

Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**COMMENT RE: Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)** ✓
 

---

S. White <shem.white@gmail.com>  
 To: councilmember.wesson@lacity.org  
 Cc: Councilmember.Krekorian@lacity.org  
 Bcc: sharon.dickinson@lacity.org

Mon, Aug 22, 2016 at 5:29 AM ✓

Dear Council Member:

I am a Studio City resident opposing a repeal of the 'second dwelling' zoning ordinance.

The problem with saying that is, it's obvious that a blindside attack on the residents of our town may not give sufficient time to mount resistance to such an abuse of Council power. But you will be remembered, and campaigned against vigorously by attacking us this way.

Repealing the ordinance will negatively impact the character of the neighborhoods in a town that is ALREADY under assault by the City Of Los Angeles' failure to serve the needs of home owners, with a zero response to the invasion of homeless setting up cardboard box dwellings on sidewalks just inches from multi-million dollar properties. The city of Los Angeles has proved incompetent in protecting the property rights, or neighborhood safety of it's very best neighborhoods. That is why I am calling for a referendum to approve the withdrawal of Studio City from the city of Los Angeles service area, in order to maintain the quality and integrity of Studio City by having a dedicated Police and Fire Department that is paid to serve the interests of Studio City exclusively, not the amorphous blob called Los Angeles. The cessation movement will find eager ears, because Studio City has nothing in common with Los Angeles except proximity, and the surplus of addicts and bums we now share, which populates the LA River corridor in shanty towns that have been there long enough to be named (Shangri-La, and The Dark Side are two such camps), and hold criminals and the mentally ill which Los Angeles lacks the guts to help control in any way.

Abandoning the city's local control of second dwelling units will put Studio City at the mercy of notoriously weak state standards, unleashing non-resident developers to exploit the lack of protections against construction density, driving real estate speculation & promoting mediocrity in our neighborhoods. When will the leadership in Los Angeles recognize that 'growth' is NOT a good thing for people who are increasingly jammed into smaller spaces, with less parking and resources? That is why Studio City is considered 'upscale', because we still have a lower density character. The increased tax base obtained by 'growth' in Los Angeles is merely a toy for uncaring politicians desirous of money to wield, as they march onward to abandon LA for state or national aspirations. Any honest public servant would recognize that adding to the influx of residents in ANY neighborhood of Los Angeles is actually a BAD thing, and that not everyone who'd like to can live in Beverly Hills, or Studio City, or anywhere else they may want to, without destroying the very thing they admired.

The COUNCIL has options at it's disposal to bring the City into compliance with state law on second units. **There is NO reason to disenfranchise Studio City's resident base by discarding protective local standards.** If such revisions to the Second Dwelling Unit ordinance are to be made, they MUST be considered only after adequate public outreach has occurred within the City, not on an unfair, blindside 'fast track' basis to shove through changes that 95% of our residents will oppose, in an attempt to cheat stakeholders of the opportunity to consider and stand up (for, or against) the proposed changes. If that callow approach is proceeded with, Studio City residents will ensure your service is not extended.

Sincerely Disgusted,

Sherman C. White  
3930 Farley Ct.  
Studio City, CA 91604



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

## Urgency on Second Dwelling Unit Repeal (Council File 14-0057-S8 and CF 16-0348)

---

Paul Sessa &lt;paulsessa@aol.com&gt;

Mon, Aug 22, 2016 at 7:06 AM

To: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, Steve.Blau@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council file related to the Second Dwelling Unit Repeal Ordinance (CF: 14-0057-S8) AND the Council File 16-0348

Dear City Councilmembers,

I am emailing to implore the all Council Members to vote Yes on CF: 14-0057-S8 and ALL of its elements as laid out in City Attorney report R16-0206. Particularly the part of the draft ordinance that grandfathers SDUs approved and APPLIED for in the City since June 23, 2003.

My fiance, Rick Frazier, laid out in great detail the justification for approving CF 14-0057-S8, so I would like to focus more on the CF 16-0348 items that have been added to the Council agenda for Aug. 23<sup>rd</sup> as our work schedules preclude us from being able to attend in person.

Item #4 on from the Housing Committee Report states: "DIRECT the LADBS to continue to allow inspections and plan checks for second dwelling unit permits issued prior to February 25, 2016, and to advise property owner permit applicants that the Court Order and judgment are still pending."

We have two concerns/questions with regard to this:

1. Is there a typo in the first part of this statement? It says to direct the DBS to continue inspections and plan checks for SDU permits issues prior to Feb. 25, 2016. Should this statement read: "Direct LADBS to continue to allow inspections and plan checks for SDU permits applied for or approved prior to Feb. 25, 2016"? It doesn't seem to make sense the way it is written on the Council Agenda, as the DBS would not be performing plan checks on SDU permits that have been issued. The reason I am harping on this point is because we are in the group of home owners who applied for a SDU permit prior to Feb. 25th, but have not been able to complete the plan check process and get a permit issued. This is a limbo situation that has cost us tens of thousands of dollars and significant physical and emotional distress.

2. We are asking for some clarification as to what the following clause actually means, "to advise property owner permit applicants that the Court Order and judgment are still pending.". What does this actually mean for those of us who applied for a SDU permit prior to Feb. 25th and who are extremely hopeful that we will be able to complete plan check and get our permits issued based on meeting all the requirements of ZA Memo 120?

Thank you for your focus on this matter and for doing whatever is required to allow all of the homeowners like us who have been in limbo for over five months now to move forward with our projects and our lives.

Sincerely,

Paul Sessa

North Hollywood, CA



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Vivian Li <msvivianli@gmail.com>

Mon, Aug 22, 2016 at 7:54 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF: 14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with urgency and without amendments.

Sincerely,  
Vivian Li



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

Matthew Gregorchuk &lt;mgregorchuk@gmail.com&gt;

Mon, Aug 22, 2016 at 9:18 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu &lt;councilmember.ryu@lacity.org&gt;, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council members,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments. I am a builder with a crew of six guys that has been out of work and on hold for over three months over this issue. The uncertainty has drained my savings and put a lot of stress on my family and my employees. I had thought I found a niche for myself and my crew with these SDU jobs, but at every step the City has done its best to stifle my company's growth. Permit fees, planning costs, and City fees squeeze any competitive edge right out of my proposals. Then on top of all that, after following all the City's rules, I'm banned from continuing my client's project? Leaving a half built structure in their back yard? this is crazy.

It is easier to open a pot shop than it is to build a house in this City. I thought the City Council wanted to address homelessness in this City? You build houses to solve homelessness. People can't get off the streets if there is no where for them to live. You want to spend more tax dollars, money you take from citizens, to address homelessness; when people like myself want to build homes and are willing to PAY the City to do it. The current development policies of the City of Los Angeles have created the Homeless Epidemic.

A Salon.com article from Apr 5, 2015 titled "The incredible shrinking mega-city: How Los Angeles Engineered a Housing Crisis" by Henry Grabar says that "According to planner Greg Morrow, the city is now zoned to house at most 4.2 million people. The current population is 3.9 million," and that "There were 28,000 new housing starts in the L.A. Metro last year (pop. 13 million), versus 64,000 in Houston (pop. 2 million)

As the highest paid City Council Members in the State, maybe even the country, you need to step up or get out of the way. Stop being bullied by an ultra-minority of NIMBY's.

Sincerely,

Matthew Gregorchuk

805-856-8899

mgregorchuk@gmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

---

**(no subject)**

---

**Gavin Studer Design** <gavinstuderdesign@gmail.com>

Mon, Aug 22, 2016 at 9:33 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,  
Gavin Studer

Gavin Studer Design  
Gavin Studer, B. Arch  
2419 E. Harbor Blvd.  
Ventura, CA 93001  
805-236-6398  
Portfolio | LinkedIn



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

## SDU Repeal Ordinance

---

John &lt;jconstruct14@att.net&gt;

Mon, Aug 22, 2016 at 9:58 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu &lt;councilmember.ryu@lacity.org&gt;, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,

John Hungerford

Hungerford Construction  
6941 W 85th St.  
Westchester CA 90045  
(818) 416-7607



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Re: (CF:14-0057-S8) / Environmental Impacts / Intellectually Dishonest Argument "Affordable Housing"**

---

Danielle Langlois &lt;danilanglois@gmail.com&gt;

Mon, Aug 22, 2016 at 10:06 AM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Re: (CF:14-0057-S8)

Comment for the Council File Related to the Second Dwelling Unit Repeal Ordinance

Dear City Council Members,

I am writing to voice my strong opposition to the proposed repeal of the second dwelling ordinance.

I am also writing to urge you to behave in a way that is intellectually honest when discussing this repeal.

Here's where I'm seeing a real lack of honest discussion in city council:

When even California's Legislative Analyst's Office has determined that urban infill will not solve the affordable housing shortage in Los Angeles, it is disingenuous to try to tie this repeal to the creation of affordable housing. In fact, the LAO has determined that this repeal won't even offer a small supply of "affordable" housing until twenty-five years have passed.

My neighbors and I have seen first-hand that these second structures are not renting at affordable prices. In fact, the monster-sized two-story "granny flat" that was just built in my neighborhood is renting for more money than the main house on the property!

Here's where I'm seeing a shocking lack of curiosity from the city council:

This repeal will allow real estate developers to negatively impact the infrastructure of our neighborhoods, and those changes will have environmental impacts which have not been investigated.

I'm having trouble seeing the logic that voting to create more unaffordable housing will solve much of anything. And I'm even more mystified as to how you will somehow justify the negative environmental impacts. (Perhaps you will say: "Oh! We didn't know

that would happen!" after it's too late? Nice try. This is your chance to do the right thing, and make an informed decision. Do your job with integrity.)

Here's where City Council is failing itself, and its constituents:

If you repeal the second dwelling ordinance, you will lose the support of many of those whom you were elected to represent. Perhaps not immediately, but in time, people will ask what happened. They will wonder who let this happen.

My community has been tracking this issue closely since we have already been a victim of ZA MEMO 120. We discuss it face to face, and on social media sites such as Facebook and NextDoor. Frankly, we are all shocked and angered that our representatives seem to be willing to appease greedy developers at the expense of the existing homeowners and residents who will lose visual privacy and will have diminished property values as a result of your misguided efforts.

