



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: sylvia

1 message

John Gregorchuk <jmgregorchuk@gmail.com>

Mon, Aug 22, 2016 at 12:34 PM

To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, Steven Blau

<steve.blau@lacity.org>, etta.armstrong@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David

Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org,

councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org,

councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org,

Councilmember Bonin <councilmember.bonin@lacity.org>, councilmember.ofarrell@lacity.org, Sylvia V

<sylviav2005@yahoo.com>

Dear Council members,

The families that are affected by this vote are some of the hardest working people in the city. Below is an email from Sylvia who is struggling to get time off work to attend the city council vote.

Please do not throw the life savings of your constituents out the window. Please vote to repeal the ordinance and allow families to continue construction.

Thanks,
John

John Gregorchuk
JMGregorchuk@gmail.com
(818) 519-7044

----- Forwarded message -----

From: **Sylvia V** <sylviav2005@yahoo.com>

Date: Mon, Aug 22, 2016 at 12:30 PM

Subject: sylvia

To: John Gregorchuk <jmgregorchuk@gmail.com>, Garen Papazyan <garen.papazyan@cnb.com>

I'm at work. Can someone please forward this email for me?

Good afternoon council members;

My name is Sylvia Valenzuela. I am asking that you please pass ab1866 without amendments. This whole ordeal has affected so many of us, and has put a great financial burden on us all. Speaking from a personal level, I decided to build an ADU a few years ago. My job is not secure. There have been cut backs every year for the last 5 years. My job is only guaranteed for 2 more years after being employed for 18 years with the same company. I refinanced my mortgage and took out a 2nd mortgage. I paid over \$12,000 in city permits. Nobody believed I would have the courage to do this as a single parent. I did. I put everything on the line. I put my life on hold. It was done legally with great effort and sacrifice. This is so unjust to so many of us. I ask that you please resolve this tomorrow with the same level of urgency that we all have been experiencing. Thank you

Sincerely,
Sylvia Valenzuela

Sent from Yahoo Mail on Android



Etta Armstrong <etta.armstrong@lacity.org>

Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

1 message

Anthony Bates <anthony.e.bates@outlook.com>

Mon, Aug 22, 2016 at 12:39 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "steve.blau@lacity.org" <steve.blau@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Cc: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, David Ryu <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

Hi Sharon & Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Second Dwelling Units (SDUs) Benefit LA:

- Provide Affordable housing for community members
 - SDUs are owned by families, they charge below market rate because they are selecting a quality neighbor to share their home with
 - SDUs allow for increase density without destroying whole blocks of homes to make room for gigantic high-rise developments
- SDUs Create opportunities for communities to stay together
 - Help build personal relationships between tenant and landlord (not big companies)
 - Families can live on one property, but in separate structures
 - Grandchildren can be cared for, healthcare workers given livable spaces
 - Children who grew up in LA can use SDUs as supplemental income to afford a home and stay in the city the grew up in
- Repealing the old 1985 LAMC section 12.24 W.43 and W.44 is needed and voting in favor of the repeal will:
 - Prevent families who followed the law from losing their life savings
 - Protect homeowners who completed construction
 - Allow residents to live legally in their homes
 - Ensure Safe and Update build code requirements are being implemented

- Green building code
 - Solar Panel, EV Chargers, Run-off Filtration, Permeable/Drought Tolerant landscaping, quality insolation etc...
 - Fire & Safety code
 - Setback requirements, fire sprinklers, alarms and detectors, emergency evacuation planning, etc...
 - General Neighborhood Updates:
 - Additional on-property parking is a requirement!
 - Water pipes updated for clean drinking water
- LA Housing Crisis - We need units!

Sincerely,

Anthony Bates

Public School Teacher



Etta Armstrong <etta.armstrong@lacity.org>

Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

1 message

Mike kyuregyan <mkvp7759@sbcglobal.net>

Mon, Aug 22, 2016 at 12:48 PM

Reply-To: Mike kyuregyan <mkvp7759@sbcglobal.net>

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "steve.blau@lacity.org" <steve.blau@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Cc: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, David Ryu <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@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@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

Hi Sharon & Etta,

I would like to ask you that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8).

Dear City Council members,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,

Mike Kyuregyan



Etta Armstrong <etta.armstrong@lacity.org>

Urgency on Second Dwelling Unit Repeal (Council File 14-0057-S8)

1 message

Cathy Noonan <cathynoonan2004@yahoo.com>

Mon, Aug 22, 2016 at 12:56 PM

Reply-To: Cathy Noonan <cathynoonan2004@yahoo.com>

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, David Ryu <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@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@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "Steve.Blau@lacity.org" <Steve.Blau@lacity.org>, "Etta.armstrong@lacity.org" <Etta.armstrong@lacity.org>

Sharon or Etta, could you please add my comments to the council file related to the Second Dwelling Unit Repeal Ordinance (CF: 14-0057-S8). Thank you.

