

Google Groups

Item No. 14-1150-S1

Liz Amsden

Mar 20, 2017 10:41 PM

Posted in group: **Clerk-PLUM-Committee**

I am writing to request you reject the stated exemption. As a homeowner in the hills of northeast Los Angeles, we have seen both families moving back in with parents due to the poor economy over the past 8 or 9 years as well as owners renting out garages and basements to pay their gentrification-escalated mortgages.

CEQA guidelines were developed over time for very good reasons. We don't want to set unwanted and unforeseeable precedents that might affect us and our children in the future.

And by approving some but not others, there is an element of discrimination in play that could cost the City millions in lawsuits.

Yes , we need affordable housing. But not at the expense of safety and quality of life.

Too many 'unapproved housing units' were created after 2008 and so would fall under this exemption even and especially in cases where garages were renovated without due process, illegal wiring, improper sewage, etc. Too many garages are right on the property lines – permissible for garages but not for residences – and there is increased chance of fire jumping to adjoining properties because of proximity and because they are not to code and because in the coldest part of the year, people are known to use ovens and BBQs to heat their homes.

Garages were often not built to withstand tectonic shifting and have not been retrofitted to current earthquake standards. If a garage collapses and a car is crushed, people can go on with their lives. If an 'approved' dwelling collapse and kids are crushed, it is another matter.

Please follow and enforce the codes as they are currently written for the health and safety of the residents.

Yes, we need affordable housing. But there are better ways to go.

Please reject this exemption and return it to committee with the directive to come up with more appropriate solutions.

Thank you

Liz Amsden
Highland Park