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Proposed repeal of Second Dwelling Unit ordinance

1 message

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Sun, Aug 28, 2016 at 7:54 AM

To: councilmember.ofarrell@lacity.org, Mike Bonin <councilmember.bonin@lacity.org>, councilmember.price@lacity.org, councilmember.martinez@lacity.org, councilmember.koretz@lacity.org, councilmember.buscaino@lacity.org, councilmember.krekorian@lacity.org, councilmember.cedillo@lacity.org, councilmember.ryu@lacity.org, Mitchell Englander <Councilmember.Englander@lacity.org>, councilmember.blumenfield@lacity.org, councilmember.huizar@lacity.org, sharon.dickinson@lacity.org, councilmember.wesson@lacity.org, Felipe Fuentes <councilmember.fuentes@lacity.org>, councilmember.harris-dawson@lacity.org



HOMEOWNERS OF ENCINO

"Serving the Homeowners of Encino since 1983"

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August 29, 2016

Los Angeles City Councilmembers
200 N. Spring St.
Los Angeles, CA 9012

Subject: Proposed repeal of Second Dwelling Unit ordinance

I am writing to strongly encourage you to **reject** the proposed repeal of the City's existing second dwelling unit ordinance.

A recently published article in City Watch LA effectively lays out the negative impacts a repeal would have on our neighborhoods. The article, *On the Brink of Folly: Will City Council Unwittingly Upzone LA's Single-Family Neighborhoods?*, effectively lays out the case against repealing our local ordinance.

After reading the story, it is crystal clear that adopting the lenient State standards for second dwelling is an unnecessary step that would have a major impact on LA's neighbors.

I ask that you maintain our existing, sensible zoning standards that protect single-family neighborhoods throughout the City. It is irresponsible to act so hastily to repeal our standards and gut the character of single family neighborhoods, with no protections for nearby homeowners.

The article lays out some very pertinent questions that must be addressed:

- Will the City's homeowners, neighborhood associations and Neighborhood Councils be able to make their voices heard?
- Will Councilmembers question the advice of the City Attorney and Planning Department that no option other than repeal is "feasible"? Will the City Council decide to pursue another option to maintain its SDU protections?
- Will Councilmembers question the Planning Department's policy objective to promote the development of large SDUs on a "one size fits all" approach throughout Los Angeles' single-family

neighborhoods?

Will the Councilmembers who represent Hillside areas realize that these neighborhoods will have no further meaningful protection from SDUs?

If the Council were to repeal the ordinance, Los Angeles would be the only major city in California to abandon its own standards and submit to the State standards. The permissive State standards' one-size-fits-all approach in a city as diverse as Los Angeles would operate to the great detriment of our neighborhoods, particularly in our hillside areas.

You have several options to comply with the recent court ruling. There is no reason to simply 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.

Please vote **NO** on the ill-advised proposal to repeal the Second Dwelling Unit ordinance.

Sincerely,



Gerald A. Silver, President
Homeowners of Encino



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