Here's where City Council is behaving particularly badly:

It has not escaped our notice that the powers that be have done little to no public outreach, and have given us very little time to mobilize an effort to make our voices heard on the matter.

Here's how City Council can act with integrity:

If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach. Reach out to the public, and inform them of the situation. Do not fast-track this. This repeal could have major impacts on Los Angeles residents' quality of life.

There is simply no reason to discard our protective local standards. You have several options at your disposal to bring the City into compliance with state law on second units.

Do your job, and serve the people you were elected to serve. Serve all of them, *not just the ones who stand to make a lot of money if this repeal goes through.*

In closing, I suspect that those of you voting for this repeal may really regret it when it comes back to haunt you sometime down the road in your political future. The default state standards/CPC recommendation should NOT be the standard. The idea that they are recommending this with the promise of new/improved standards to follow at some point in the future is not acceptable (or trusted) and it doesn't take existing homeowners (not developers) into consideration.

Do your job with integrity, or the public will replace you with someone who will.

Respectfully,

Danielle Langlois  
Los Angeles Resident, Voter, and Concerned Homeowner



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Z <czaferis@gmail.com>

Mon, Aug 22, 2016 at 10:07 AM

To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.busciano@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

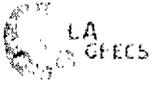
Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,

Christopher Zaferis

—  
**You can't change the direction of the wind, but you can adjust your sails to always reach your destination.**



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Kelly S <kellyjo2473@gmail.com>

Mon, Aug 22, 2016 at 10:07 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,  
Kelly Susco



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Greg Christman <gmaaan@gmail.com>

Mon, Aug 22, 2016 at 10:16 AM

To: councilmember.wesson@lacity.org, "Sharon Dickinson," <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

As a concerned citizen, Pastor and USC Faculty of South LA, for 11 years, Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,  
Greg Christman



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## Second Units Ordinance OPPOSE CF:14-0057-S8; CPC-2016-1245-CA; ENV-2016-1278-EAF

Audrey Arlington &lt;aarlington@sbcglobal.net&gt;

Mon, Aug 22, 2016 at 10:18 AM

Reply-To: Audrey Arlington &lt;aarlington@sbcglobal.net&gt;

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;

Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, Deron Williams <deron.williams@lacity.org>

Dear President Wesson:

I write to urge you to NOT vote to adopt, in its current form, the proposed ordinance that is before you and your colleagues regulating second units. The State's default standards (1,200 sq.ft.) are objectionable and controversial when there is no discretionary review permitted. Rather, you could and should modify the language to:

- 1) Make review of proposed second units ministerial, consistent with the requirements of Government Code § 65852.2; and
- 2) **Retain the City's earlier adopted standards for second units, as is expressly permitted under State law (minimum legal lot size, construction 640 sq.ft. maximum, entry not visible from street, additional parking space, conformance to existing site coverage, setback and height requirements, etc.);** and
- 3) Make legally non-conforming those units which had already received building permits during the time ZA Memo 120 was in effect, i.e., as of the date of the Court's order in Los Angeles Neighbors in Action vs. City of Los Angeles, et al (BS 150559).

A 640 sq.ft. unit is entirely adequate for a unit that is meant to be secondary to the primary structure in a single family residential zone, and would result in more affordable rent levels than a 1,200 sq.ft. unit, which is the size of many existing single family houses. As for potential impact on numbers of units produced, my understanding is that during the time the City's previous ordinance was in place, second units were produced at a rate of 40 per year in the middle of a recession. While adopting standards essentially rendering R-1 zoned property into duplex-zoned property across the City would doubtless produce more units that could then be "counted" toward the City's Regional Housing Needs Assessment, I would urge you to weigh the impact on neighborhood character and livability against the many other housing incentive options the City has available.

I respectfully urge you to consider that it is not necessary to use the State's default standards in order to further the goal of encouraging production of second dwelling units. Nor would continued use of the City's own previous standards, in effect for many years, in any way inhibit consideration, on an area-by-area basis, of future alternate standards which may be contemplated in the various upcoming Community Plan updates. Better that the citywide baseline standards adopted now be more conservative.

Sincerely,  
Audrey Arlington  
2077 W. 31<sup>st</sup> Street  
Los Angeles, CA 90018  
323-732-8515



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

Mondre, Amanda (LAN-RCN) &lt;AMondre@rogersandcowan.com&gt;

Mon, Aug 22, 2016 at 10:31 AM

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;, "steve.blau@lacity.org"

&lt;steve.blau@lacity.org&gt;, "Sharon.dickinson@lacity.org" &lt;Sharon.dickinson@lacity.org&gt;

Cc: "councilmember.huizar@lacity.org" &lt;councilmember.huizar@lacity.org&gt;, "councilmember.blumenfield@lacity.org"

&lt;councilmember.blumenfield@lacity.org&gt;, "councilmember.englander@lacity.org" &lt;councilmember.englander@lacity.org&gt;,

David Ryu &lt;councilmember.ryu@lacity.org&gt;, "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;,

"councilmember.krekorian@lacity.org" &lt;councilmember.krekorian@lacity.org&gt;, "councilmember.buscaino@lacity.org"

&lt;councilmember.buscaino@lacity.org&gt;

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,

Amanda Mondre

**ROGERS & COWAN****AMANDA MONDRE | Assistant Account Executive**

8687 Melrose Avenue | 7th Floor | Los Angeles, CA 90069

T: 310.854.8129 | F: 310.854.8121 | E: amondre@rogersandcowan.com

www.rogersandcowan.com



This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message. Thank you very much.



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

Dustin Byer &lt;dustin.byer@gmail.com&gt;

Mon, Aug 22, 2016 at 10:41 AM

To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,

Dustin Byer



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

**Anastasia Lee Lefler** <missanalee@gmail.com>

Mon, Aug 22, 2016 at 10:47 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu &lt;councilmember.ryu@lacity.org&gt;, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarell@lacity.org

Dear Ms. Dickinson -

I am writing to ask that you please add my comments to the Council file related to the Second Dwelling Unit Repeal Ordinance (CF: 14-0057-S8). Thank you!

Dear City Council Members -

Please vote in favor of the SDU Repeal Ordinance with urgency and without amendments.

Thank you,

Anastasia Lee

-  
Anastasia Lee

ph. +1.818.929.7729

em: missanalee@gmail.com



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

James C. Wolf &lt;jamescwoifaia@aol.com&gt;

Mon, Aug 22, 2016 at 10:50 AM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org, jamescwoifaia@aol.com

Dear City Council Members,

I am writing to voice my **opposition** to the proposed repeal of the second dwelling ordinance presently before the City Council.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods, especially those zoned for single family residences. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

You are strongly urged not to repeal the second dwelling unit ordinance and to preserve single family residential properties.

Sincerely,

James C. Wolf, AIA  
Resident, Greater Wilshire Neighborhood Council Area  
jamescwoifaia@aol.com



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

**John Gregorchuk** <jmgregorchuk@gmail.com>

Mon, Aug 22, 2016 at 11:00 AM

To: councilmember.wesson@lacity.org, Sharon Dickinson &lt;Sharon.dickinson@lacity.org&gt;, Steven Blau &lt;steve.blau@lacity.org&gt;

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu &lt;councilmember.ryu@lacity.org&gt;, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, Councilmember Bonin &lt;councilmember.bonin@lacity.org&gt;, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments. I am a homeowner who's been stuck in limbo since February 2016. I have paid \$30,000 in pre-construction costs and city fees, and was blocked from getting a permit.

Please pass the repeal ordinance so that people like me and my family who were stuck in plan check can get our permits and continue building.

Please pass the repeal ordinance with urgency because my family and others are using construction loans to help pay for the cost of building our ADUs. These construction loans are short-term temporary financing and need to be taken out within a year. If we can't get our project completed within the time frame, we may be forced into bankruptcy.

Each city council delay, hurts families. Please pass with urgency and publish immediately.

Sincerely,  
John



John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Nora Frost <norafrost@gmail.com>

Mon, Aug 22, 2016 at 11:03 AM

To: etta.armstrong@lacity.org, councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,

Nora Frost



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Tyler Christensen <tylerchristensen10@gmail.com>

Mon, Aug 22, 2016 at 11:10 AM

To: councilmember.wesson@lacity.org, steve.blau@lacity.org, Sharon.dickinson@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,  
Tyler Christensen



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

Christel Wheeler &lt;c\_wheeler\_chevy@yahoo.com&gt;

Mon, Aug 22, 2016 at 11:11 AM

Reply-To: Christel Wheeler &lt;c\_wheeler\_chevy@yahoo.com&gt;

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;, "Sharon.dickinson@lacity.org" &lt;Sharon.dickinson@lacity.org&gt;, "steve.blau@lacity.org" &lt;steve.blau@lacity.org&gt;, "etta.armstrong@lacity.org" &lt;etta.armstrong@lacity.org&gt;

Cc: "councilmember.huizar@lacity.org" &lt;councilmember.huizar@lacity.org&gt;, "councilmember.blumenfield@lacity.org" &lt;councilmember.blumenfield@lacity.org&gt;, "councilmember.englander@lacity.org" &lt;councilmember.englander@lacity.org&gt;, David Ryu &lt;councilmember.ryu@lacity.org&gt;, "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;, "councilmember.krekorian@lacity.org" &lt;councilmember.krekorian@lacity.org&gt;, "councilmember.buscaino@lacity.org" &lt;councilmember.buscaino@lacity.org&gt;, "councilmember.koretz@lacity.org" &lt;councilmember.koretz@lacity.org&gt;, "councilmember.martinez@lacity.org" &lt;councilmember.martinez@lacity.org&gt;, "councilmember.fuentes@lacity.org" &lt;councilmember.fuentes@lacity.org&gt;, "councilmember.harris-dawson@lacity.org" &lt;councilmember.harris-dawson@lacity.org&gt;, "councilmember.price@lacity.org" &lt;councilmember.price@lacity.org&gt;, "councilmember.bonin@lacity.org" &lt;councilmember.bonin@lacity.org&gt;, "councilmember.ofarrell@lacity.org" &lt;councilmember.ofarrell@lacity.org&gt;

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF: 14-0057-S8).

