I started my process over one year ago. The people that I met in various committee meetings related to the "overnight" change in SDU policy also relied on the LA City's SDU policy in effect. These people for the most part can be classified as the City's smallest builder. My story is only one of many. I have met people that:

- Placed marriages on hold because they were hoping to live behind their parents.
- Have disabilities and were planning to build a living space for their nursing/health staff.
- Have backyards with half completed construction and full of materials that they have paid for that are lying in the backyard getting destroyed by the weather.
- Facing financial hardships.
- Are architects and contractors that have lost a significant portion of income and have to answer to angry clients because their business plan was based on the City's SDU policy.
- Put other everyday life activities on hold.

All this suffering, because we decided to do the right thing. Instead of illegally converting a garage and exposing a potential tenant/family member to an unsafe living environment or the neighborhood to overcrowded parking situation, we decided to invest money and pay city fees and taxes to create additional housing the right way. None of us had "pipe dreams" for building an SDU. We relied on the SDU policy in effect, which allowed us to implement on our plans as outlined by the City policy. Furthermore, Building and Safety has taken money from us in order to review plans and provide various clearances and permits. None of these funds have been returned throughout this stand-still process.

I encourage you to 1) continue with the SDU projects that are already in process (plan check and permit issued) and 2) support for recommendation to repeal the 1985 Grannyflat Ordinance and allow state law

AB 1866 to remain in effect, as it has been for the past 6 years. This will eliminate any further confusion and monetary and emotional hardship on all of us. We should not be the ones that are paying for the Building and Safety and City Attorney careless action of implementing a change through a memorandum as opposed through an Ordinance. The current situation is mass confusion and not logical. We are the smallest builders that the City has and can afford these types of hardships the least. This will also set the right example for doing the right thing and encourage building of SDUs legally.

The term "grandfathered" is most used in City planning. I propose to first and foremost to grandfather-in the SDU's that are in the plan check phase or have issued permits already, irrespective of the date. People like me that are already heavily invested (money, time, emotions) by relying on the policy in effect should not be punished as a result of the careless policy implementation by the powers that be. We are already "pregnant" and can do very little to change our situation without having a large financial hardship. The famous comment that was made to me by my architect was that "I lived in Iran and I have not seen this kind of an overnight change and punishment on the people that relied on the City and followed all the rules". This is the topic of fairness that hopefully I was able to clearly communicate to you. It is only fair to allow me to finish what I started and heavily invested in by relying on LA City's SDU policy.

Can you imagine paying for a service in the range of \$20 thousand, have that payment accepted by the opposing party, have a promise that the service would be provided ("issued permit to build") and at the end that service provider refusing to provide the service or a suggesting to return the funds that were paid? This is exactly what we are facing with Building and Safety. Building and Safety has happily accepted our money and in my case issued a permit that I cannot use. This is not fair! The entire process has a feel of a third world country!

Please vote in favor of the repeal.

Best Regards

Garen Papazyan

(213) 453-7806

To Whom it May Concern:

Are we living in "America", what we all know as the land of freedom and fairness? As an American citizen, this is the question that I ask myself every morning after hearing and attending the meetings regarding Second Dwelling Unit (SDU) policy change that happened overnight. I am a disappointed and frustrated citizen and I feel that my rights have been violated when being issued a permit by the Los Angeles Building and Safety and later coming to find out that it's no longer valid.

I personally have invested my valuable time and hard worked money to build a Second Dwelling Unit. I was issued a permit on 3/2/16 by the LADBS after going through the entire permit application and clearance process. I have spent about \$30 thousand dollars on architect, engineering, permit, and supplies fees. I have supplies sitting in my back yard from March 2016 (6 months) that have gone bad and no longer can be used. I have taken out a loan for this project, which I am accruing daily interest as of today. Please stop for a minute and ask yourself how would you feel or what would you do if you were in my place. We all know that money does not grow on trees. We can't get back our wasted valuable time. The only thing that I plead and consider fair is to move forward and allow us the people whom currently have approved plans to proceed with their project and for LADBS to stop taking new applications. In fact, not once have I been notified by the LADBS that they will be liable for my loss.

