



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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## Item 14-1150 - support for preservation of unpermitted units

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**Mark Vallianatos** <[mvalli@oxy.edu](mailto:mvalli@oxy.edu)>

Tue, Jun 9, 2015 at 9:35 AM

To: [Richard.Williams@lacity.org](mailto:Richard.Williams@lacity.org), [Matthew Glesne <matthew.glesne@lacity.org>](mailto:Matthew.Glesne@lacity.org), [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org), [councilmember.fuentes@lacity.org](mailto:councilmember.fuentes@lacity.org), [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)

Dear Councilmembers Cedillo, Fuentes and Price and Mr. Williams and Glesne,

I write in regards to item 14-1150 on preserving and bringing into compliance illegal/unapproved dwelling units in multifamily buildings. I support policies to increase the preservation of these units as an important source of existing and often affordable housing in the City of Los Angeles.

I live in Glassell Park (CD 1); serve on the zoning advisory committee for the City's re:code LA process; and teach urban policy at Occidental College. Due to the serious nature of the City's housing crisis, I support steps to maximize preservation and production of housing, especially units that are affordable to low and moderate income households. The reports submitted by the Departments of City Planning and Housing and Community Investment are eye-opening in showing that Los Angeles is losing hundreds of units per year because few unpermitted units are legalized when they are identified.

This is a missed opportunity to preserve and improve units, especially since most of these units are not dangerous to tenants but merely in violation of zoning rules such as the maximum number of units on the lot, or parking requirements. I support the recommended actions contained in the report from the Planning Department to assist property owners, protect tenants and neighbors, and insure health and safety protections. I also support modifying affordability and parking options under density bonus laws to encourage preservation and guarantee affordability. The ministerial (by-right) process for zoning compliance should be adopted as it is most likely to lead to preservation of units.

Finally, the City should examine similar policies for unpermitted second units in single family zoned properties. I believe there are a significant number of unpermitted dwellings in LA's single family neighborhood. The City started a useful process to consider bringing these units up to code and legalizing them in 1997 following a tragic garage fire. The City should restart this process in addition to adopting rules for multi-family buildings. We need all the units that we can preserve and create, and every Angeleno deserves safe, affordable housing.

thanks for considering my opinion.

mark

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Richard Williams <richard.williams@lacity.org>

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## Legalizing un-permitted units

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Devin Buntan <devinbuntan@ucla.edu>  
To: richard.williams@lacity.org

Tue, Jun 9, 2015 at 3:54 PM

Dear Councilmembers Cedillo, Fuentes and Price and Mr. Williams,

I write in regards to item 14-1150 on preserving and bringing into compliance illegal/unapproved dwelling units in multifamily buildings. I support policies to accommodate and utilize these units as an important source of existing and often affordable housing in the City of Los Angeles.

I live in Los Angeles; and am a graduate student at UCLA researching urban economics. Due to the serious nature of the City's housing crisis, I support steps to maximize the production of new housing and accommodation of existing units, especially units that are affordable to low and moderate income households. The reports submitted by the Departments of City Planning and Housing and Community Investment are eye-opening in showing that Los Angeles is losing hundreds of units per year because few unpermitted units are legalized when they are identified. This needs to change.

This is a missed opportunity to preserve and improve units, especially since most of these units are not dangerous to tenants but merely in violation of zoning rules such as the maximum number of units on the lot, or parking requirements. I support the recommended actions contained in the report from the Planning Department to assist property owners, protect tenants and neighbors, and insure health and safety protections. I also support modifying affordability and parking options under density bonus laws to encourage preservation and guarantee affordability. The ministerial (by-right) process for zoning compliance should be adopted as it is most likely to lead to accommodation of such units.

Finally, the City should examine similar policies for unpermitted second units in single family zoned properties. I believe there are a significant number of unpermitted dwellings in LA's single family neighborhood. The City started a useful process to consider bringing these units up to code and legalizing them in 1997 following a tragic garage fire. The City should restart this process in addition to adopting rules for multi-family buildings. We need all the units that we can preserve and create, and every Angeleno deserves safe, affordable housing.

My thanks for considering my opinion.  
Devin Buntan