Dear City Council Members,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,  
Christel Wheeler



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Erica Siegel <erica.austin@gmail.com>

Mon, Aug 22, 2016 at 11:19 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org, etta.armstrong@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfeld@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you.

Erica Siegel



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

McCarthy, Patrick (NBCUniversal) <Patrick.McCarthy@nbcuni.com>

Mon, Aug 22, 2016 at 11:21 AM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "steve.blau@lacity.org" <steve.blau@lacity.org>

Cc: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>

Good morning Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8). Please see below:

**Dear City Councilmembers,**

**Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.**

**Thank you,**

**Patrick McCarthy**

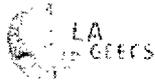
100 Universal City Plaza, Bldg. 1440

Universal City, CA 91608

p: 818-684-5213

e: Patrick.McCarthy@nbcuni.com





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

Papazyan, Garen &lt;Garen.Papazyan@cnb.com&gt;

Mon, Aug 22, 2016 at 11:22 AM

To: "Sharon.dickinson@lacity.org" &lt;Sharon.dickinson@lacity.org&gt;

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

I am hoping that on August 23<sup>rd</sup> there is a vote for people like me that are stuck in limbo to move forward. By moving forward, I am not talking about getting bounced around from one Committee to another like we have for the past 6 months. I am talking about going to LADBS on Monday and getting a permit. I can pick up the phone on Monday for a permit that I spend \$30K on so far and calling an inspector. I am hoping I can do this without signing any documents from the City that all attorneys advise against signing.

Grandfathering us should be the easiest vote all day for City Counsel. We should not be paying for the City not crossing their "Ts" and dotting there "Is". We are "pregnant" here and don't have much flexibility. We relied on the City's SDU policy in effect and invested money. While you are talking policy here, we are living a harsh reality of half completed constructions, loans coming due, materials getting damaged, living on extension cords and on.....

I urge you to grandfather us (plan check, revoked permits and issued permits) on an expedited basis. Our lives have been on hold for the last 6 months. This is not a debate over a correct SDU policy. This is only fair!

Thanks,

Garen Papazyan

(213) 453-7806





Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Misty Watters <mistywatters@gmail.com>

Mon, Aug 22, 2016 at 11:31 AM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File  
Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and  
without amendments.

Thank you,

Misty Watters



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Leah Bmddad &lt;bmdad@hotmail.com&gt;

Mon, Aug 22, 2016 at 12:04 PM

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;

Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

J. Moses



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Lisa Anne Auerbach &lt;Lisa.Auerbach@pomona.edu&gt;

Mon, Aug 22, 2016 at 12:17 PM

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;

Cc: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;, "councilmember.huizar@lacity.org" &lt;councilmember.huizar@lacity.org&gt;, "councilmember.blumenfield@lacity.org" &lt;councilmember.blumenfield@lacity.org&gt;, "councilmember.englisher@lacity.org" &lt;councilmember.englisher@lacity.org&gt;, "councilmember.ryu@lacity.org" &lt;councilmember.ryu@lacity.org&gt;, "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;, "councilmember.krekorian@lacity.org" &lt;councilmember.krekorian@lacity.org&gt;, "councilmember.buscaino@lacity.org" &lt;councilmember.buscaino@lacity.org&gt;, "councilmember.koretz@lacity.org" &lt;councilmember.koretz@lacity.org&gt;, "councilmember.martinez@lacity.org" &lt;councilmember.martinez@lacity.org&gt;, "councilmember.fuentes@lacity.org" &lt;councilmember.fuentes@lacity.org&gt;, "councilmember.harris-dawson@lacity.org" &lt;councilmember.harris-dawson@lacity.org&gt;, "councilmember.price@lacity.org" &lt;councilmember.price@lacity.org&gt;, "councilmember.bonin@lacity.org" &lt;councilmember.bonin@lacity.org&gt;, "councilmember.ofarrell@lacity.org" &lt;councilmember.ofarrell@lacity.org&gt;

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. I am especially concerned about the hillside area where I live. Recently I have been informed that my homeowners insurance has been cancelled because the fire risk has been raised. Because of this, I am especially concerned about neighborhood density, which effects the ability of fire trucks and emergency vehicles to navigate through narrow streets already crowded with cars.

Last year, as many of you know, a neighbor died when a fire truck was not able to get to his burning home quickly enough. The word around the neighborhood is that a car was blocking the route and it took awhile to get the car to move so that the fire truck could get through. It is shocking that to think that the city would allow even more building in an area where trucks can already not get by due to street parking.

Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Why put more lives in danger?

High fire risk is not a joke! We need to provide streets that will be useful in times of need. Do you want to be the city council remembered for flagrantly disregarding safety issues in favor of providing more incentives for greedy developers to destroy neighborhoods? Or do you want to be remembered for judiciously enforcing regulations that allow for more affordable housing to be built in neighborhoods with infrastructure that can support it?

Sincerely,

Lisa Anne Auerbach

787 Mt Washington Drive, LA 90065



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Fwd: Second dwelling units - homeowner advocacy**


---

Gordon Skene &lt;gordonskene@aol.com&gt;

Mon, Aug 22, 2016 at 12:21 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

gordonskene@aol.com

-----Original Message-----

From: Ashley Lautzenhiser <ashley@rodriguezstrategies.com>

To: Gordon Skene <gordonskene@aol.com>

Sent: Mon, Aug 22, 2016 12:18 pm

Subject: Re: Second dwelling units - homeowner advocacy

Gordon,

Thank you so much. Great to hear from you.

We got word on Friday afternoon that the second unit ordinance will come up for a vote at the Council meeting **tomorrow morning** at 10 am.

Given that the vote is upon us, we are asking everyone to send in the template email included below.

If you have a moment today, please consider sending in the template email – all of the email addresses are included.

My best,  
Ashley

Ashley Lautzenhiser  
**Coalition to Save LA's Neighborhoods**  
e: ashley@rodriguezstrategies.com  
o: 424-208-3362  
c: 310-968-3556

#### **DRAFT EMAIL:**

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

**From:** Gordon Skene <gordonskene@aol.com>  
**Date:** Thursday, August 18, 2016 at 1:46 PM  
**To:** Ashley Lautzenhiser <ashley@rodriguezstrategies.com>  
**Subject:** Fwd: Second dwelling units - homeowner advocacy

Hi Ashley:

I was forwarded this e-mail and I just wanted to express my support for your opposition to this plan. As a longtime resident of Brentwood, I have seen my neighborhood deteriorate greatly as the result of over-crowding, lack of adequate parking and lack of affordable housing.

Constructing these second dwellings is no solution, in fact it makes matters much worse. A drive around the West side of Los Angeles shows no shortage of housing and no shortage of apartments for rent. What there is, is a shortage of affordable housing. Rents need to be rolled back as rent-gouging has become a huge problem, forcing many to double-up and triple-up when renting an apartment.

The fact that as many as 4-6 people are renting one apartment 2-bedroom apartment means there are now six parking spaces that need to be found. It's unacceptable.

The problem with affordable housing has far reaching consequences. Because, as has been pointed out, most renters are spending anywhere from 50-75% of their incomes on rent, it means they are unable to afford other goods and services. Those goods and services from local merchants keep neighborhoods going - a lot of businesses on the Westside don't stick around because of the lack of support from residents who spend all their money on rent and bare-basics and nothing on anything else.

Also, I remember a radio report from some 20 years ago stating that the West Side of Los Angeles had been maxed out, as far as population density was concerned. Twenty years ago. I cannot imagine what it's like now - but I suspect the numbers of over-population may not be as great, since there are a lot of vacancies. For example, one Condo-complex across the street from where I live, which was built some 10 years ago, has never been more than 50% occupied. And the new trend towards Airbnb of existing apartments is most likely the result of a lack of renters, due to price-gouging, not the lack of apartments.

So I would definitely put a moratorium on any new construction in West Los Angeles, at least until there is a noticeable change in what is being offered and at what price.

Best,

Gordon Skene

Begin forwarded message:

**From:** Ashley Lautzenhiser <ashley@rodriguezstrategies.com>  
**Subject:** Second dwelling units - homeowner advocacy  
**Date:** August 17, 2016 at 10:33:04 AM PDT  
**To:** "saltairneighbors@me.com" <saltairneighbors@me.com>

Hello,

I am working with a coalition of homeowners and concerned citizens who are opposed to the proposed repeal of the City of Los Angeles' second dwelling unit ordinance, which would sweep away protective local standards for

second units and default to permissive state standards. These standards would allow oversized 1,200 square foot second units by right everywhere in the city. Our coalition is working hard to oppose the repeal.

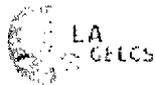
I have included below some recent press coverage on the issue.

- L.A. needs more housing. Reopening the door to modest 'granny flats' could help (Los Angeles Times) June 30
- Alert! LA Planning's Repeal of Second Dwelling Standards Threatens your Single-Family Neighborhood (City Watch) July 25
- On the Brink of Folly: Will City Council Unwittingly Upzone LA's Single-Family Neighborhoods? (City Watch) July 21

I would like to line up a call to discuss our efforts in further depth. Please let me know the best person from Saltair Neighbors who I might speak with, and I hope to hear from someone soon!

Best,  
Ashley

Ashley Lautzenhiser  
**Coalition to Save LA's Neighborhoods**  
e: ashley@rodriguezstrategies.com  
o: 424-208-3362  
c: 310-968-3556



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

StJean, Karina (LAN-RCN) &lt;kstjean@rogersandcowan.com&gt;

Mon, Aug 22, 2016 at 12:24 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "steve.blau@lacity.org" <steve.blau@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Cc: "jmgregorchuk@gmail.com" <jmgregorchuk@gmail.com>, "irabelgrade@aol.com" <irabelgrade@aol.com>, "Susco, Kelly (LAN-RCN)" <KSusco@rogersandcowan.com>

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,

Karina St. Jean

This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message. Thank you very much.