In some of these meeting I have heard several reasons from the opposing party as to why a second dwelling unit should not be permitted. Some reasons were that a second dwelling is causing overcrowded parking or their view is being blocked. Have these people not realized that they live in LA, where it's one of the most crowded cities??? Their view can be blocked even if their neighbor decides to build a 'single' two-story house on their lot. They can have a crowded parking even in a 'single' dwelling situation by having a neighbor with a large family who each need a car for transportation in "crowded" LA. I actually think that Secondary Dwelling Units should continue. We want things to be done the right way and not have people illegally convert their garages to an unsafe living environment.

I love America, I love LA, and I love having laws and regulations. Please act fast on this matter and allow hard working citizens such as us to proceed with our approved permits in building the Second Dwelling Unit. Please do not destroy our dreams and hopes especially since we have approved permits.

Thank you for your valuable time,

Piruza Papazyan



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

**cf:14-0057.58**

1 message

Sylvia V &lt;sylvia2005@yahoo.com&gt;

Fri, Aug 12, 2016 at 11:03 AM

Reply-To: "sylvia2005@yahoo.com" &lt;sylvia2005@yahoo.com&gt;

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;, "Sharon.dickinson@lacity.org"

&lt;Sharon.dickinson@lacity.org&gt;

Cc: "councilmember.huizar@lacity.org" &lt;councilmember.huizar@lacity.org&gt;, "councilmember.blumenfield@lacity.org"

&lt;councilmember.blumenfield@lacity.org&gt;, "councilmember.englander@lacity.org" &lt;councilmember.englander@lacity.org&gt;,"

"councilmember.ryu@lacity.org" &lt;councilmember.ryu@lacity.org&gt;, "councilmember.cedillo@lacity.o"

&lt;councilmember.cedillo@lacity.o&gt;, "councilmember.krekorian@lacity.org" &lt;councilmember.krekorian@lacity.org&gt;,"

"councilmember.busciano@lacity.org" &lt;councilmember.busciano@lacity.org&gt;, "councilmember.koretz@lacity.org"

&lt;councilmember.koretz@lacity.org&gt;, "councilmember.martinez@lacity.org" &lt;councilmember.martinez@lacity.org&gt;,"

"councilmember.fuentes@lacity.org" &lt;councilmember.fuentes@lacity.org&gt;, "councilmember.harris-dawson@lacity.org"

&lt;councilmember.harris-dawson@lacity.org&gt;, "councilmember.price@lacity.org" &lt;councilmember.price@lacity.org&gt;,"

"councilmember.ofarrell@lacity.org" &lt;councilmember.ofarrell@lacity.org&gt;

Dear councilmembers:

My name is Sylvia Valenzuela. I am asking you to please vote in favor of repealing the ordinance that was in place before Ab1866. I have a 9 to 5 job. I am not a developer. My family depends on it. I have invested everything on building a small 732 sq ft house behind my house. I have improved the area. It used to be wasted space with nothing but weeds. It is now a useful space in an area where there is no housing available. I depleted my savings and retirement on this project. I paid the city upwards of \$20,000 in permit fees. We have satisfied all city requirements.

This is a huge improvement in our neighborhood. Please vote to repeal the outdated ordinance. Thank you

Sincerely

Sylvia Valenzuela. 8/12/2016

Sent from Yahoo Mail on Android



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)**

1 message

IraBelgrade@aol.com &lt;IraBelgrade@aol.com&gt;

Fri, Aug 12, 2016 at 11:12 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org,  
councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org,  
councilmember.busciano@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

Hi Sharon,

I would like to ask that you please add my comments to the council File  
Related to the Second Dwelling Unit Repeal Ordinance  
(CF:14-0057-S8)