Dear City Councilmembers,

I am emailing to support a Yes vote on CF: 14-0057-S8. We all know that the City of Los Angeles badly needs additional housing, and SDUs are a great way to add units that are more affordable than most other new housing while having minimal impact to the surrounding neighborhood. These backyard homes fit into their surroundings and help multi-generational families stay together or smaller families share space at an affordable rate. Additionally, there are nearly 400 families who have been in limbo for over 5 months already after beginning the SDU permitting process. Housing affects people's lives on a fundamental level and to deny these home owners a way to move forward and support their families to live affordably is unacceptable. Thank you for supporting more housing to help make LA a more affordable place to live.

Thank you for your attention to this matter,
Cathy Noonan



Etta Armstrong <etta.armstrong@lacity.org>

Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

1 message

Missy Bochtey <missybochtey@gmail.com>

Mon, Aug 22, 2016 at 1:58 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: etta.armstrong@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments. It will benefit this great city!

Thank you,
Melissa Bochtey



Etta Armstrong <etta.armstrong@lacity.org>

Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

1 message

SH Lim <snowbo0908@gmail.com>

Mon, Aug 22, 2016 at 2:07 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org, etta.armstrong@lacity.org
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon & Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,
Seth Lim



Etta Armstrong <etta.armstrong@lacity.org>

Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

1 message

Crystal, Jackie (LAN-RCN) <JCrystal@rogersandcowan.com>

Mon, Aug 22, 2016 at 2:55 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "steve.blau@lacity.org" <steve.blau@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Cc: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, David Ryu <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@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@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,

Jaclyn Crystal

This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message. Thank you very much.



August 22, 2016

Members of the Los Angeles City Council
City Hall
200 N. Spring Street
Los Angeles, CA 90012

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

Dear Members,

The Venice Stakeholders Association is opposed to the repeal of the City's Second Dwelling Unit Ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the City's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

In Venice, which was founded as an independent city in 1905, there exist thousands of substandard parcels without adequate parking to meet current Specific Plan requirements. Allowing 1,200 sq. foot second dwelling units is foolhardy in this environment and would have deleterious effects on our community for years to come.

You have several options at your disposal to bring the City into compliance with State law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit Ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely yours,
Mark Ryavec
Mark Ryavec
President

The Venice Stakeholders Association is dedicated to civic improvement. The VSA supports slow growth, protection of the limits of the Venice Specific Plan, neighborhood safety, better traffic circulation, increased parking for residents, neighborhood beautification projects, historic preservation, habitat restoration and protection of coastal waters.
www.venicestakeholdersassociation.org/ 310-392-4843



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Opposition to Repeal of LA's Second Dwelling Unit Ordinance (CF 14-0057-S8)

3 messages

Venice Stakeholders <VeniceStakeholders@ca.rr.com>
Reply-To: VeniceStakeholders@ca.rr.com
To: etta.armstrong@lacity.org

Mon, Aug 22, 2016 at 3:07 PM

----- Forwarded Message -----

Subject:Opposition to Repeal of LA's Second Dwelling Unit Ordinance (CF 14-0057-S8)

Date:Mon, 22 Aug 2016 14:58:24 -0700

From:Venice Stakeholders <VeniceStakeholders@ca.rr.com>

Reply-To:VeniceStakeholders@ca.rr.com

Organization:Venice Stakeholders Association

To:Councilman Herb Wesson <councilmember.Wesson@lacity.org>

CC:Sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, Councilmember.Bonin@LACity.org, councilmember.ofarrell@lacity.org

Please place the attached letter on CF 14-0057-S8.

Thank you,

Mark Ryavec

2 attachments

VSA Letter in Opposition to 1,200 Sq. Foot Second Dwelling Units.doc
39K

VeniceStakeholders.vcf
1K

Etta Armstrong <etta.armstrong@lacity.org>
To: VeniceStakeholders@ca.rr.com

Mon, Aug 22, 2016 at 3:18 PM

Hello,

Your Venice Stakeholder letter will not download. Please send it in pdf form.