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Arnold &amp; Arlene Newman &lt;rain.forest@earthlink.net&gt;

Mon, Aug 22, 2016 at 12:32 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

Arnold Newman,

President, Oak Forest Canyon Homeowners Association

3931 Camino de la Cumbre

Sherman Oaks, CA 91423

rain.forest@earthlink.net



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Fwd: sylvia**

**John Gregorchuk** <jmgregorchuk@gmail.com> Mon, Aug 22, 2016 at 12:34 PM  
To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, Steven Blau <steve.blau@lacity.org>, etta.armstrong@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, Councilmember Bonin <councilmember.bonin@lacity.org>, councilmember.ofarrell@lacity.org, Sylvia V <sylviav2005@yahoo.com>

Dear Council members,

The families that are affected by this vote are some of the hardest working people in the city. Below is an email from Sylvia who is struggling to get time off work to attend the city council vote.

Please do not throw the life savings of your constituents out the window. Please vote to repeal the ordinance and allow families to continue construction.

Thanks,  
John

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

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

From: **Sylvia V** <sylviav2005@yahoo.com>  
Date: Mon, Aug 22, 2016 at 12:30 PM  
Subject: sylvia  
To: John Gregorchuk <jmgregorchuk@gmail.com>, Garen Papazyan <garen.papazyan@cnb.com>

I'm at work. Can someone please forward this email for me?

Good afternoon council members;

My name is Sylvia Valenzuela. I am asking that you please pass ab1866 without amendments. This whole ordeal has affected so many of us, and has put a great financial burden on us all. Speaking from a personal level, I decided to build an ADU a few years ago. My job is not secure. There have been cut backs every year for the last 5 years. My job is only guaranteed for 2 more years after being employed for 18 years with the same company. I refinanced my mortgage and took out a 2nd mortgage. I paid over \$12,000 in city permits. Nobody believed I would have the courage to do this as a single parent. I did. I put everything on the line. I put my life on hold. It was done legally with great effort and sacrifice. This is so unjust to so many of us. I ask that you please resolve this tomorrow with the same level of urgency that we all have been experiencing. Thank you

Sincerely,  
Sylvia Valenzuela

Sent from Yahoo Mail on Android



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Opposition to Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

RosenFree@aol.com &lt;RosenFree@aol.com&gt;

Mon, Aug 22, 2016 at 12:36 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org, chad.molnar@lacity.org

**City CouncilMembers:**

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance. Retaining this ordinance is very important to ensure local regulation of Second Dwelling Units (SDUs).

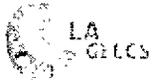
Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Please protect our communities and oppose this fast-tracked repeal.

Thank you for your consideration,

Wendy-Sue Rosen  
Brentwood Residents Coalition



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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

Anthony Bates <anthony.e.bates@outlook.com>

Mon, Aug 22, 2016 at 12:39 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "steve.blau@lacity.org" <steve.blau@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Cc: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, David Ryu <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

Hi Sharon & Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

### Second Dwelling Units (SDUs) Benefit LA:

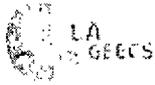
- Provide Affordable housing for community members
  - SDUs are owned by families, they charge below market rate because they are selecting a quality neighbor to share their home with
  - SDUs allow for increase density without destroying whole blocks of homes to make room for gigantic high-rise developments
- SDUs Create opportunities for communities to stay together
  - Help build personal relationships between tenant and landlord (not big companies)
  - Families can live on one property, but in separate structures
  - Grandchildren can be cared for, healthcare workers given livable spaces
  - Children who grew up in LA can use SDUs as supplemental income to afford a home and stay in the city the grew up in
- Repealing the old 1985 LAMC section 12.24 W.43 and W.44 is needed and voting in favor of the repeal will:
  - Prevent families who followed the law from losing their life savings
  - Protect homeowners who completed construction
  - Allow residents to live legally in their homes
  - Ensure Safe and Update build code requirements are being implemented

- Green building code
    - Solar Panel, EV Chargers, Run-off Filtration, Permeable/Drought Tolerant landscaping, quality insolation etc...
  - Fire & Safety code
    - Setback requirements, fire sprinklers, alarms and detectors, emergency evacuation planning, etc...
  - General Neighborhood Updates:
    - Additional on-property parking is a requirement!
    - Water pipes updated for clean drinking water
- LA Housing Crisis - We need units!

Sincerely,

Anthony Bates

Public School Teacher



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Stefanie Michaels &lt;stefaniemichaels@gmail.com&gt;

Mon, Aug 22, 2016 at 12:51 PM

To: councilmember.wesson@lacity.org

Cc: councilmember.ofarrell@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfeld@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council Members,

Bundy Canyon Association, representing 545 homes in Bundy Canyon, is writing to voice our opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

Stefanie Michaels

Co-founder Bundy Canyon Association

BundyCanyon.org

info@bundycanyon.org

bundycanyonevents@gmail.com

---

 **From Bundy Canyon Association (CF-14-0057-S8).docx**  
433K

P.O. Box 27404  
Los Angeles, CA 90027  
[www.hillsidefederation.org](http://www.hillsidefederation.org)



**PRESIDENT**  
Charley Mims  
**CHAIRMAN**  
Marian Dodge  
**VICE PRESIDENTS**  
Mark Stratton  
John Given  
**SECRETARIES**  
Carol Skilow  
John Given  
**TREASURER**  
Don Andres

City Councilmembers  
City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

August 22, 2016

Re: Second Dwelling Units  
CF #14-0057-S8

Dear Council President Wesson and Honorable City Councilmembers:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 45 resident and homeowner associations with approximately 250,000 constituents spanning the Santa Monica Mountains. At its meeting of May 4, 2016, the Federation voted to oppose the City's proposed repeal of Los Angeles Municipal Code Sections 12.24 W.43 and 12.24 W.44. The City Council will consider the SDU repeal at its Tuesday, August 23 meeting.

The proposed fast-track repeal is neither necessary to comply with the Court's order in the *Los Angeles Neighbors in Action* case, nor to clarify any vested rights granted by the City to homeowners under the previous administrative process. Meanwhile, repeal of the City's ordinance would unnecessarily and unwisely strip protections from hillside and other areas throughout the City where Second Dwelling Units were previously deemed inappropriate. Moreover, there is no evidence that removing existing limitations that restrict Second Dwelling Units from currently protected areas would lead to the development of a significant number of affordable dwelling units, if any.

The Hillside Federation urges the City Council to oppose the SDU repeal.

Sincerely,

*Charley Mims*  
Charley Mims

Beachwood Canyon Neighborhood  
Briar-Air Association  
Briar-Air Knolls Property Owners  
Briar-Air Skycrest Property Owners  
Benedict Canyon Association  
Brentwood Hills Homeowners  
Brentwood Residents Coalition  
Cahuenga Pass Property Owners  
Canyon Back Alliance  
CASM-SFV  
Crests Neighborhood Assn.  
Franklin Ave./Hollywood Bl. West  
Franklin Hills Residents Assn.  
Highlands Owners Assn.  
Hollywood Dell Civic Assn.  
Hollywood Heights Assn.  
Hollywoodland Homeowners  
Humbly Hills Homeowners Assn.  
Kage Canyon Civic Assn.  
Lake Hollywood HOA  
Laurel Canyon Assn.  
Lookout Mountain Alliance  
Los Feliz Improvement Assn.  
Mt. Olympus Property Owners  
Mt. Washington Homeowners All.  
Nichols Canyon Assn.  
N. Beverly Dr./Franklin Canyon  
Oak Forest Canyon Assn.  
Oaks Homeowners Assn.  
Outpost Estates Homeowners  
Rancho Verdugo Estates  
Residents of Beverly Glen  
Rosemead Valley Assn.  
Save Coldwater Canyon!  
Save Sunset Blvd.  
Shadov. Hills Property Owners  
Sherman Oaks HO Assn.  
Silver Lake Heritage Trust  
Studio City Residents Assn.  
Sunset Hills Homeowners Assn.  
Tarzana Property Owners Assn.  
Torreyson Flynn Assn.  
Upper Mandeville Canyon  
Upper Nichols Canyon NA  
Whitloy Heights Civic Assn.

**CHAIRS EMERITI**  
Shirley Cohen  
Jerome C. Daniel  
Patricia Bell Hearst  
Alan Kishbaugh  
Gordon Murley  
Steve Twining  
**CHAIRS IN MEMORIAM**  
Brian Moore  
Polly Ward

P.O. Box 27404  
Los Angeles, CA 90027  
[www.hillsidefederation.org](http://www.hillsidefederation.org)



**PRESIDENT**  
Charley Mims  
**CHAIRMAN**  
Marian Lodge  
**VICE PRESIDENTS**  
Mark Stratton  
John Giren  
**SECRETARIES**  
Carol Sidlow  
John Giren  
**TREASURER**  
Don Andres

President David H. Ambroz, President and  
Honorable Commissioners of the  
Los Angeles City Planning Commission  
200 N. Spring Street, Los Angeles, CA 90012

Beachwood Canyon Neighborhood  
Bel-Air Association  
Bel Air Knolls Property Owners  
Bel Air Skycrest Property Owners  
Benedict Canyon Association  
Brentwood Hills Homeowners  
Brentwood Residents Coalition  
Cahuenga Pass Property Owners  
Canyon Back Alliance  
CASM-SFV  
Crests Neighborhood Assn.  
Franklin Ave./Hollywood Bl. West  
Franklin Hills Residents Assn.  
Highlands Owners Assn.  
Hollywood Dell Civic Assn.  
Hollywood Heights Assn.  
Hollywoodland Homeowners  
Hollywood Hills Homeowners Assn.  
Kugel Canyon Civic Assn.  
Lake Hollywood HOA  
Laurel Canyon Assn.  
Lockout Mountain Alliance  
Los Feliz Improvement Assn.  
Mt. Olympus Property Owners  
Mt. Washington Homeowners Assn.  
Nichols Canyon Assn.  
N. Beverly Dr./Franklin Canyon  
Oak Forest Canyon Assn.  
Oak Hills Homeowners Assn.  
Outpost Estates Homeowners  
Rancho Verdugo Estates  
Residents of Beverly Glen  
Resonance Valley Assn.  
Save Coldwater Canyon!  
Save Sunset Blvd.  
Shadow Hills Property Owners  
Sherman Oaks HO Assn.  
Silver Lake Heritage Trust  
Studio City Residents Assn.  
Sunset Hills Homeowners Assn.  
Tarzana Property Owners Assn.  
Torreyson Flynn Assn.  
Upper Manhattan Canyon  
Upper Nichols Canyon NA  
White Heights Civic Assn.