Dear City Councilmembers,

My name is Ira Belgrade and I've been a homeowner in the La Brea/Hancock area for the past 20 years. I have a 1,190 sq. ft. two story ADU that I've rented out for the past six years without any issue or burden to my community and without it, my family and I could no longer afford to live in our home. AB 1866 has been the de facto law in our city since 2010 and has worked without a single incident and must be restored as the law in our city until we can come up with a way to permit the approximately 50,000 unpermitted units that already exist. That will move our city forward for generations to come. The old "Grannyflat Ordinance" is a relic, including its name, of another time, when our housing situation wasn't in crisis. PEOPLE CAN'T AFFORD TO LIVE HERE ANYMORE, and we must seize an opportunity to change that. All of the negative comments from various homeowner associations are completely unwarranted and have no basis in actual fact. My unit has caused none of the negative affects the various homeowner associations claim will occur with AB 1866 and it has been a good and vital part of my neighborhood and community, offering a below market rent when rents in my area are out of reach for most people. It has also kept my family stable, has allowed me to continue to be an involved and supportive member of my community, and most importantly, has allowed our family to continue living in and owning our home. We must repeal the old second unit ordinance, restore AB 1866 and move our city forward!

Sincerely,

Ira Belgrade  
Homeowner, Los Angeles  
La Brea/Hancock, Council District 4  
cell: 818-519-0099



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

1 message

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Brandon Lindauer <brandon.lindauer@gmail.com>

Fri, Aug 12, 2016 at 11:28 AM

To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.busciano@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

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

I would like to ask you to please vote in favor of the repeal of the Second Dwelling Ordinance.

I am writing on behalf of my friends and family in the City of Los Angeles. The inability to initiate construction due to this outdated ordinance is not only tying up the finances and properties of citizens, but is also stopping workers from earning a living and providing for their families as well.

Failure to correct this situation results in the reduction, not the creation of job. Making the right decision, however, and repealing the 1985 Second Dwelling Ordinance (in accordance with State law) creates jobs, reduces poverty, and increases property values across the city. This is one of those rare situations where the choice is clear, and there is no down side. I trust you will all make the correct decision.

I welcome any comments that you may have and would greatly appreciate the opportunity to speak with your office and let you hear from a family affected by your decision.

Sincerely,

Brandon Lindauer



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)**

1 message

**Matthew Gregorchuk** <mgregorchuk@gmail.com>

Fri, Aug 12, 2016 at 10:09 AM

To: steve.blau@lacity.org, Sharon.dickinson@lacity.org, councilmember.wesson@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org,  
councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org,  
councilmember.busciano@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

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council members,

I am a general contractor in Los Angeles. The economy was just starting to pick-up for my business last year. Last year i began to design a second dwelling units under AB1866. My client was able to get funding and has paid all the planning fees, however the City won't issue a permit so construction can't start. Since the court injunction my work has stopped. I have had to layoff my crew of 6 and I am unsure of whether i should start another project or continue to wait for the City to approve a new measure. I have been treading water for three months now, losing all my savings, and unsure of what the outcome will be.

Los Angeles is becoming harder and harder for a small construction company to do anything but a bathroom remodel. Permit fees, planning requirements, and other City costs are forcing my bids ever higher. More and more "Bootleg" projects are going on, when i ask guys at the supply houses they tell me to stop looking for permits and just risk the penalties. I can't compete with guys that are going around the system.

Second Dwelling units were a niche i thought I could get into, give my guys steady work, and support my family. My wife and I rent a one bedroom aptment in the Valley, I'm not some huge Wilshire development firm. It feels that Los Angeles is trying to outlaw my profession while paying lip service to wanting homes for homeless. Who will build your "Homeless Initiative" homes?

Matthew Gregorchuk  
805-856-8899  
mgregorchuk@gmail.com



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)**

1 message

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**Pouya** <pouya@archi10.com>

Fri, Aug 12, 2016 at 1:29 PM

To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
Cc: "Cc:" <councilmember.huizar@lacity.org>, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org,  
David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org,  
councilmember.busciano@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

To Whom it may concern

Subject: City Council File: CF:14-0057-S8

I hope all is well with you. I am an Architect and have been working in residential filled for over 10 years. I am also a home owner with a 2<sup>nd</sup> dwelling unit on My property located at 3601 Wasatch Ave. and have designed handful of 2<sup>nd</sup> dwelling units. I really believe that the projects I designed using 2<sup>nd</sup> dwelling units law were designed to the owners life style and use where as we have design a lot of Mac Mansions on the other hand where the final product is much more massive ( in compare) and don't have the sensitivity of space because it is not really designed with the end user who is sensitive about the space he/she is living in.

