



Sharon Dickinson <sharon.dickinson@lacity.org>

RE: 14-0057-S8, Legal Nonconforming Status List Definition Update

charlie smith <charlie@careerconfluence.com>
To: sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Thu, Sep 8, 2016 at 4:31 PM

Hello Sharon & Etta,

I have noticed both of your names and contact information included on much of the documentation and emails that have been sent around regarding this topic. Hopefully I am correct that you are both good contact to forward this information to.

Would you please forward this mail and attachments to that the information has the opportunity to be considered in a timely manner.

If by chance other email addresses and people are more appropriate contact please do let me know.

Thanks for your assistance.

Charlie

Thank you Council Member Martinez for providing additional time on this topic, & thank you each for reading this note and for all of your detailed attention on this matter.

14-0057-S8

Regarding Document Titled "**An ordinance granting legal nonconforming status to second dwelling units**" signed on September 02, 2016.

Please be aware that in Section 1 the current groups called out to be afforded Legal Nonconforming Status is incomplete and attention is needed to include "**Plans Sufficient for Submittal**" which represents a significant group of stakeholders & Individuals.

Group to be added;

Plans Sufficient for Submittal during the period of time when the **LA Department of Building & Safety refused to Accept Submittals.**

Current wording;

Proposed Plans are defined as "Accepted by the Department of Building & Safety" (this area could easily be expanded to include **Plans Sufficient for Submittal** during the refusal period)

Reaching the point where plans are "**Sufficient for Submittal**" is no small task, and requires following steps provided by LA Department of Building & Safety. Anyone who has progressed this far will have ample evidence / documentation supporting their claim and will have worked within prescribed City & State rules and incurred substantial costs over a significant period of time.

As currently written the proposed ordinance is calling for an extremely lengthy period of time for back and forth prior to allowing any future plan submissions. This undefined however undoubtedly lengthy period of time is only inviting immediate legal action from those who feel left out.

The following pages provide documentation and support for this correction. Thank you for your positive attention on this matter.

Charlie Smith

7245 North Wiscasset Drive

West Hill, CA 91304

818 917 5238

Specific to my situation and likely identical to others;

All of the following activities were conducted while abiding by the LA City and California State rules and during this entire process we were provided guidance via the Van Nuys and Downtown LA Office of Building & Safety.

Cost for preparing plans Sufficient for Submittal out of pocket is over **\$45,000.00** and involved the following steps;

*Initial Architect Consultation / Evaluation

*Hiring of a Professional Surveyor to conduct a comprehensive Property Survey,

*Hiring of a Professional Soils Engineering Team; performed drilling and provided written report sufficient for submittal.

*Hire and contract with a Structural Engineering Team (only upon completion of Survey and Soils) provide them with a substantially complete set of building plans from the Architect. The Structural Engineer used this to provide a full set of structural plans that outlined the details for Foundation, Wood Framing, Sheer Conditions and Analyzing Structural Calculations – this cost so much money and took many months.

Approvals received from Department of Building and Safety:

* **Soils Report approved from the City of Los Angeles Department of Building and Safety, specific to the Second Dwelling Unit** (written documentation included).

Completed and ready for submittal to the Department of Building & Safety for approval:

* 20+ page set of Structural Engineering plans prepared & stamped by professionals.

* 30+ page set of Architectural plans prepared & stamped by professional architects.

* Electrical & Mechanical plans ready for completion.

Timeline for various parts of this project:

Meeting with the Architect (TWG Architects Inc.) started in **January / February 2015**, the necessary approvals & professionals were brought in as listed.

1. Ginz & Associates, Inc. Proposal 06/24/2015 (Survey)
2. Survey Completion 07/17/2015
3. Soils Engineer's Proposal 09/01/2015
4. Structural Schematic Review Drawings 12/01/2015 (Cost Analysis)
5. Schematic Plan Contractor's Proposal - 01/14/2016
6. Architectural / Geotechnical / Structural Schematic Bid Set 02/23/2016 (Cost Analysis)
7. Architectural / Structural - 50% Construction Documents Package 02/25/2016
8. Soils Report 03/24/2016
9. Approved Soils Letter Received from Department of Building & Safety - 07/05/2016

Without question or argument as a property owner I have incurred excessive expense and energy in my attempt to operate well within the moving targets of City ordinances which are inconsistent with State guidelines. It is completely unreasonable to expect that at this point I (or others in my situation) would simply disappear or sit aside quietly if by some oversight I(we) are left outside of the Legal Nonconforming Status group of acceptable Second Dwelling Units.

Further, as written the proposed ordinance is calling for an extremely lengthy period of time for back and forth prior to allowing any future plan submissions. This undefined however undoubtedly lengthy period of time is only inviting immediate legal action from those who feel left out.

Thank you for your review and thank you for including **Plans Sufficient for Submittal** to the Legal Nonconforming group.

Charlie Smith

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