May 9, 2016

Re: CPC-2016-1245-CA  
Repeal of LAMC Sections 12.24 W.43 and 12.24 W.44

Dear President Ambroz and Honorable Planning Commissioners:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 45 resident and homeowner associations with approximately 250,000 constituents spanning the Santa Monica Mountains. At its meeting of May 4, 2016, the Federation voted to oppose the City's proposed repeal of Los Angeles Municipal Code Sections 12.24 W.43 and 12.24 W.44 and to support retention of the protections embedded within those code sections.

The proposed draft ordinance to repeal the City's long-ignored Second Dwelling Unit ordinance is based on the false premise that the recent invalidation of ZA Memo 120 by the Court in *Los Angeles Neighbors in Action v. City of Los Angeles, et al.* (LA Super. Ct., 2016, BS150599) requires the City to take immediate action. Repeal of the City's ordinance would default the City to the second dwelling unit standards codified in California Government Code Section 65852.2(b)(1). These default standards provide little protection against the potential overdevelopment of our City's hillside areas, whereas the City's existing Second Dwelling Unit ordinance provides substantial protections to hillside and other areas.

As noted in the Court's recent decision in *Los Angeles Neighbors in Action*, in passing AB 1866, the legislature acknowledged that many cities had approved discretionary Second Unit Ordinances, but AB 1866 specifically allowed that cities needn't amend those ordinances. *See* Govt. Code § 65852.2(a)(3) ("When a local agency receives its first application on or after July 1, 2003, for a permit pursuant to this subdivision, the

**CHAIRS EMERITI**  
Shirley Cohen  
Jerome C. Daniel  
Patricia Bell Hearst  
Alan Kishbaugh  
Gordon Murley  
Steve Twining  
**CHAIRS IN MEMORIAM**  
Brian Moore  
Polly Ward

application shall be considered ministerially without discretionary review or a hearing. . . . Nothing in this paragraph may be construed to require a local government to adopt or amend an ordinance for the creation of second units.”). The *LA Neighbors* Court summarized AB1866’s legislative intent as follows: “local agencies may continue to apply their existing adopted second unit standards on a ministerial basis without formally amending their ordinance to delete CUP discretionary procedures.” Thus, so long as the standards of the Second Dwelling Unit ordinance are applied ministerially, no City action is required, let alone emergency action.

Further, the immediate repeal of the City’s Second Dwelling Unit ordinance is unlikely to resolve any lingering questions about the validity of past approvals. The *LA Neighbors in Action* opinion and judgment say nothing about the validity of any of those approvals, and the City’s proposed action would not validate earlier approvals if they were void at inception. Moreover, it is impossible to know without reviewing specific cases whether any are consistent with the City’s existing standards. Additional study of these issues is needed before action is justified.

AB 1866 encourages cities to adopt their own customized second dwelling unit standards. The City of Los Angeles did so long ago, and those standards provide significantly greater protections to community members than the default state standards. The recent Superior Court action invalidated only the former Planning Director’s memo and one approval, not the existing ordinance. The Court considered but rejected the City’s assertion that the City Council’s 2013 Housing Element is controlling. Importantly, in 2013 policymakers made their decisions believing that ZA Memo 120 was legally valid, which we now know is wrong. A major policy decision such as regulation of Second Dwelling Units in a City as large as Los Angeles should not be built upon a foundation of erroneous legal advice.

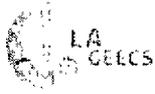
Repeal of the City’s Second Dwelling Unit ordinance will require planning and building officials to follow the very lenient default standards of AB 1866, which would remove carefully considered protections to hillside and other areas of the City. If policymakers desire to change the City’s Second Dwelling Unit ordinance, this should be considered only after thorough study (including potential negative environmental impacts to hillside areas) and public input.

The Hillside Federation urges the City Planning Commission to recommend that the existing Second Unit Dwelling ordinance be retained, not repealed.

Sincerely,

*Charley Mims*  
Charley Mims

cc: Honorable City Council  
Dept. of City Planning: Dir. Vince Bertoni, Ken Bernstein, Claire Bowin, Matt Glesne



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Urgency on Second Dwelling Unit Repeal (Council File 14-0057-S8)**

---

Cathy Noonan &lt;cathynoonan2004@yahoo.com&gt;

Mon, Aug 22, 2016 at 12:56 PM

Reply-To: Cathy Noonan &lt;cathynoonan2004@yahoo.com&gt;

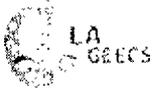
To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, David Ryu <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "Steve.Blau@lacity.org" <Steve.Blau@lacity.org>, "Etta.armstrong@lacity.org" <Etta.armstrong@lacity.org>

Sharon or Etta, could you please add my comments to the council file related to the Second Dwelling Unit Repeal Ordinance (CF: 14-0057-S8). Thank you.

Dear City Councilmembers,

I am emailing to support a Yes vote on CF: 14-0057-S8. We all know that the City of Los Angeles badly needs additional housing, and SDUs are a great way to add units that are more affordable than most other new housing while having minimal impact to the surrounding neighborhood. These backyard homes fit into their surroundings and help multi-generational families stay together or smaller families share space at an affordable rate. Additionally, there are nearly 400 families who have been in limbo for over 5 months already after beginning the SDU permitting process. Housing affects people's lives on a fundamental level and to deny these home owners a way to move forward and support their families to live affordably is unacceptable. Thank you for supporting more housing to help make LA a more affordable place to live.

Thank you for your attention to this matter,  
Cathy Noonan



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

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

8 messages

---

**John Gregorchuk** <jmgregorchuk@gmail.com>  
 To: etta.armstrong@lacity.org

Mon, Aug 22, 2016 at 11:08 AM

Hi Etta,

Please see the emails below for the council file.

Thank you!  
JohnJohn Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

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

From: **Vivian Li** <msvivianli@gmail.com>

Date: Mon, Aug 22, 2016 at 7:54 AM

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

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF: 14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with urgency and without amendments.

Sincerely,  
Vivian Li

---

**John Gregorchuk** <jmgregorchuk@gmail.com>  
 To: etta.armstrong@lacity.org

Mon, Aug 22, 2016 at 11:09 AM

Hi Etta,

Please see the email below for the council file CF: 14-0057-S8.

Thank you!  
JohnJohn Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

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

From: **Matthew Gregorchuk** <mgregorchuk@gmail.com>

Date: Mon, Aug 22, 2016 at 9:18 AM

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

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council members,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments. I am a builder with a crew of six guys that has been out of work and on hold for over three months over this issue. The uncertainty has drained my savings and put a lot of stress on my family and my employees. I had thought I found a niche for myself and my crew with these SDU jobs, but at every step the City has done its best to stifle my company's growth. Permit fees, planning costs, and City fees squeeze any competitive edge right out of my proposals. Then on top of all that, after following all the City's rules, I'm banned from continuing my client's project? Leaving a half built structure in their back yard? this is crazy.

It is easier to open a pot shop than it is to build a house in this City. I thought the City Council wanted to address homelessness in this City? You build houses to solve homelessness. People can't get off the streets if there is no where for them to live. You want to spend more tax dollars, money you take from citizens, to address homelessness; when people like myself want to build homes and are willing to PAY the City to do it. The current development policies of the City of Los Angeles have created the Homeless Epidemic.

A Salon.com article from Apr 5, 2015 titled "The incredible shrinking mega-city: How Los Angeles Engineered a Housing Crisis" by Henry Grabar says that "According to planner Greg Morrow, the city is now zoned to house at most 4.2 million people. The current population is 3.9 million." and that "There were 28,000 new housing starts in the L.A. Metro last year (pop. 13 million), versus 64,000 in Houston (pop. 2 million)

As the highest paid City Council Members in the State, maybe even the country, you need to step up or get out of the way. Stop being bullied by an ultra-minority of NIMBY's.

Sincerely,

Matthew Gregorchuk

805-856-8899

mgregorchuk@gmail.com

---

John Gregorchuk <jmgregorchuk@gmail.com>

Mon, Aug 22, 2016 at 11:10 AM

To: etta.armstrong@lacity.org

Hi Etta,

Please see the email below for the council file CF: 14-0057-S8.

Thank you!

John

John Gregorchuk

JMGregorchuk@gmail.com

(818) 519-7044

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

From: Z <czaferis@gmail.com>

Date: Mon, Aug 22, 2016 at 10:07 AM

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

To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, steve.blau@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org,

David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.busciano@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,

Christopher Zaferis

—

**You can't change the direction of the wind, but you can adjust your sails to always reach your destination.**

---

**John Gregorchuk** <jmgregorchuk@gmail.com>

Mon, Aug 22, 2016 at 11:10 AM

To: etta.armstrong@lacity.org

Hi Etta,

Please see the email below for the council file CF: 14-0057-S8.

Thank you!  
John

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

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

From: **Greg Christman** <gmaaan@gmail.com>

Date: Mon, Aug 22, 2016 at 10:16 AM

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

To: councilmember.wesson@lacity.org, "Sharon Dickinson," <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

As a concerned citizen, Pastor and USC Faculty of South LA, for 11 years, Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,  
Greg Christman

---

**irabelgrade@aol.com** <irabelgrade@aol.com>  
To: etta.armstrong@lacity.org

Mon, Aug 22, 2016 at 11:33 AM

Sent from my iPhone

Begin forwarded message:

**From:** Greg Christman <gmaaan@gmail.com>  
**Date:** August 22, 2016 at 10:16:19 AM PDT  
**To:** councilmember.wesson@lacity.org, "Sharon Dickinson ," <Sharon.dickinson@lacity.org>, steve.blau@lacity.org  
**Cc:** councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org  
**Subject:** Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

As a concerned citizen, Pastor and USC Faculty of South LA, for 11 years, Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,  
Greg Christman

---

**irabelgrade@aol.com** <irabelgrade@aol.com>  
To: etta.armstrong@lacity.org

Mon, Aug 22, 2016 at 11:34 AM

Sent from my iPhone

Begin forwarded message:

**From:** Misty Watters <mistywatters@gmail.com>  
**Date:** August 22, 2016 at 11:31:57 AM PDT  
**To:** councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org  
**Cc:** councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org  
**Subject:** Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,

Misty Watters

---

**John Gregorchuk** <jmgregorchuk@gmail.com>  
To: etta.armstrong@lacity.org

Mon, Aug 22, 2016 at 12:25 PM

Hi Etta,

Please see the email below for the council file CF: 14-0057-S8.