I really believe that 2<sup>nd</sup> dwelling unit rule is meeting the intention of the code and I believe that a lot of the families who have build or in the process of building it have their life depending on this ( financial and life style).

I would urge you to vote to allow construction of 2<sup>nd</sup> dwelling units.

Thank you

Pouya Payan , Leed AP, Labyrinth design studio Inc.

1600 Sawtelle Blvd, Suite 230, Los Angeles, California 90025

Tel: (818) 200-5005

[www.labyrinth-ds.com](http://www.labyrinth-ds.com)



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## SUPPORT: Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

1 message

Will Wright &lt;will@aialosangeles.org&gt;

Fri, Aug 12, 2016 at 4:18 PM

To: "Sharon.Dickinson@lacity.org" <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
 Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, Councilmember Mitchell Englander <councilmember.english@lacity.org>, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.busciano@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, councilmember.wesson@lacity.org, Gerald Gubatan <gerald.gubatan@lacity.org>

**We SUPPORT: City Council File: CF:14-0057-S8**

As the Director of Government & Public Affairs for the Los Angeles Chapter of the American Institute of Architects (AIA|LA), I am writing to share our strong support for the current proposal to repeal Subsections 12.24.W.43 and 12.24.W.44 of Chapter 1 of the Los Angeles Municipal Code, and grant legal nonconforming status to second dwelling units.

We also encourage City Council and the Department of City Planning to streamline and advance the process to ensure more Angeleno's have the ability to build second dwelling units (SDU's) per California State Law.

**In general, SDU's and legislation to streamline and clarify the process is a vital component to adding more housing and greater housing affordability to our region. They also help provide greater economic upward mobility for many Californians - as it allows residents to invest in an opportunity to receive supplemental income. SDU's also culturally facilitate the need to age in place and contribute to the fabric of healthier and more complete communities.**

**SDU's optimize our existing infrastructure. They diversify the socio-economic factors our neighborhoods. They benefit communities with a greater array of housing typologies, designs and programs. All good things!**

As to the fears that many may have about the need for more parking: as a car-free Angeleno (5+ years) that lives in an ADU duplex built in 1921 (Angeleno Heights), I have a feeling that requiring parking for all residential units vastly increases the cost of housing and also takes up precious space otherwise more beneficially used for unpaved, outdoor amenities like gardening, natural habitat, etc.

Parking requirements should no longer be forced up on us. Let the market deliver parking where and when needed and if homeowners or housing providers select to build more housing opportunities for all of those that no longer require full-time car ownership, then please let that housing be provided if and when needed. Sure, most often parking is still going to be built (especially if it's a sound investment and needed) - but to require it does nothing other than to continue to exacerbate issues of equity and fairness.

To go even one step further, since this is an issue I am extremely passionate about: the right to live car-free and unencumbered by the vicinity of the machine immediately adjacent to your place of living should be respected as a civic and human right to peace and dignity. Requiring on-site parking is like requiring each and every house to be built with a pig pen or tar pit on the property.

Now on to the ecological benefits of all that unpaved space we will soon reclaim once we overcome the need to provide a parking space for so many automobiles: lower urban heat islands, greater chances for urban gardens and tree canopy, better opps for stormwater infiltration, less concrete and more dirt (dirt and access to dirt is perhaps a health benefit for childhood development) - and most importantly, with less emphasis on always requiring a spot for cars, there is a chance to place greater emphasis on designing that space in such a way that our mental health (and our physical health) are more readily nourished with delightful, fun programming that soothes the soul and lifts the spirit.

