

daniel r. white

10374 Mississippi Ave.
Los Angeles, CA 90025
danielrwhite@sbcglobal.net

home: 310/553/2390
cell: 310/709/4222

July 15, 2016

Planning and Land Use Management Committee
Board of Public Works, Edward R. Roybal Hearing Room 350
200 N. Spring Street
Los Angeles, CA 90012

BY EMAIL: sharon.dickinson@lacity.org

Re: Second Dwelling Units and Related Ordinance(s)

Dear Members of the Committee:

A recent *Los Angeles Times* editorial urges this Committee to grandfather every “completed unit and construction project.” It says, “People who followed the rules at the time should not be punished because the rules changed.”

The only problem with these statements is that they don’t go far enough. People who haven’t completed their projects or even broken dirt on them have nevertheless invested huge amounts of money and time. Imagine all the architectural and engineering fees, the costs of surveys, soil tests, retaining wall evaluations, methane measurements, and so on.

Please consider these factors:

- We were just a few days or weeks away from starting construction. Are we to be “punished” for following the rules, especially given that the time required for compliance can stretch out for reasons wholly beyond our control?
- Many people seem to assume these second dwellings will be rented out. My wife and I plan to use ours as a rec room for our young daughter, and an office for me.
- People who say they want to defer voting until we’ve had time for close evaluation of the issues aren’t being candid with this Committee. They don’t want time for close anything; they want to postpone voting until everyone is sick of the issue, and all details have been forgotten.
- The merits of particular arguments should not be measured by the affluence of the residents represented, or the zeal of their lawyers or real estate agents, or what they can contribute to re-election campaigns. Extremely prosperous communities are less in need of special favors than other groups.

Thank you for your time and close consideration of this matter. We would certainly appreciate your moving forward with a decision as soon as possible.

Daniel White

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Sharon Dickinson <sharon.dickinson@lacity.org>

CD4 and City about "Granny Units" legislation

Doron Ofir <doronofircasting@me.com>

Mon, Jul 25, 2016 at 12:40 AM

To: Sharon.Dickinson@lacity.org

Cc: Julia.duncan@lacity.org, sarah.dusseault@lacity.org, david.ruy@lacity.org

Dear Councilmember Ryu,

This note is to encourage you to **reject** the proposed repeal of the City's existing second dwelling unit ordinance. I ask that you maintain our existing, sensible zoning standards that protect single-family neighborhoods throughout the City. It is irresponsible to lower our standards and gut the character of single family neighborhoods, with no protections for nearby homeowners.

A recently published article in [City Watch LA](#) lays out the negative impacts a repeal would have on our neighborhoods. On the Brink of Folly: Will City Council Unwittingly Upzone LA's Single-Family Neighborhoods?, details the case against repealing our local ordinance. After reading the story, it is clear that adopting the lenient State standards for second dwelling would have a major impact on LA's neighbors.

The article lays out these questions:

- Will 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, LA 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, they must be considered with public outreach, not on the current "fast track" basis. All stakeholders need the opportunity to express their opinion.

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

Sincerely,

Doron Ofir

Doron Ofir
President & Founder
Doron Ofir Casting LLC / Popular Productions Inc.
6207 Santa Monica Blvd.
Los Angeles, CA 90038
323-871-2588 office direct
323-203-1331 office main
310-779-6112 mobile
Twitter - @doronofircast
Facebook - Doron Ofir Casting
Website - doronofircasting.com

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