Thank you!  
John

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044

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

From: **Misty Watters** <mistywatters@gmail.com>  
Date: Mon, Aug 22, 2016 at 11:31 AM  
Subject: Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org,  
David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org,  
councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org,  
councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org,  
councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon,

I would like to ask that you please add my comments to the council File  
Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and  
without amendments.

Thank you,

Misty Watters

---

**John Gregorchuk** <jmgregorchuk@gmail.com>

Mon, Aug 22, 2016 at 11:27 PM

To: councilmember.wesson@lacity.org, Sharon Dickinson <Sharon.dickinson@lacity.org>, Steven Blau  
<steve.blau@lacity.org>, etta.armstrong@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David  
Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org,  
councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org,  
councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org,  
Councilmember Bonin <councilmember.bonin@lacity.org>, councilmember.ofarrell@lacity.org

Hi Sharon & Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

**TL;DR - Pass without amendments & with urgency to save families in limbo.** Make SDU reforms a separate issue to be decided on later. **Don't hold limbo families hostage.**

Dear City Council members,

As a homeowner affected by your vote on Agenda Item #13 in the City Council Meeting on Tuesday (8/23) I have been following all sides of the issue extremely carefully. Based on my observations, I've outlined how I see both sides of the vote:

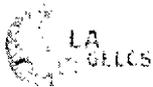
The people who are for the repeal ordinance are those who are actually affected and they will beg and plead with you to allow them to continue with their dreams:

- My family and I **relied on guidance from State Law AB 1866 & City Memo ZA 120**. I spent more than **\$30,000 in city fees and pre-construction costs** and now I'm at risk of losing my entire life savings. **Passing without amendments and with urgency will save my family.**
  - We need this to be **passed without amendments & with urgency** so we can be saved from expiring construction financing and the threat of bankruptcy.
  - We need to acknowledge the pain from families who followed the law and encourage others to do so by **grandfathering & allowing all ZA 120 projects who started Plan Check Prior to the 8/23/2016 vote.**
  - We need **all permits to be reinstated** so that our immediate family members can continue to care for one another and live close to loved ones.
  - Builders and construction workers who have been out of work since the Great Recession were helping us build these projects. They've been **out of work since February** and **you can give them their jobs back TODAY.**
  - **Pass the repeal ordinance today in order to protect families in limbo. Meaningful reforms can be completed once families have been made whole.**

The people who oppose the repeal will yell and twist the truth in order to tell you that:

- An impact analysis is needed! The planning report says that AB 1866 has been around **since 2003 and only 347 SDUs have been built (30 per year in a city of 10 million!).** Where was the impact analysis for **families who are facing financial ruin after relying on city guidance and being caught in limbo?**
- Greedy developers are going to take over the city! **We are individuals with one or two full time jobs.** This is not our primary job, we are **not developers** and we **cannot** take time off work to send emails and attend these hearings. This freeze in our projects has greatly penalized our law-abiding family.





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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


---

Will Wright &lt;will@aialosangeles.org&gt;

Mon, Aug 22, 2016 at 1:42 PM

To: "Sharon.Dickinson@lacity.org" &lt;Sharon.dickinson@lacity.org&gt;

**We SUPPORT: City Council File: CF:14-0057-S8**

As the Director of Government & Public Affairs for the Los Angeles Chapter of the American Institute of Architects (AIA|LA), I am writing to share our strong support for the current proposal to repeal Subsections 12.24.W.43 and 12.24.W.44 of Chapter 1 of the Los Angeles Municipal Code, and grant legal nonconforming status to second dwelling units.

We also encourage City Council and the Department of City Planning to streamline and advance the process to ensure more Angeleno's have the ability to build second dwelling units (SDU's) per California State Law.

**In general, SDU's and legislation to streamline and clarify the process is a vital component to adding more housing and greater housing affordability to our region. They also help provide greater economic upward mobility for many Californians - as it allows residents to invest in an opportunity to receive supplemental income. SDU's also culturally facilitate the need to age in place and contribute to the fabric of healthier and more complete communities.**

**SDU's optimize our existing infrastructure. They diversify the socio-economic factors our neighborhoods. They benefit communities with a greater array of housing typologies, designs and programs. All good things!**

As to the fears that many may have about the need for more parking: as a car-free Angeleno (5+ years) that lives in an ADU duplex built in 1921 (Angeleno Heights), I have a feeling that requiring parking for all residential units vastly increases the cost of housing and also takes up precious space otherwise more beneficially used for unpaved, outdoor amenities like gardening, natural habitat, etc.

Parking requirements should no longer be forced upon us. Let the market deliver parking where and when needed and if homeowners or housing providers select to build more housing opportunities for all of those that no longer require full-time car ownership, then please let that housing be provided if and when needed. Sure, most often parking is still going to be built (especially if it's a sound investment and needed) - but to require it does nothing other than to continue to exacerbate issues of equity and fairness.

To go even one step further, since this is an issue I am extremely passionate about: the right to live car-free and unencumbered by the vicinity of the machine immediately adjacent to your place of living should be respected as a civic and human right to peace and dignity. Requiring on-site parking is like requiring each and every house to be built with a pig pen or tar pit on the property.

Now on to the ecological benefits of all that unpaved space we will soon reclaim once we overcome the need to provide a parking space for so many automobiles: lower urban heat islands, greater chances for urban gardens and tree canopy, better opps for stormwater infiltration, less concrete and more dirt (dirt and access to dirt is perhaps a health benefit for childhood development) - and most importantly, with less emphasis on always requiring a spot for cars, there is a chance to place greater emphasis on designing that space in such a way that our mental health (and our physical health) are more readily nourished with delightful, fun programming that soothes the soul and lifts the spirit.

Lastly, I think it is interesting to see the progress made in Seattle. They realized that requiring one on-site parking spot per single family home was actually taking away that same amount of space on the street for the driveways and the curb cuts, etc (and also making the sidewalks less safe). So for streets that are otherwise chopped up with so many points of entry via driveways, why not just get rid of the driveway (on-site) requirement altogether and instead park on the street in the space that would otherwise be consumed by the driveway's entry.

Additionally, the parkway isn't consumed by the driveway either, which facilitates more opportunities for the planting of street trees, more attractive neighborhoods and greater biodiversity.

We encourage neighbors to park a few blocks a way if you need to and walk: streets become safer with more activity. Enjoy your neighborhood, say hi to your neighbors - you become a little bit healthier after a few years!

As we become a more walkable city with greater mobility options, we will eventually have less car ownership and perhaps one day those that fear they will never again find a parking space will be forever assuaged and find comfort that they're the last ones left with a car to park. One hundred years ago, all those with horses were about to experience that same transition. Today is much like then. Sure we still see horses from time to time (and enjoy their comforts!), but to require a spot to keep a horse in your yard for all housing sounds a bit archaic, doesn't it. Car ownership may quickly become a similar concept.

That is the future we all aspire to!

Very truly yours,

**Will Wright, Hon. AIA|LA**  
**Director, Government & Public Affairs**  
American Institute of Architects/Los Angeles Chapter  
3780 Wilshire Blvd, Suite 800  
Los Angeles, CA 90010  
(o) (213) 639-0764  
(m) (310) 309-9580  
will@aialosangeles.org  
www.aialosangeles.org

**Subscribe to the AIA|LA Newsletter**





Etta Armstrong <etta.armstrong@lacity.org>

---

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

1 message

---

**Cole Umemura** <cole.umemura@gmail.com>

Mon, Aug 22, 2016 at 7:22 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org, etta.armstrong@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon & Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,

Cole Umemura



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

**Missy Bochaty** <missybochaty@gmail.com>

Mon, Aug 22, 2016 at 1:58 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org

Cc: etta.armstrong@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments. It will benefit this great city!

Thank you,  
Melissa Bochaty



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

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

1 message

---

**T K** <threekeys109@gmail.com>

Mon, Aug 22, 2016 at 5:08 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org, etta.armstrong@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfeld@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon &amp; Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8).

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

The impact of further delay or denial has affects that are not only financial, but also personal. These projects are often about family dwellings, or rental income, needed to support the property or family as a whole.

Sincerely,

Rick Weeks



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

SH Lim <snowbo0908@gmail.com>

Mon, Aug 22, 2016 at 2:07 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org, etta.armstrong@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon & Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,  
Seth Lim



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

Crystal, Jackie (LAN-RCN) &lt;JCrystal@rogersandcowan.com&gt;

Mon, Aug 22, 2016 at 2:55 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "steve.blau@lacity.org" <steve.blau@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Cc: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.english@lacity.org" <councilmember.english@lacity.org>, David Ryu <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

Hi Sharon,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Thank you,

Jaclyn Crystal

This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message. Thank you very much.

# VSA

---

**VENICE  
STAKEHOLDERS  
ASSOCIATION**

---

August 22, 2016

Members of the Los Angeles City Council  
City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Second Dwelling Unit Repeal Ordinance (CF 14-0057-S8)

Dear Members,

The Venice Stakeholders Association is opposed to the repeal of the City's Second Dwelling Unit Ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the City's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

In Venice, which was founded as an independent city in 1905, there exist thousands of substandard parcels without adequate parking to meet current Specific Plan requirements. Allowing 1,200 sq. foot second dwelling units is foolhardy in this environment and would have deleterious effects on our community for years to come.

You have several options at your disposal to bring the City into compliance with State law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit Ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely yours,  
*Mark Ryavec*  
Mark Ryavec  
President

*The Venice Stakeholders Association is dedicated to civic improvement. The VSA supports slow growth, protection of the limits of the Venice Specific Plan, neighborhood safety, better traffic circulation, increased parking for residents, neighborhood beautification projects, historic preservation, habitat restoration and protection of coastal waters.*  
[www.venicestakeholdersassociation.org](http://www.venicestakeholdersassociation.org) 310-392-4843



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**CF#14-1635-S2**

---

Lucas Jackson &lt;lucasjackson101@gmail.com&gt;

Mon, Aug 22, 2016 at 3:10 PM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org,  
councilmember.wesson@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

This letter is being written in regard to CF#14-1635-S2

under commission file number CPC-2016-1243-CA

Hi, I'm a host in Los Angeles who will be affected by the proposed Draft Ordinance as I'm sure most of you will be too. The city is now accepting public comment prior to the the May 21 hearing about the Draft Ordinance.