Lastly, I think it is interesting to see the progress made in Seattle They realized that requiring one on-site parking spot per single family home was actually taking away that same amount of space on the street for the driveways and the curb cuts, etc (and also making the sidewalks less safe). So for streets that are otherwise chopped up with so many points of entry via driveways, why not just get rid of the driveway (on-site) requirement altogether and instead park on the street in the space that would otherwise be consumed by the driveway's entry.

Additionally, the parkway isn't consumed by the driveway either, which facilitates more opportunities for the planting of street trees, more attractive neighborhoods and greater biodiversity.

We encourage neighbors to park a few blocks a way if you need to and walk: streets become safer with more activity. Enjoy your neighborhood, say hi to your neighbors - you become a little bit healthier after a few years!

As we become a more walkable city with greater mobility options, we will eventually have less car ownership and perhaps one day those that fear they will never again find a parking space will be forever assuaged and find comfort that they're the last ones left with a car to park. One hundred years ago, all those with horses were about to experience that same transition. Today is much like then. Sure we still see horses from time to time (and enjoy their comforts!), but to require a spot to keep a horse in your yard for all housing sounds a bit archaic, doesn't it. Car ownership may quickly become a similar concept.

That is the future we all aspire to!

Very truly yours,

**Will Wright, Hon. AIA|LA**

**Director, Government & Public Affairs**

American Institute of Architects/Los Angeles Chapter

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**AIA**  
Los Angeles





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Proposed Second Dwelling Unit Repeal Ordinance CF-14-0057-S8**

1 message

**Greg Christman** <gmaaan@gmail.com>

Fri, Aug 12, 2016 at 4:29 PM

To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <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

Please add to Council File: 14-0057-S8

Dear Council member Wesson,

As a Pastor, Leader, and member of your district I urge you to schedule a vote and support the Second Dwelling Unit Repeal Ordinance (CF-14-0057-S8) with urgency.

From speaking to members of our church community, I have learned that families in our neighborhood have had planning and construction halted on their homes. At first, people didn't know the backstory about why the projects were halted, but over time they attended city hearings in order to understand the situation and voice their concerns. It is my understanding, that these homeowners were provided guidance from the city on how to design and build their backyard homes in accordance with State and City laws, many of which spent thousands of dollars in city fees and construction preparation based upon this guidance.

The members of our community who are affected by the Court's decision are scared that inaction from the City Council will extend their projects beyond the terms of their loans, leading to the foreclosure of their homes.

I would be happy to discuss the need for Second Dwelling Units and the benefits they bring to our community, but I recognize that this vote is a temporary fix for homeowners stuck in the middle of a legal battle. I urge you to help our community by honoring the commitments made by the city. Please vote in favor of the repeal and restore the spirit of the families affected by this decision.

Sincerely,

Greg Christman

--  
Greg Christman, MSOD  
Organization Consultant, Pastor and Adventurer  
University of Southern California  
Religious Director  
c: 323.632.5377  
gmaaan@gmail.com  
South LA Christian Life  
www.southlachristianlife.org



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## FW: Emergency Meeting to help repeal grannyflat ordinance

1 message

**Papazyan, Garen** <Garen.Papazyan@cnb.com>  
 To: "Sharon.dickinson" <Sharon.dickinson@lacity.org>

Fri, Aug 12, 2016 at 8:30 PM

-----Original Message-----

**From:** avalleyglen@aol.com [avalleyglen@aol.com]**Sent:** Friday, August 12, 2016 06:39 PM Pacific Standard Time**To:** jmgregorchuk@gmail.com; irabelgrade@aol.com

