



Sharon Gin <sharon.gin@lacity.org>

Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

1 message

Pamela Miller <pammiller0@gmail.com>

Thu, Sep 1, 2016 at 1:40 PM

To: councilmember.cedillo@lacity.org, sharon.gin@lacity.org

Cc: councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org, mayor@lacity.org, vince.bertoni@lacity.org, matthew.glesne@lacity.org

Dear City Councilmembers,

I would like to request to please add my comments to the Council File related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8).

I am emailing to support repealing the 1985 LAMC section 12.24 W.43 and W.44.

The City of Los Angeles needs additional housing and ADUs/granny flats are a great way to add units that are more affordable than most new housing while still being in character with the neighborhoods effected. These homes fit into their surroundings and help multi-generational families stay together or smaller families share space at an affordable rate.

Additionally, if the vote is not scheduled immediately, hundreds of families will continue to be left in limbo after beginning the ADU permitting process, which is unfair. Housing effects peoples lives on a fundamental level and to deny people a way to support their families and live affordably is unconscionable. Allowing for more delays is also a dis-service to LA residents.

LA should be doing more to encourage the development of ADUs/granny flats throughout the city. They are an affordable avenue to add more housing to the city without creating excessive high rises, keeping the character of R1 neighborhoods, and further supporting both home-owners and new tenants by actively addressing housing shortages. ADUs/granny flats are an integral part to the changes LA needs to make to increase the housing supply that ultimately also support the city through increase property tax revenue.

Defaulting to the state standards provides the city with the immediate solution, a streamlined approach with guidelines, and avoids instituting more bureaucracy to a process that already is having a negative impact on our city. Homeowners and renters, of which I have been both of here in LA, want to see our city flourish. Supporting housing is among our most important tasks as residents of this city.

Thank you,
Pamela Miller
Highland Park



Sharon Gin <sharon.gin@lacity.org>

VOTE NO REPEAL

1 message

Debra Francisco <djf7521@gmail.com>

Tue, Aug 30, 2016 at 9:29 AM

To: Councilmember.Englander@lacity.org, councilmember.martinez@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.fuentes@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org, mayor@lacity.org, vince.bertoni@lacity.org, matthew.glesne@lacity.org, sharon.gin@lacity.org, Hannah Lee <hannah.lee@lacity.org>

Honorable Los Angeles City Council Member,

As residents of Los Angeles for 60 + years we are appalled at your nerve to not hear the voice of the people of this city regarding second dwelling units (SDU) on R-1 zoned properties. We are OPPOSED to the repeal. This repeal will ruin and devastate residential neighborhoods and destroy communities. If this ordinance is reversed and becomes the "default" permissive state standard you will be the messenger of the destruction of Los Angeles residential and suburban neighborhoods in R-1 city zoned plans who are your taxpayers and voters.

Where are your proposals and programs for the infrastructure of the city? For the already crumbling sidewalks, streets, and roadways, utilities-water and power, the environment and air quality and the hospitals and health centers that would be needed.

And finally, why the "fast track" for this proposed repeal? Were you fearful that when homeowners, neighborhood councils, and homeowner associations were made aware of this "fast track" they would have something to say that you did not want to hear? Do you only hear the voices of the lobbyists and developers? "We the people" elected you to represent us, not them. Hear our voices! Do Not Repeal the ordinance!

Debra Francisco (Butkovich)
Dennis Butkovich
Haroldine Francisco
16009 Eccles St
North Hills CA 91343

RE: CPC-2016-1245-CA
RECOMMEND APPROVAL OF ORDINANCE WITH URGENCY

8/30/2016

Honorable Councilmembers:

Please approve the ordinance connected to CPC-2016-1245-CA to provide relief for those homeowners who are in limbo about their Accessory Dwelling Units ("ADU") and to apply State of California standards for new ADUs. I urge approval for the following reasons:

- **ADUs can help with our affordable housing crisis.** When an ADU is built alongside a residence built prior to 1978, the new unit is subject to the Los Angeles Rent Stabilization Ordinance. Though a new unit could be priced at any level to start, subsequent rent increases and eviction are guided by the ordinance.
- **ADUs are woven into the social/architectural fabric of neighborhoods.** Rather than warehousing new housing into larger complexes, ADUs are small-scale, architecturally diverse, and responsive to each specific situation.
- **ADUs do not destroy "neighborhood integrity."** Los Angeles "Granny flats" have been around since the 1920s and have been facilitated by State Law since 1992 (most recently AB1866, 2002.) Most ADUs are built by homeowners or very small investors, a situation that is unlikely to change for a variety of reasons.
- **ADUs can help long term residents resist "selling out" amidst rising real estate values.** I have seen this benefit among my neighbors in the changing Elysian Valley riverfront community where an accessory unit can make the difference. ADUs can house family or bring helpful rental income.

Passage has been recommended by the Housing Committee and the Planning and Land Use Committee. The Staff report provides a good overview of why this legislation is needed. Please do not delay to approve. For the future, I suggest that you incentivize this kind of broadly beneficial development. If there is to be any future ordinance, it should be permissive and encouraging, rather than restrictive.

Regards to affordable housing benefits, I urge that you ask Housing Committee to review and suggest a process for identifying when a new ADU is subject to the Rent Stabilization Ordinance (due to primary unit being built prior to 1978.) It would be ideal if the owner were required to register any new ADU unit that subject to rent control as unit as a condition of final sign off at Building and Safety.

Sincerely,



Steven Appleton