



*Building A Better Community*

Bel Air-Beverly Crest Neighborhood Council  
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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 this NC, which has not had the time to take a vote on this matter, due to the City's fast-track scheduling of this item, but can say with all certainty that the concern of this community is to protect its hillsides from even further development and destruction. We are asking that you slow down and give us as time to review this proposal as there will be severe adverse impacts to this community if it goes through as proposed.

Based upon a cursory review of the records, it is clear that this neighborhood council 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

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needs to be addressed, including but not limited to the May 6, 2010 ZA Memorandum 120 (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 Bel Air Beverly Crest Neighborhood Council 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.

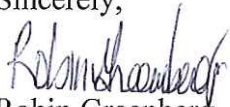
We are particularly concerned that the City Council is rushing the proposed repeal without giving our City’s neighborhoods and residents an adequate opportunity to provide their input.

(The speed and way in which this item has been scheduled prohibits neighborhood councils, such as the BABCNC, from evaluating and providing input through a community impact statement in a timely manner. From first receipt of the package on this on April 28, 2016, after our April meeting, to the item being heard in early May, neck to neck with our PLUM meeting, this NC has just had no time to comment on it. A look at the City Council file shows that there have been no CISs submitted in this 8<sup>th</sup> supplemental Council File, due to lack of time!)

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

Sincerely,



Robin Greenberg,  
President, BABCNC

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