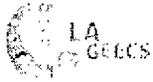
It is my feeling as a resident of Los Angeles that this ordinance is unfair to the people of the city. 3 years ago I was faced with the option of renting out my home to make ends meet or leave Los Angeles. It was because of this opportunity that I was able to stay and begin to thrive in this city. Doing this has brought hundreds of people to my local area that have spent money in my community in a similar way to any local resident. These people ate, shopped, and were entertained locally. Something many of the travelers would not have been able to do if they had to pay for an expensive hotel.

Furthermore, now, as a private business owner it is my belief that this is an area which requires zero government interference beyond that of collecting taxes. It is my understanding that, yet again, our government officials intend to bow to lobbyists and big business at the expense of your lower income citizens. I ask each and every one of you, why is it so easy to sell us out? We are renting out our HOMES in order to get by. Its not an easy task and requires incredible trust and good faith. Attributes that will surely be squashed and replaced with feelings of fear and criminal judgement by this ordinance.

We are regular people. We are not doing anything wrong, yet you're on a path to make us feel like we are. Why us? I urge you to put the burden back on the backs of hotels who have lobbied for this position and tell them to evolve their respective businesses if they would like clients to return. That's what most businesses have to do. However, in this case, it appears they are attempting to buy our public officials, whose job it is to represent THE PUBLIC, not private establishments with an agenda

Sincerely,

*Lucas Jackson*



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Second Dwelling Units, CPC-2016-1245-CA**

---

David R Garfinkle &lt;drgarfinkle@sbcglobal.net&gt;

Mon, Aug 22, 2016 at 3:15 PM

Reply-To: David R Garfinkle &lt;drgarfinkle@sbcglobal.net&gt;

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, councilmember.ryu@lacity.org, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>  
Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear City Council members:

Below is the letter that the Tarzana Property Owners Association submitted to the City Planning Commission in opposition to the ill advised effort to repeal the existing regulations concerning Second Dwelling Units on single family residential properties. As noted, grandfathering in existing second dwelling units and repealing the requirement for a Conditional Use Permit is the simple, straightforward way to modify existing regulation while preserving the concept of single family residences.

David Garfinkle  
President, Tarzana Property Owners Association

## Tarzana Property Owners Association

City Planning Commission  
Los Angeles City Hall

May 11, 2016

**Subject: Second Dwelling Units, CPC-2016-1245-CA**

The proposed ordinance, CPC-2016-1245-CA, would repeal Sections 12.24 W43 and 12.24 W44 of the Los Angeles Municipal Code. The ordinance would grandfather in all second dwelling units approved by Sections 12.24 W43 and 44 as well as by ZA Memo 120. Second units would then be allowed under the state's default development standards in SB1866, Government Code Section 65852.2(b).

The Tarzana Property Owners Association agrees with the provision to grandfather in previously approved second dwellings, but strongly urges you to simply repeal the Conditional Use Permit provision of Section 12.24 in accord with the SB1866 requirement that approval be "ministerially without discretionary review or a hearing". We feel that Sections 12.24 W43 and W44 would adequately support the intention of the City Council to alleviate the housing shortage in Los Angeles. In addition, it would provide the opportunity for rental of the second units, and provide housing for singles, persons with disabilities, and extended, multi-generational families in close proximity to the primary unit. It would also comply with the provision of

SB1866 that requires a legislative action by the City instead of simple adherence to the provisions of SB1866. The revised ordinance would provide those benefits without unduly infringing on neighboring properties and would facilitate the retention of the feel and continuity of communities throughout the City.

Examination of the provisions of the development standards of SB1866 and Section 12.24 sharply highlight the differences between the two approaches:

- Section 12.24 W23 limits the maximum size of the second dwelling unit to 640 square feet for lots 50% larger than the minimum size of the zone in which the lot is situated; Section 12.24 W44 allows a 1200 square foot second unit on lots that are double the minimum size of the zone. In contrast, SB1866 would allow a maximum size of 1200 square feet for detached units and a maximum size of 30% of the main unit for attached second units regardless of the size of the lot or the zone.
- Section 12.24 requires that the second unit not be visible from the street and does not permit second units on lots in the hillside area.

We do not believe it is in the best interest of single family residential housing preservation or the intent of the City Council to follow the provisions of SB1866 which, in essence, turns single family zoned area into duplexes.

Again, simply grandfather in previously approved second dwelling units and modify Sections 12.24 W43 and 12.24 W24 by eliminating the Conditional Use Permit to allow by-right approval of second dwelling units that conform to the rest of the provisions of those sections of the Los Angeles Municipal Code.

David Garfinkle  
President, Tarzana Property Owners Association.



Sharon Dickinson <sharon.dickinson@lacity.org>

---

## Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

---

Neal Green <nealgreen.tcn@gmail.com>

Mon, Aug 22, 2016 at 3:50 PM

Reply-To: neal.green@verizon.net

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting impacts on the character and infrastructure of our neighborhoods, negating local controls by reverting to State law. *I will throw open the gates to developers to further fuel real estate speculation in our neighborhoods.*

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. *If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.*

Sincerely,

**Neal Green**

1157 Galloway Street

Pacific Palisades, CA 90272

(310) 459-4186

neal.green@verizon.net



Sharon Dickinson <sharon.dickinson@lacity.org>

---

## CF 14-0057-S8

---

Sarah Boyd <stboyd69@yahoo.com>

Mon, Aug 22, 2016 at 3:56 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

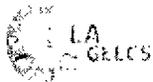
Repealing this ordinance and abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards.

If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they should not be done on the current "fast track" basis – its important that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,  
Sarah Boyd  
Studio City resident

Sent while out and about from my iPhone. Please therefore excuse all brevity, typos and ridiculously auto-corrected words.



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

## Abolish two story second units

---

Andy Maz &lt;andymaz07@yahoo.com&gt;

Mon, Aug 22, 2016 at 4:02 PM

To: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Andy Mazmanian  
6620 Norwich Ave  
Van Nuys



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

**Stacia Thompson** <staciamaeve@gmail.com>

Mon, Aug 22, 2016 at 4:22 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, Councilmember Bonin &lt;councilmember.bonin@lacity.org&gt;, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

**Stacia Thompson**1515 Umeo Road  
Pacific Palisades,  
CA 90272

917.328.7347

staciamaeve@gmail.com



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Lynn kuwahara &lt;lynnkuwahara@yahoo.com&gt;

Mon, Aug 22, 2016 at 4:52 PM

Reply-To: lynn kuwahara &lt;lynnkuwahara@yahoo.com&gt;

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Thank you,  
Lynn Kuwahara  
Council District #10 Stakeholder

---  
Lynn Kuwahara  
(310) 871-0957 Cell  
lynnkuwahara@yahoo.com



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

## Repeal Of The Second Dwelling Units

---

**Anne-Marie Johnson** <kawalkid@earthlink.net>

Mon, Aug 22, 2016 at 4:55 PM

To: councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Good afternoon L.A. City Council Members:  
Dear Councilman O'Farrell and Councilman Ryu:

As a former LA city staffer, I know how many emails your offices receive each day, so I will get to the point.

Any repeal of the second dwelling ordinances will be a detriment to L.A. neighborhoods, but specifically those which have been designated as tourist "must see" hot spots.

As a life-long Silver Lake resident and the co-chair of the Silver Lake Neighborhood Council (although I am not writing on behalf of the board), we have been overwhelmed by the thousands of those who'd love to live in and/or visit this wonderful residential neighborhood. Although long term residents are tickled (and mostly stunned) by the attraction, the overall demand of services and housing on Silver Lake, has caused extreme negative impacts on the quality of life for many who call Silver Lake home.

Let me suggest the city first stop the epidemic of landlords, property management companies and home owners who illegally, with impunity, use their properties as mini hotels, displacing hard working, long-term renters and causing an artificial scarcity of affordable and/or rent controlled units. The city still has not wrapped its brain around this illegal practice and is scrambling to find ways to "regulate" those who refuse to obey the law. And to add more salt to the residential neighborhoods' wounds, the city is now proposing to let another genie out of the bottle?!

Please stop this madness. Please let residential neighborhoods remain just that, residential. Those of us who have seen STR abuses throughout our communities, know that if this ridiculous repeal passes, opportunistic property owners and/or their designees, will build second units not to create more long term housing, but to profit from the extremely profitable but equally damaging practice of transient occupancy.

Please DO NOT SUPPORT THE REPEAL.

Sincerely,  
Anne-Marie Johnson  
Silver Lake Resident



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Fwd: ACTION ALERT REMINDER: LA City Council to hear SDU repeal ordinance tomorrow**

---

Rita Ryack &lt;meankitty@earthlink.net&gt;

Mon, Aug 22, 2016 at 5:01 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

I have been a Hollywood resident for 25 years, and am deeply concerned about the proliferation of "spec" projects in our neighborhood. Our resources in the hills are strained as it is.

I firmly oppose the repeal of the Second Dwelling Ordinance.

Thank you for against the repeal.

Rita Ryack  
Hollywood



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Opposition to Second Dwelling Unit Repeal Ordinance (CF 14-0057-S8)**

---

**Bel Air Skycrest** <belairskycrest@gmail.com>

Mon, Aug 22, 2016 at 5:02 PM

To: uncilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, Councilmember Jose Huizar &lt;councilmember.huizar@lacity.org&gt;, councilmember.blumenfield@lacity.org, Councilmember Mitchell Englander &lt;councilmember.englender@lacity.org&gt;, councilmember.ryu@lacity.org, "Councilmember Gilbert A. Cedillo" &lt;councilmember.cedillo@lacity.org&gt;, The Honorable Paul Krekorian &lt;councilmember.krekorian@lacity.org&gt;, Councilmember Buscaino &lt;councilmember.buscaino@lacity.org&gt;, Councilmember Paul Koretz &lt;councilmember.koretz@lacity.org&gt;, councilmember.martinez@lacity.org, Councilmember Felipe Fuentes &lt;councilmember.fuentes@lacity.org&gt;, Councilmember Marqueece Harris-Dawson &lt;councilmember.harris-dawson@lacity.org&gt;, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear Council President Wesson and Honorable City Councilmembers:

I am writing on behalf of Bel Air Skycrest Property Owners' Association (BASPOA) to express our opposition to the proposed repeal of the City's Second Dwelling Unit Ordinance. This is an important issue for the entire City, but it is especially critical for hillside communities like ours. The loss of protections which the ordinance affords and the resulting default to much looser state standards will lead to increased density and a host of associated problems which our already strained hillside infrastructure simply cannot support, undermining both our safety and quality of life.