**Cc:** sylvia2005@yahoo.com; markvalli@gmail.com; elliotzarabi@yahoo.com; kpolosajian@mrmortgage.com; Arturo.Chavez@lacity.org; Gerald.Gubatan@lacity.org; sharon.lowe@lacity.org; Sergio.Infanzon@lacity.org; Fredy.Ceja@lacity.org; Debby.Kim@lacity.org; Ritelaw04@gmail.com; anoush@sarkisyanlawgroup.com; julcof@att.net; tulsa1718@verizon.net; jconstruct14@att.net; pouya@archi10.com; lj@kanel.com; tiptopassistance@gmail.com; rmen83@gmail.com; helen@mas.la; elizabeth@mas.la; stacey@mas.la; mvalli@oxy.edu; johnperfitt@mac.com; pf@generalent.com; mott@civicenterprise.com; vmukhija@ucla.edu; will@aialosangeles.org; willrobwright@gmail.com; dcuff@aud.ucla.edu; helenzilla@gmail.com; jrstephens@gmail.com; josegardea@hotmail.com; mollymstrauss@gmail.com; matthew.glesne@lacity.org; claire.bowin@lacity.org; ppapazyan@sultra.com; Papazyan, Garen

**Subject:** Re: Emergency Meeting to help repeal grannyflat ordinance

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unity Repeal Ordinance (CF:14-0057-S8). Also attached in word format.

Dear City Council Members;

Im an American citizen of a migrant family who came to this country for many of its fundamental American privileges, all of which have been second nature to me since I was only 2 years of age when we settled here in California. The only understanding I've had about how things were done in such unethical and unfair ways back in my country were only from stories I've heard from my elders, namely my grandparents since they were much more effected by this way of life in the old country. And it troubles me to say the least that after 38 years in this great country for the first time I not only can empathize but for the first time also sympathize with what was told to me by my elders. Its of great surprise to me that we in this country in this day in age can unfairly and without sufficient notice take away and or change a regulation over night which consequently can harm so many people both financially and emotionally.

Im a small business owner here in California and my wife is a civil servant working for the LAUSD as a teacher, she has been for the last 15 years, After our marriage 10 years ago we both have been working hard to make a good life for us and also for our two kids that we were blessed with 5 years ago. And as we work towards all things American such as the many times depicted house with the white picket fence, its been evident to us that with our earnings and the soaring prices of housing here in Los Angeles buying a house for our family isn't realistic. So after doing much research we found that we could buy a house and use the rules and regulations set forth in the ("SDUs") to build a second unit in the back and rent out to help pay for our large mortgage. And so we set out and found the perfect property to do just this. After a long and draining process we were qualified for a loan to buy the house and have secured the funds to build the second unit. Now however after spending almost 20k in architects, surveyors, and engineers we are at a standstill because just like in the old country overnight the rules have changed. Well although construction for the new unit might have stopped our mortgage payments have not, and at this rate if we are not given the ability to continue to build the second unit and rent it out soon, me and my family are going to loose this house and all the money who have spent so far and really just go back to square one.

I however have not lost all my faith in this great country and know that this will be rectified ASAP, I ask you to please continue with the SDU projects that are already in process, and I ask you to support the recommendation to repeal the 1985 Grannyflat Ordinance and allow state law AB 1866 to remain in effect. Thank you for you time

Concerned Citizen  
 Arthur Avakian

-----Original Message-----

From: John Gregorchuk <jmgregorchuk@gmail.com>

To: irabelgrade <irabelgrade@aol.com>

Cc: sylvia2005 <sylvia2005@yahoo.com>; Mark Vallianatos <markvalli@gmail.com>; Elliot Zarabi, Esq. <elliottzarabi@yahoo.com>; Koko <kpolosajian@mrmortgage.com>; Matthew Gregorchuk <mgregorchuk@gmail.com>; Arturo.Chavez <Arturo.Chavez@lacity.org>; Gerald.Gubatan <Gerald.Gubatan@lacity.org>; sharon.lowe <sharon.lowe@lacity.org>; Sergio.Infanzon <Sergio.Infanzon@lacity.org>; Fredy.Ceja <Fredy.Ceja@lacity.org>; Debby.Kim <Debby.Kim@lacity.org>; Ritelaw04 <Ritelaw04@gmail.com>; anoush <anoush@sarkisyanlawgroup.com>; julcof <julcof@att.net>; tulsa1718 <tulsa1718@verizon.net>; jconstruct14 <jconstruct14@att.net>; pouya <pouya@archi10.com>; lj <lj@kalnel.com>; tiptopassistance <tiptopassistance@gmail.com>; rmen83 <rmen83@gmail.com>; helen <helen@mas.la>; elizabeth <elizabeth@mas.la>; stacey <stacey@mas.la>; mvalli <mvalli@oxy.edu>; johnperfitt <johnperfitt@mac.com>; pf <pf@generalent.com>; mott <mott@civicenterprise.com>; vmukhija <vmukhija@ucla.edu>; will <will@aialosangeles.org>; willrobwright <willrobwright@gmail.com>; dcuff <dcuff@aud.ucla.edu>; helenzilla <helenzilla@gmail.com>; jrstephens <jrstephens@gmail.com>; josegardea <josegardea@hotmail.com>; mollymstrauss <mollymstrauss@gmail.com>; Matthew Glesne <matthew.glesne@lacity.org>; claire.bowin <claire.bowin@lacity.org>; Piruza Papazyan <ppapazyan@sultra.com>; avalleyglen <avalleyglen@aol.com>; Papazyan, Garen <Garen.Papazyan@cnb.com>

