

September 6, 2018

To: The City Clerk [CityClerk@lacity.org](mailto:CityClerk@lacity.org)

Subject: Council File No. 16-1468

The ADU Ordinance proposed, dramatically increases the allowable size of Second Dwelling Units (SDU's), now combined into the ADU Ordinance (Accessory Dwelling Unit), in a manner that is not compatible with single-family residential neighborhoods. It does not address areas of partial restrictions with hillside ADU's that are located in Very High Fire Hazard Severity Zones. These are areas where the renter/occupant is not aware or familiar with the seriousness of these conditions and the consequences there of.

ADU's represent a series of adverse environmental impacts in terms of additional density in these area's, limited parking availability on substandard streets and the reduction in tree canopy followed by a diminishing wildlife habitat. The lack of a Rapid Transit system in these areas, generates cross mountain traffic being clogged on a daily basis. Alternative routes in these areas, if at all available, are also overrun with traffic. The addition of ADU's only exacerbates an already untenable situation.

This ordinance is inconsistent with years of careful and thoughtful planning for the residential aspect of the hillsides in the Santa Monica Mountains.

Robert Schlesinger,

Bel Air Beverly Crest Neighborhood Council,  
Planning and Land Use Chairman  
Benedict Canyon Association Board  
Benedict Canyon Resident

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cc:

Councilman Paul Koretz, Council District 5  
Councilman David Ryu, Council District 4  
Robin Greenberg, President Bel Air Beverly Crest Neighborhood Council  
Nicole Miner, President Benedict Canyon Association

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

From: **presidentbca via Clerk - CityClerk** <[cityclerk@lacity.org](mailto:cityclerk@lacity.org)>

Date: Fri, Sep 7, 2018 at 2:31 AM

Subject: Accessory Dwelling Unit Ordinance Council File No. 16-1468

To: [CityClerk@lacity.org](mailto:CityClerk@lacity.org)

Cc: [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org), [joan.palico@lacity.org](mailto:joan.palico@lacity.org), [David.Ryu@lacity.org](mailto:David.Ryu@lacity.org), [robin@robingreenberg.com](mailto:robin@robingreenberg.com), [bobs@rpiseal.com](mailto:bobs@rpiseal.com), [msmann@gmail.com](mailto:msmann@gmail.com), [handlewithclaire@aol.com](mailto:handlewithclaire@aol.com), [bn1633cv@sbogf.com](mailto:bn1633cv@sbogf.com)

September 6, 2018

To: The City Clerk

Re: Council File No.16-1468

Accessory Dwelling Units (ADU)

Accessory Dwelling Unit (ADU) Council File 16-1468 ordinance is a disregard of the many to satisfy the few in every Community to which this ordinance will apply. The proposal as pertains to the Hillside Communities blows to the wind years of carefully crafted protective measures for the hillside districts and should not under any circumstances be applicable to the Santa Monica Mountains portion of Los Angeles.

A Very High Fire Hazard Severity Zone, as is the Santa Monica Mountains, must remain exempt from multiple habitats on one residential lot or chaos will ensue from this foolhardy Ordinance. Hillside ADUs would give license to transient occupancy in the hills and that increases potential fire hazards. Cal Fire is the sole available home insurance for hillside dwellers and word is out that Cal Fire might be eliminated because over building and resultant over population of the fire prone hills reduces cost effectiveness for the insurers. Recent fires have proven that emergency vehicles have faced delay within the hills where multiple structures were destroyed.

This ADU plan is a "Pandora's Box" irrevocable once opened. The City must be independently prudent about what happens to the precious hills in the midst of our city. The City must not exacerbate the incumbent problems associated with what would become a free-for-all of ADUs in the Hills, and there will be just that, regardless of the regulations in the Ordinance. Obviously, ADUs will increase traffic congestion on overburdened narrow winding steep substandard roads and all the additional population would multiply the number of vehicles on already overcrowded Canyon thoroughfares.

Los Angeles is one of the largest Cities in land area in all of the United States. Leave it up to a Community to choose to be exempt from a plethora of Accessory Dwelling Units in a single-family neighborhood. Leave it up to a Community to be able to know who lives next door instead of strangers coming and going from an ADU, some of the ADUs even larger in size than the original dwelling. They don't belong everywhere in LA. No few people have the right in a democracy to mandate a change to the entire Cityscape that will impact everybody.

Nicole Miner

Hillside Stakeholder,

President, Benedict Canyon Association

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

From: **Stephen Twining** <[belaircpa90077@gmail.com](mailto:belaircpa90077@gmail.com)>

Date: Thu, Sep 6, 2018 at 7:53 AM

Subject: Council File 16-1468

To: [CityClerk@lacity.org](mailto:CityClerk@lacity.org)

The proposed ADU Ordinance dramatically increases the allowable size of second dwelling units in a manner that is incompatible with single-family residential neighborhoods. It leaves areas out of the partial ban on hillside ADUs that are in Very High Fire Hazard Severity Zones and have steep slopes. Furthermore, ADU's represent a series of adverse environmental impacts in terms of reduction in tree cover, increase impervious surfaces and increased energy consumption that are not in the public interest.

Additionally as long as there is no rapid transit in the Sepulveda Corridor, cross mountain roads are clogged bumper to bumper and cannot tolerate additional usage from residents of ADU's in the hills or adjacent.

Stephen C. Twining, President Emeritus BABCNC, Chairman Emeritus Federation of Hillside and Canyons Association, Land Use Committee member BABCNC, Mobility Chair WRAC (11NC's and 3 CC's on the Westside), 20+ member of the West Los Angeles Community Police Advisory Board. Former 10 year President Roscomare Valley Association now known as Bel-Air Hills Association and Roscomare Road resident.

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