



Re: CF# 14-1150. Unapproved Dwelling Units/Unresolved Problems/Tenant and Landlord Needs/Housing and Community Investment Department/Status Report.

March 9, 2016

Mitchell Englander  
Councilmember, Twelfth District  
President Pro Tempore  
Via email

Honorable Councilmember Englander:

The Old Granada Hills Residents' Group, Board of Directors unanimously voted to oppose the following:

- Amendments to the Los Angeles Municipal Code that would grant legal status to existing and future unapproved dwelling units in multifamily properties.
- Any waivers, relaxation, or relief of density standards/parking requirements/height and setback requirements.
- Ministerial or by-right decision process that limits public input and review.
- "New paths" or "approaches" towards zoning compliance that bypass current codes/stipulations.

Furthermore, it is recommended that all rental units are brought up to full compliance in accordance to current LAMC zoning regulations, LADBS building codes, and SCEP standards. In the quest to maintain affordable housing stock, the shortsighted proposals issued by HCIDLA and DCP to legalize illegal/unapproved units do not go far enough. Any substandard unit (s) compromises the safety and health of all tenants and impacts the structural integrity of multifamily buildings.

Thank you for your consideration of the above recommendations,

Dave Beauvais, President  
Old Granada Hills Residents' Group

Maria Fisk, Board Member  
Old Granada Hills Residents' Group

Cc: Members of the Los Angeles City Council