



Alan Alietti <alan.alietti@lacity.org>

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**RE: CF 14-0057-S8**

1 message

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**L. Scott** <beachct@mac.com>

Sat, Aug 20, 2016 at 3:02 PM

To: councilmember.bonin@lacity.org

Cc: councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org, mayor@lacity.org, vince.bertoni@lacity.org, matthew.glesne@lacity.org, alan.alietti@lacity.org, sharon.gin@lacity.org

Dear Councilmember Bonin:

RE: CF 14-0057-S8

I oppose repeal of the City's Second Dwelling Unit ordinance through an emergency, fast-track action. The City can "grandfather" permits issued under its previous administrative procedure to provide relief to homeowners who reasonably relied on it, but 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.

Sincerely,

Lee Scott  
Venice. CA

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cc:  
councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org, mayor@lacity.org, vince.bertoni@lacity.org, matthew.glesne@lacity.org

For Council/Council file: alan.alietti@lacity.org, sharon.gin@lacity.org



Alan Alietti <alan.alietti@lacity.org>

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**CF 14-0057-S8**

1 message

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**PEGGY8960@aol.com** <PEGGY8960@aol.com>

Sat, Aug 20, 2016 at 3:34 PM

To: councilmember.englander@lacity.org

Cc: councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, Councildistrict15@lacity.org, mayor@lacity.org, vince.bertoni@lacity.org, alan.alietti@lacity.org, sharon.gin@lacity.org

**Dear Councilman Englander:**

**RE: CF\_14-0057-S8**

**I oppose repeal of the City's Second Dwelling Unit ordinance through an emergency, fast-track action. The City can "grandfather" permits issued under its previous administrative procedure to provide relief to homeowners who reasonably relied on it, but 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.**

**Sincerely,**

**Peggy Burgess**

8960 Aqueduct Ave

North Hills, CA 91343

email: peggy8960@aol.com

818-894-7425

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Alan Alietti <alan.alietti@lacity.org>

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**CF 14-0057-S8**

1 message

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**Francie Blommendahl** <ffblommendahl@verizon.net>  
To: alan.alietti@lacity.org

Sun, Aug 21, 2016 at 10:49 AM

**August 21,2016**

**Dear Councilmember Alan Alietti :**

**RE: CF 14-0057-S8**

**I oppose repeal of the City's Second Dwelling Unit ordinance through an emergency, fast-track action. The City can "grandfather" permits issued under its previous administrative procedure to provide relief to homeowners who reasonably relied on it, but 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.**

**Sincerely,**

**Frances Blommendahl  
9950 Swinton Avenue  
North Hills,CA. 91343**



Alan Alietti <alan.alietti@lacity.org>

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## OPPOSE CF 14-0057-S8 (repeal of City's Second Dwelling Unit ordinance)

1 message

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**Terry Tegnazian** <terrteg@earthlink.net>

Mon, Aug 22, 2016 at 1:18 PM

To: councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org, mayor@lacity.org, vince.bertoni@lacity.org, matthew.glesne@lacity.org

Cc: alan.alietti@lacity.org, sharon.gin@lacity.org

Dear Honorable Councilmembers:

### RE: OPPOSE CF 14-0057-S8

I urge you to OPPOSE repeal of the City's Second Dwelling Unit ordinance – particularly through the current emergency, fast-track action. The City can “grandfather” permits issued under its previous administrative procedure to provide relief to homeowners who reasonably relied on it, but must not change long-standing City policy and rules protecting hillside and other areas. This ordinance would undermine the very concept of single-family neighborhoods.

If the City wishes to reconsider the ordinance, it should only do so through an open and customary deliberative process that allows for the views of all impacted stakeholders to be thoughtfully considered.

Sincerely,

Terry Tegnazian

Terry A. Tegnazian

10850 Wilshire Blvd., Suite 300

Los Angeles, CA 90024

Tel: 310-470-0770

Fax: 310-470-0782

Email: terrteg@earthlink.net



Alan Alietti <alan.alietti@lacity.org>

## CF 14-0057-S8; SDU Repeal (OPPOSE)

1 message

John Given <john@johngiven.com>

Mon, Aug 22, 2016 at 1:18 PM

To: "Herb Wesson, Jr." <councilmember.wesson@lacity.org>

Cc: Gilbert Cedillo <councilmember.cedillo@lacity.org>, "Paul Krekorian, Councilmember"