Sent: Fri, Aug 12, 2016 3:25 pm

Subject: Re: Emergency Meeting to help repeal grannyflat ordinance

Ira,

Bringing it back to your original email. I will be attending the meeting tomorrow morning at 10am.

I hope everyone else can make it as well.

Thank you for setting this up!

John

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

On Fri, Aug 12, 2016 at 12:20 PM, John Gregorchuk <jmgregorchuk@gmail.com> wrote:  
Updated the template below - My apologies!

### **Email Template:**

**To:**

councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>,  
steve.blau@lacity.org

**Cc:**

councilmember.huizar@lacity.org,  
  
councilmember.blumenfield@lacity.org,  
councilmember.englander@lacity.org, David Ryu <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

**Bcc:**

jmgregorchuk@gmail.com,  
irabelgrade@aol.com

**Subject:** Second Dwelling Repeal Ordinance Public  
Comment (CF:14-0057-S8)

**Body:**

Hi Sharon,

I would like to ask that you please add my comments to  
the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

<Explain briefly who you are and ask the city council to vote in favor of the Repeal Ordinance>

<Explain briefly what happened in your situation>

<Explain what happens if this doesn't get passes (foreclosure, family struggles, etc...)>

I welcome any comments that you may have and would greatly appreciate the opportunity to speak with your  
office and let you hear from a family affected by your decision.

Sincerely,  
<Name>

Thanks,  
John

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

On Fri, Aug 12, 2016 at 11:44 AM, <irabelgrade@aol.com> wrote:  
You can just resend to him:  
councilmember.buscaino@lacity.org

Sent from my iPhone

On Aug 12, 2016, at 11:39 AM, irabelgrade@aol.com wrote:

There's a typo: it's  
Buscaino

Sent from my iPhone

On Aug 12, 2016, at 10:30 AM, John Gregorchuk <jmgregorchuk@gmail.com> wrote:

Clarification Point:

We want the councilmembers to vote in **favor** of the repeal ordinance. The wording is tricky, but there is a 1985 law which is what is holding us back, so once that's repealed, we can get back to our projects and out of limbo (Reverting to state law is essentially ZA 120, what our permits are).

Here's the details from the Planning Report:

*The proposed ordinance would repeal the City's second unit ordinances, Los Angeles Municipal Code (LAMC) §§12.24 W.43 and W.44. With this action, the City will revert to the SDU state law (Government Code Section 65852.2) and the City's current policy intent with respect to SDUs, as described in the Housing Element. The ordinance would also "grandfather" the SDU projects that have been permitted since 2003, by declaring them to be to be legal nonconforming uses if the permit otherwise complies with all state and local laws.*

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

On Fri, Aug 12, 2016 at 10:17 AM, John Gregorchuk <jmgregorchuk@gmail.com> wrote:

I got a bounce back from Mark, adding his personal email.

