



November 27, 2018

City Planning Commission & City Council
200 North Spring Street, Hall Room 360
Los Angeles, CA 90012
attn: Arthi Varma, Matt Glesne, City Clerk

To the Honorable City Planning Commissioners and City Councilmembers:

Re: CPC-2016-4345-CA and CF 18-0179 & 16-1468 Accessory Dwelling Units (ADUs)

Bel Air Skycrest Property Owners' Association (BASPOA) understands that the Accessory Dwelling Unit (ADU) Ordinance is set to come before the City Planning Commission this Thursday. For 2 years now, while this ordinance has gone through a number of iterations, ADUs have been left under-regulated under the state default. We urge the City to finally pass an ordinance that addresses the needs of Los Angeles—and to pass it in a form that will protect all who live, work, play, attend school in or commute through environmentally sensitive and infrastructurally challenged areas, particularly very high fire hazard severity zones.

The recent holocausts in California have brought home in a very visceral way the real, present and increasing danger posed by our history of development in the wildland-urban interface. And wildfires may be the new normal, but they aren't the only danger facing hillside communities like the one we live in. Isn't it time we started using common sense strategies to limit the damage and the threat to life posed by an array of emergency situations large and small, natural and manmade? Communities across the Santa Monica Mountains are vulnerable because of their reliance on limited ingress/egress routes and their substandard, already overburdened streets, as well as their dwindling wildlife corridors and tree canopies. Anything that further increases density in these areas adds to the danger. ADUs by definition increase density.

To reiterate, an ADU ordinance must be passed, and ***ALL AREAS in Very High Fire Hazard Severity Zones and hillside areas generally MUST BE EXEMPTED*** from the ordinance. And by the way, the proximity of bus stops within a particular distance is irrelevant in such areas and should not—*must not*—be cause for exception to the exemption! To ignore the lessons of the recent fires would constitute reckless endangerment and, in the words of a recent *LA Times* article, "land-use malpractice."

Respectfully,

A handwritten signature in cursive script that reads "Lois Becker".

Lois Becker
BASPOA Community Liaison

cc: Councilman Mike Bonin, CD 11; Councilman Paul Koretz, CD 5; Federation of Hillside and Canyon Associations