Thank you,

Etta Armstrong, Sr. Administrative Clerk

213-978-1069

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Office of the City Clerk, 3rd Floor, Room 395

Etta.Armstrong@lacity.org

[Quoted text hidden]

Venice Stakeholders <VeniceStakeholders@ca.rr.com>
Reply-To: VeniceStakeholders@ca.rr.com
To: Etta Armstrong <etta.armstrong@lacity.org>

Mon, Aug 22, 2016 at 3:26 PM



August 22, 2016

Members of the Los Angeles City Council

City Hall

200 N. Spring Street

Los Angeles, CA 90012

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

Dear Members,

The Venice Stakeholders Association is opposed to the repeal of the City's Second Dwelling Unit Ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the City's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

In Venice, which was founded as an independent city in 1905, there exist thousands of substandard parcels without adequate parking to meet current Specific Plan requirements. Allowing 1,200 sq. foot second dwelling units is foolhardy in this environment and would have deleterious effects on our community for years to come.

You have several options at your disposal to bring the City into compliance with State law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit Ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely yours,

Mark Ryavec

Mark Ryavec

President

The Venice Stakeholders Association is dedicated to civic improvement. The VSA supports slow growth, protection of the limits of the Venice Specific Plan, neighborhood safety, better traffic circulation, increased parking for residents, neighborhood beautification projects, historic preservation, habitat restoration and protection of coastal waters.

www.venicestakeholdersassociation.org/310-392-4843

[Quoted text hidden]

 **VeniceStakeholders.vcf**
1K



Etta Armstrong <etta.armstrong@lacity.org>

Fw: Second Dwelling Units, CPC-2016-1245-CA

1 message

David R Garfinkle <drgarfinkle@sbcglobal.net>
Reply-To: David R Garfinkle <drgarfinkle@sbcglobal.net>
To: "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Mon, Aug 22, 2016 at 3:23 PM

On Monday, August 22, 2016 3:15 PM, David R Garfinkle <drgarfinkle@sbcglobal.net> wrote:

Dear City Council members:

Below is the letter that the Tarzana Property Owners Association submitted to the City Planning Commission in opposition to the ill advised effort to repeal the existing regulations concerning Second Dwelling Units on single family residential properties. As noted, grandfathering in existing second dwelling units and repealing the requirement for a Conditional Use Permit is the simple, straightforward way to modify existing regulation while preserving the concept of single family residences.

David Garfinkle
President, Tarzana Property Owners Association

Tarzana Property Owners Association

City Planning Commission
Los Angeles City Hall

May 11, 2016

Subject: **Second Dwelling Units, CPC-2016-1245-CA**

The proposed ordinance, CPC-2016-1245-CA, would repeal Sections 12.24 W43 and 12.24 W44 of the Los Angeles Municipal Code. The ordinance would grandfather in all second dwelling units approved by Sections 12.24 W43 and 44 as well as by ZA Memo 120. Second units would then be allowed under the state's default development standards in SB1866, Government Code Section 65852.2(b).

The Tarzana Property Owners Association agrees with the provision to grandfather in previously approved second dwellings, but strongly urges you to simply repeal the Conditional Use Permit provision of Section 12.24 in accord with the SB1866 requirement that approval be "ministerially without discretionary review or a hearing". We feel that Sections 12.24 W43 and W44 would adequately support the intention of the City Council to alleviate the housing shortage in Los Angeles. In addition, it would provide the opportunity for rental of the second units, and provide housing for singles, persons with disabilities, and extended, multi-generational families in close proximity to the primary unit. It would also

comply with the provision of SB1866 that requires a legislative action by the City instead of simple adherence to the provisions of SB1866. The revised ordinance would provide those benefits without unduly infringing on neighboring properties and would facilitate the retention of the feel and continuity of communities throughout the City.

Examination of the provisions of the development standards of SB1866 and Section 12.24 sharply highlight the differences between the two approaches:

- Section 12.24 W23 limits the maximum size of the second dwelling unit to 640 square feet for lots 50% larger than the minimum size of the zone in which the lot is situated; Section 12.24 W44 allows a 1200 square foot second unit on lots that are double the minimum size of the zone. In contrast, SB1866 would allow a maximum size of 1200 square feet for detached units and a maximum size of 30% of the main unit for attached second units regardless of the size of the lot or the zone.
- Section 12.24 requires that the second unit not be visible from the street and does not permit second units on lots in the hillside area.

We do not believe it is in the best interest of single family residential housing preservation or the intent of the City Council to follow the provisions of SB1866 which, in essence, turns single family zoned area into duplexes.

Again, simply grandfather in previously approved second dwelling units and modify Sections 12.24 W43 and 12.24 W24 by eliminating the Conditional Use Permit to allow by-right approval of second dwelling units that conform to the rest of the provisions of those sections of the Los Angeles Municipal Code.

David Garfinkle
President, Tarzana Property Owners Association.