To catch you up to speed, we're working on sending letters to the City Clerk ASAP. The Template is below:

**Email Template:**

**To:**

councilmember.wesson@lacity.org, Sharon Dickinson  
<Sharon.dickinson@lacity.org> ,

steve.blau@lacity.org

**Cc:**

councilmember.huizar@lacity.org,  
councilmember.blumenfield@lacity.org,  
councilmember.englander@lacity.org, David Ryu  
<councilmember.ryu@lacity.org> ,

councilmember.cedillo@lacity.org,  
councilmember.krekorian@lacity.org,  
councilmember.busciano@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

**Bcc:**

jmgregorchuk@gmail.com,  
irabelgrade@aol.com

**Subject:** Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

**Body:**

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

<Explain briefly who you are and ask the city council to vote in favor of the Repeal Ordinance>

<Explain briefly what happened in your situation>

<Explain what happens if this doesn't get passes (foreclosure, family struggles, etc...)>

I welcome any comments that you may have and would greatly appreciate the opportunity to speak with your office and let you hear from a family affected by your decision.

Sincerely,  
<Name>

Thanks,  
John

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

On Fri, Aug 12, 2016 at 10:14 AM, John Gregorchuk <jmgregorchuk@gmail.com> wrote:

Here's a sample my brother just submitted:

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

On Fri, Aug 12, 2016 at 10:13 AM, John Gregorchuk <jmgregorchuk@gmail.com> wrote:

I think we need to get them in ASAP (they require 72-hours prior the meeting in order to upload)... You can always submit something short and re-submit a more detailed explanation tomorrow that hopefully they'll add.

Adding that you can't fully participate because you're at work is exactly what I've been saying - We're WORKING FAMILIES, not giant developers! So you help

our cause just by sending something short stating that. :)

Thanks,  
John

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

On Fri, Aug 12, 2016 at 10:11 AM, Sylvia V <sylviav2005@yahoo.com> wrote:  
Hello im at work. Trying to send letter through work on my phone. It's better with my desktop at home. Is it ok to send it tonight?

Sent from Yahoo Mail on Android

On Fri, Aug 12, 2016 at 10:09 AM, irabelgrade@aol.com  
<irabelgrade@aol.com> wrote:

Correct! There are many anti letters from homeowner groups that must be countered!

Sent from my iPhone

On Aug 12, 2016, at 10:06 AM, Elliot Zarabi, Esq.  
<elliotzarabi@yahoo.com> wrote:



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Second dwelling repeal ordinance Public comment (CF:14-0057-S8)**

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**Carmen Reynaga** <moco2004@yahoo.com>  
To: councilmember.wesson@lacity.org

Fri, Aug 12, 2016 at 9:34 PM

I would like to ask that you please add my comments to the council file  
Related to the second dwelling unit Repeal ordinance (CF:14-0057-58)

Hi my name is Andres Rodriguez, and I have been a homeowner in the San Fernando Valley area for the past six years. I am writing to you today to urge you to vote in favor of the Repeal Ordinance regarding the Second Dwelling Units.

Within the last couple of years my family suffered a financial set back. It became increasingly difficult to keep up with the payments on my home. It was in our best interest to add a second dwelling unit to alleviate some of the financial burden we suffered from.

We began the planning and permit process in early 2014. There were countless meetings, appts., time, and money invested in this project. Finally in 2015, everything was approved and we received the green light to start building. After months and months of working on the second unit and passing all of the inspections we received a notice to stop all work on the project.

We have been in a state of limbo ever since not knowing what will happen with the second dwelling unit. I know that many home owners in my community and communities surrounding us heavily rely on second units to help make ends meet. Without this second unit my family and I are facing a financial crisis. We will have lost not only the thousands of dollars invested in the planning and permits necessary to build, but also the thousands invested into the building itself. Before we received the notice to stop building, we were ninety-seven percent done, we really only needed the final inspection. Now we are thousands and thousands of dollars in debt, and a mortgage payment that I am struggling to meet, which may lead us to losing our home we worked so hard for.

This second unit will not only help our financial situation, but will allow us to continue to live in our home. This is why I am urging you to please vote in favor of the Repeal Ordinance regarding the second dwelling unit.

Sincerely, Andres Rodriguez