<councilmember.krekorian@lacity.org>, Bob Blumenfield <councilmember.blumenfield@lacity.org>, david.ryu@lacity.org, Paul Koretz <paul.koretz@lacity.org>, Nury Martinez <councilmember.martinez@lacity.org>, Felipe Fuentes <councilmember.fuentes@lacity.org>, Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, "Curren Price, Jr." <councilmember.price@lacity.org>, Mike Bonin <councilmember.bonin@lacity.org>, Councilmember Mitchell Englander <councilmember.englander@lacity.org>, Mitch O'Farrell <councilmember.ofarrell@lacity.org>, Jose Huizar <councilmember.huizar@lacity.org>, councildistrict15@lacity.org, mayor@lacity.org, vince.bertoni@lacity.org, Matthew Glesne <matthew.glesne@lacity.org>, alan.alietti@lacity.org, sharon.gin@lacity.org, Carlyle Hall <carlylehall@gmail.com>, Paul Edelman <edelman@smmc.ca.gov>, Marian Dodge <smdodge@earthlink.net>, Charley Mims <cmmims@pacbell.net>, Eric Edmunds <lalhasa@aol.com>, Wendy Rosen <RosenFree@aol.com>, Tricia Keane <tricia.keane@lacity.org>

Dear Council President Wesson and Honorable Councilmembers:

I am writing in opposition to the proposed SDU repeal, scheduled to be heard at City Council tomorrow, August 23.

The offered justifications for the action include that it is necessary to comply with an LA Superior Court order, necessary to provide relief to homeowners who received permits for SDU's in reliance on the City's previous administrative process, and needed to allow for development of additional affordable housing throughout the City. None of these justifications holds up under serious scrutiny.

Stripping hillside and other protections by moving to a state default standard is a one-size-fits-all approach representing another in a long series of giveaways to speculative development in our City's residential areas. There is no indication that such a change is needed to promote affordable housing. Both evidence and logic suggest that allowing larger SDU's actually works against affordable housing: increasing the cost of production for larger units would cause sale and rental prices for those units to increase. Moreover, it is abundantly clear that residential real estate speculation is one of the major barriers to affordable housing in Los Angeles. See, e.g., Dick Platkin, *Los Angeles: Neighborhood Groups Can Make Affordable Housing Happen ... Here's How*, CityWatch (Oct. 19, 2015), available at: <http://www.citywatchla.com/index.php/archive/9803-los-angeles-neighborhood-groups-can-make-affordable-housing-happen-here-s-how>.

The repeal would also be contrary to previous action by the Council in support of recognition and protection of wildlife corridors in the Santa Monica Mountains (see Council File 14-0518, adopted *unanimously* by the Council on April 22, 2016). As National Park Service Superintendent David Szymanski wrote in support of that motion: "During approximately 15 years of research in the Santa Monica Mountains, the NPS has identified increasing urbanization and habitat fragmentation as one of the key challenges to protecting local wildlife and a functioning ecosystem. The proposed [wildlife corridor] ordinance would support NPS goals and objectives to protect open space and provide for wildlife movement throughout the Santa Monica Mountains and the greater vicinity." The repeal would increase hillside area habitat and wildlife corridor fragmentation by allowing potentially millions of additional square feet of development in our City's hillside areas on a by-right basis with no environmental review whatsoever.

Moreover, the action is *not* exempt from CEQA (see my June 6, 2016 letter to the Council File, available at: [http://clkrep.lacity.org/onlinedocs/2014/14-0057-s8\\_pc\\_06-6-16.pdf](http://clkrep.lacity.org/onlinedocs/2014/14-0057-s8_pc_06-6-16.pdf) (beginning at p.2 of the linked file)).

I urge the City to reject the repeal.

Sincerely,

John Given  
CD11



Alan Alietti <alan.alietti@lacity.org>

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## OPPOSE CF 14-0057-S8 (repeal of City's Second Dwelling Unit ordinance)

1 message

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**Debbie Nussbaum** <nussbaum3@earthlink.net>

Mon, Aug 22, 2016 at 3:08 PM

To: councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, paul.koretz@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.blumenfield@lacity.org, councilmember.huizar@lacity.org, councilmember.ofarrell@lacity.org, councildistrict15@lacity.org, vince.bertoni@lacity.org, matthew.glesne@lacity.org, mayor.garcetti@lacity.org  
Cc: alan.alietti@lacity.org, sharon.gin@lacity.org

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Dear Honorable Councilmembers:

**RE: OPPOSE CF 14-0057-S8**

I urge you to OPPOSE repeal of the City's Second Dwelling Unit ordinance – particularly through the current emergency, fast-track action. The City can “grandfather” permits issued under its previous administrative procedure to provide relief to homeowners who reasonably relied on it, but must not change long-standing City policy and rules protecting hillside and other areas. This ordinance would undermine the very concept of single-family neighborhoods.

If the City wishes to reconsider the ordinance, it should only do so through an open and customary deliberative process that allows for the views of all impacted stakeholders to be thoughtfully considered.

