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August 29, 2016

**Via Email:**

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Re: CF #14-0057-S8 Proposed ordinance repealing Section 12.24W43 and 12.24W44 of Chapter 1 of the Los Angeles Municipal Code for the purpose of complying with State Law AB 1866 on Second Dwelling Units and grandfathering Second Dwelling Units permitted since June 23, 2003

Dear Councilmembers Huizar, Koretz, Ryu, the entire Planning & Land Use Committee & City Council:

I am writing as President of the Bel-Air Association to oppose the repeal of the City's Second Dwelling Unit ordinance through an emergency, fast-track action. The City must not change long-standing City policy and rules protecting hillside and other areas. The City should change the ordinance only through an open and customary deliberative process that allows for the views of all impacted stakeholders to be thoughtfully considered.

Based upon a cursory review of the records, it is clear that the Bel-Air Association will want the Planning Department to continue with the June 23, 2003 Interdepartmental Correspondence Memo instructions, on page 2 of 2, which state that second dwelling units are not to be located in a hillside area, in an Equine-keeping district, along a scenic highway designated in the General Plan. However, there is much more that needs to be addressed, including but not limited to the May 6, 2010 ZA Memorandum 12 (ZA Memo 120), which replaced the 2003 Internal-

Departmental Correspondence, and its attendant legal problems, as noted by John Givens in one of the few public comment letters in this supplemental Council File.

To be sure, the Alliance is against the “one size fits all” approach and urges the city to slow down and do a thorough study of the options to the city.

We are particularly concerned that the City Council is rushing the proposed repeal without giving out 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 the options available to the City.

We 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 implication of repealing the Second Dwelling Unit ordinances, and the potential negative impacts to our neighborhoods.

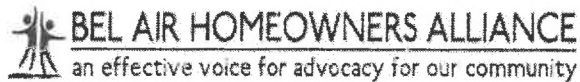
Respectfully Yours,



Daniel J. Love  
President, Bel-Air Association

BAA:ab

Ms. Maureen Levinson, Vice-President Bel-Air Association  
Ms. Marcia Hobbs, Chairman Be-Air Association  
Ms. Jamie Meyer, Secretary Bel-Air Association  
Mr. Fred Rosen, President Bel Air Homeowners Alliance



P.O. Box 2296 – Beverly Hills, CA 90213

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Dear Councilmembers Huizar, Koretz, Ryu, the entire Planning & Land Use Committee & City Council:

I am writing as President of Bel-Air Homeowners Alliance to oppose the repeal of the City's Second Dwelling Unit ordinance through an emergency, fast-track action. The City must not change long-standing City policy and rules protecting hillside and other areas. The City should change the ordinance only through an open and customary deliberative process that allows for the views of all impacted stakeholders to be thoughtfully considered.

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Respectfully Yours,

A handwritten signature in cursive script, appearing to read "Fredric D. Rosen". The signature is written in dark ink and is positioned above the typed name and title.

Fredric D Rosen  
President & CEO, Bel-Air Homeowners Alliance

CC:

Mr. Daniel J. Love, Treasurer Bel-Air Homeowners Alliance  
Ms. Jamie Meyer, Secretary Bel-Air Homeowners Alliance  
Ms. Marcia Hobbs, Board Member Homeowners Alliance