Sincerely,

Debbie Nussbaum

516 Cashmere Terrace

Los Angeles, CA. 90049

(310) 476-4342

Nussbaum3@earthlink.net



Alan Alietti <alan.alietti@lacity.org>

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## **OPPOSE CF 14-0057-S8 (repeal of City's Second Dwelling Unit ordinance)**

1 message

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**Sherry West** <sherrydarling12@gmail.com>

Mon, Aug 22, 2016 at 3:19 PM

To: councilmember.blumenfield@lacity.org, david.ryu@lacity.org, councilmember.fuentes@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, vince.bertoni@lacity.org, matthew.glesne@lacity.org, alan.alietti@lacity.org

Dear Honorable Councilmembers:

### **RE: OPPOSE CF 14-0057-S8**

I wholeheartedly urge you to OPPOSE repeal of the City's Second Dwelling Unit ordinance – particularly through the current emergency, fast-track action. The City can “grandfather” permits issued under its previous administrative procedure to provide relief to homeowners who reasonably relied on it, but must not change long-standing City policy and rules protecting hillside and other areas. This ordinance would undermine the very concept of single-family neighborhoods.

If the City wishes to reconsider the ordinance, it should only do so through an open and customary deliberative process that allows for the views of all impacted stakeholders to be thoughtfully considered.

thank you

sherry west

homeowner

montana avenue, westwood hills



Alan Alietti <alan.alietti@lacity.org>

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

1 message

Colleen Mason <cmasonheller@yahoo.com>

Mon, Aug 22, 2016 at 6:07 PM

Reply-To: Colleen Mason <cmasonheller@yahoo.com>

To: Paul Koretz <paul.koretz@lacity.org>

Cc: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, Councilmember Blumenfield <councilmember.blumenfield@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, Herb Wesson <councilmember.wesson@lacity.org>, Mike Bonin <mike.bonin@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, Jose Huizar <councilmember.huizar@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, "mathew.glesne@lacity.org" <mathew.glesne@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>, Cheviot Hills Home Owners' Association <president@cheviot hills.org>, Robert Keehn <rkeehn@rfk-law.com>, "alan.alietti@lacity.org" <alan.alietti@lacity.org>, "sharon.gin@lacity.org" <sharon.gin@lacity.org>, Carlyle Hall <cwhall@akingump.com>

Re: Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear Councilmembers:

We are writing today on behalf of the Cheviot Hills Home Owners' Association (CHHOA) which represents 1400 households in West Los Angeles. Please let the record of proceedings on CF14-0057-S8 reflect that **CHHOA continues its unequivocal support of the existing standards** for Second Dwelling Units implemented by Los Angeles City ordinance in 2003.

Since 2013 CHHOA has remained steadfast in its opposition to the use of more lenient State standards to control the permitting and construction of Second Dwelling Units in our R-1 community, thus we oppose the proposed draft ordinance which far exceeds the requirements of the State Government Code as adopted pursuant to AB 1866.

**Although the CHHOA understands the need of the City to comply with the provisions of State Law adopted pursuant to Assembly Bill (AB) 1866, we strongly object to the repeal the City's currently adopted 2003 Second Dwelling Unit Standards and replacement of those standards with new less restrictive standards which echo the State "default" standards.**

CHHOA understands that Government Code Section 65852.2 requires, among other matters, that municipalities with their own second dwelling unit ordinances administer them ministerially without discretionary review. However, while the State regulations become default standards for cities which have not adopted an ordinance governing second units, Los Angeles has an adopted ordinance! The state ordinance need not, "necessarily apply to the preparation or update of a local ordinance, they are appropriate to use as a **guideline for Cities with no SDU ordinance** in accordance with state law. (Government Code Section 65852.2(b)(1). (Emphasis added.) The proposed draft ordinance far exceeds the requirements of the State Government Code as adopted pursuant to AB 1866.

The 2003 adopted City standards evolved through a lengthy process with opportunities for Public and Decisionmakers to review. **They offer the fullest protection for single-family neighborhoods and families.** There is no urgency or need to go further than the implementation of the 2003 ordinance on a ministerial basis.

Homeowners in our communities are entitled to have a realistic opportunity to create second-units. There exists within AB 1866 allowance for cities to develop variances and zoning exceptions, and even for the development of an ancillary set of SDU regulations in addition to their locally adopted ordinance. It is



therefore unnecessary for the City to upset the 2003 ordinance with a high impact, overly broad redraft. The draft proposal for 1,200 square-foot second dwelling units (nearly double the 640 square-foot size units currently allowed) is outrageous in light of the fact that many single-family dwellings within and around CHHOA boundaries are 1200 square feet or less!

We do not oppose the City "grandfathering" the *unchallenged* permits issued under its previous, faulty administrative procedure to fairly provide relief to homeowners who reasonably relied on it, but believe the Council must not change long-standing City policy and rules protecting hillside and other areas.

For the foregoing reasons, we strongly oppose repeal of the City's Second Dwelling Unit ordinance through an emergency, fast-track action. Any changes to the ordinance must be accomplished through an open and customary deliberative process that allows for public participation.

Respectfully submitted,

s/Gregg Spiegelman/  
President, CHHOA

s/Colleen Mason Heller/  
Vice President, CHHOA