BASPOA stands with the Hillside Federation and with many others across the City in opposing this rush-to-repeal. Any changes with regard to the ordinance must be approached with deliberation and open process. This is a case where one size does NOT fit all, and we ask that you respect the unique character and special needs of hillside communities like ours.

Respectfully,

Lois Becker

Lois Becker

BASPOA Community Liaison



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

## Support for 2nd Dwelling Unit Ordinance Repeal

---

**Matthew Royce** <mattroyce@gmail.com>

Mon, Aug 22, 2016 at 5:05 PM

To: councilmember.bonin@lacity.org, tricia.keane@lacity.org, ezra.gale@lacity.org, sharon.dickinson@lacity.org

Dear Councilman Bonin,

As you know I am the Chair of the Land Use and Planning Committee for the Venice Neighborhood Council, however today I am writing you as an individual and not on behalf of the VNC. I am in full support of repealing this existing ordinance which was invalidated by the courts, and defaulting to the State's standards for SDU's until such time as the City can adopt a new ordinance through a public process. I urge you to vote in favor the proposed ordinance in Exhibit A of the staff report.

Thank you,

Matthew Royce



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

## Comment for the Council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

---

Sarah White Conner &lt;sarah@connercoast.com&gt;

Mon, Aug 22, 2016 at 4:57 PM

To: "To:" &lt;councilmember.wesson@lacity.org&gt;

Cc: "Cc:" &lt;sharon.dickinson@lacity.org&gt;, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

---

Dear City Council Members,

I am writing to voice the opposition of Pacific Palisades Residents Association to the proposed repeal of the second dwelling ordinance. PPRA is a volunteer community-wide organization established in 1958.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will subject our neighborhoods to weak state standards regarding second units, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Respectfully submitted,

Sarah Rena Conner

President

Pacific Palisades Residents Association



Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

T K <threekeys109@gmail.com>

Mon, Aug 22, 2016 at 5:08 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org, etta.armstrong@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarell@lacity.org

Hi Sharon & Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8).

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

The impact of further delay or denial has affects that are not only financial, but also personal. These projects are often about family dwellings, or rental income, needed to support the property or family as a whole.

Sincerely,

Rick Weeks



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Linda Peterson &lt;lindapeterson306@gmail.com&gt;

Mon, Aug 22, 2016 at 5:26 PM

To: councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfeld@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

As a resident of Brentwood, I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of Brentwood and other neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods. The current trend of "McMansionization" is already adversely impacting neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

Linda S. Peterson  
306 S. Westgate Ave.  
Los Angeles, CA 90049



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**CF:14-0057-S8 Second Dwelling Unit Repeal Ordinance**

---

Valaida Gory &lt;vpgory@sbcglobal.net&gt;

Mon, Aug 22, 2016 at 5:28 PM

Reply-To: Valaida Gory &lt;vpgory@sbcglobal.net&gt;

To: Council President Herb Wesson &lt;councilman.wesson@lacity.org&gt;

Cc: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;, "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;, "councilmember.buscaino@lacity.org" &lt;councilmember.buscaino@lacity.org&gt;, "councilmember.harris-dawson@lacity.org" &lt;councilmember.harris-dawson@lacity.org&gt;, "councilmember.ofarrell@lacity.org" &lt;councilmember.ofarrell@lacity.org&gt;, Curren Price &lt;councilmember.price@lacity.org&gt;, "david.ryu@lacity.org" &lt;david.ryu@lacity.org&gt;

Council President Wesson:

I am writing this email to express opposition to the proposed repeal of the second dwelling ordinance. Repealing this ordinance will have a negative impact on the character and infrastructure of our neighborhoods. Abandoning the city's local control of such dwellings will leave us at the mercy of weak state standards, and open the gates to developers to fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. If revisions must be made, at the very least make sure adequate public outreach is conducted and not the current fast track basis that does not provide ample time for the community to consider the actions and respond.

Sincerely,

Valaida Gory, Stakeholder in Mid-City



Sharon Dickinson <sharon.dickinson@lacity.org>

---

## Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

---

Sabrina Parke <sabrinafaire@gmail.com>

Mon, Aug 22, 2016 at 5:30 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am a life-long resident of Los Angeles & I vote in every election.

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Thank you for your time & consideration.

Best,

Sabrina



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

**Melzer, Sara** <melzer@humnet.ucla.edu>

Mon, Aug 22, 2016 at 5:38 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "ashley@rodriguezstrategies.com" <ashley@rodriguezstrategies.com>, ELIN SCHWARTZ <elinschwartz1@mac.com>  
Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.koretz@lacity.org" <councilmember.koretz@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

Dear City Council Members,

As a long-time resident of Los Angeles, I would like to express my strong opposition to the proposed the second dwelling ordinance now before you.

To repeal this ordinance will negatively impact the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

Sara Melzer

920 Amherst Ave.

Los Angeles, CA 90049



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Johnny Koudsi &lt;jokoudsi@hotmail.com&gt;

Mon, Aug 22, 2016 at 6:05 PM

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;

Cc: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;, "councilmember.huizar@lacity.org"

&lt;councilmember.huizar@lacity.org&gt;, "councilmember.blumenfield@lacity.org" &lt;councilmember.blumenfield@lacity.org&gt;,

"councilmember.englander@lacity.org" &lt;councilmember.englander@lacity.org&gt;, "councilmember.ryu@lacity.org"

&lt;councilmember.ryu@lacity.org&gt;, "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;,

"councilmember.krekorian@lacity.org" &lt;councilmember.krekorian@lacity.org&gt;, "councilmember.buscaino@lacity.org"

&lt;councilmember.buscaino@lacity.org&gt;, "councilmember.koretz@lacity.org" &lt;councilmember.koretz@lacity.org&gt;,

"councilmember.martinez@lacity.org" &lt;councilmember.martinez@lacity.org&gt;, "councilmember.fuentes@lacity.org"

&lt;councilmember.fuentes@lacity.org&gt;, "councilmember.harris-dawson@lacity.org" &lt;councilmember.harris-

dawson@lacity.org&gt;, "councilmember.price@lacity.org" &lt;councilmember.price@lacity.org&gt;,

"councilmember.bonin@lacity.org" &lt;councilmember.bonin@lacity.org&gt;, "councilmember.ofarrell@lacity.org"

&lt;councilmember.ofarrell@lacity.org&gt;

Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Thank you,

J. Koudsi

Van Nuys, CA



Sharon Dickinson <sharon.dickinson@lacity.org>

---

## Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

---

**M Mygas** <mamygas@gmail.com>

Mon, Aug 22, 2016 at 6:36 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throws open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

Maria Mygas

Los Angeles Resident, Voter, and Concerned Homeowner



Sharon Dickinson <sharon.dickinson@lacity.org>

## Vote no on modifying the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Linda Fullerton <linda@wrightcolor.com>

Mon, Aug 22, 2016 at 6:54 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am a resident of Shadow Hills since 1972. Since the late 70's we have been fighting to maintain our rural country status of Shadow Hills. Finally, we obtain an ordinance that helps to protect the atmosphere our community and this ordinance is under attach again. Your decision today has the potential to negatively affect several LA city communities. I strongly urge not to you to remove the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

I am not able to attend the meeting 8/23/16 at 10 am. We are in the middle of moving our printing company.

Please know how important this decision is to our community and help us protect our live style for the next generation.

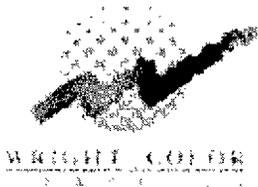
Sincerely,

Linda Fullerton

9800 Craigmitchell Lane

Shadow Hills, CA 91040

*Linda*



9051 Sunland Blvd.  
Sun Valley, CA 91352  
wrightcolor.com

**Linda Fullerton**

818 246-8877

DIRECT: 818 401-9089

FAX: 818 246-8984

CELL: 818 612-3305

linda@wrightcolor.com





Sharon Dickinson <sharon.dickinson@lacity.org>

---

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

---

Cole Umemura <cole.umemura@gmail.com>

Mon, Aug 22, 2016 at 7:22 PM

To: councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, steve.blau@lacity.org, etta.armstrong@lacity.org  
Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu <councilmember.ryu@lacity.org>, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Hi Sharon & Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Dear City Councilmembers,

Please vote in favor of the SDU Repeal Ordinance with Urgency and without amendments.

Sincerely,

Cole Umemura



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for Council File Re: Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Wendy Lynch &lt;wslynch@mac.com&gt;

Mon, Aug 22, 2016 at 7:27 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

**Comment for the Council File Re: Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

Dear Los Angeles City Council Members,

I am writing to express my opposition to the proposed repeal of the Second Dwelling Ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

Additionally, the repeal of this ordinance would be terrible for our fragile canyons and hillside areas most of which are officially designated as part of the L.A. Flood Hazard Map and Very High Fire Hazard Severity Zone.

You have several options at your disposal to bring the City into compliance with California state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit Ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

Wendy Lynch  
3562 Mandeville Canyon Road  
Los Angeles, CA 90049



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Mitch Paradise &lt;mpthekid@verizon.net&gt;

Mon, Aug 22, 2016 at 7:31 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear Council President Wesson and City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods. Worse, the unintended, but massively negative consequence of this circumstance would be to significantly worsen population density and traffic, which can cannot afford.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

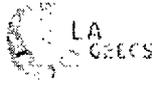
Best,

Mitch Paradise

[www.mitchparadise.com](http://www.mitchparadise.com)[www.paradisetal.wordpress.com](http://www.paradisetal.wordpress.com)

This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

## Second Dwelling Units

---

Jon von Leden &lt;jonvonleden@hotmail.com&gt;

Mon, Aug 22, 2016 at 7:41 PM

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;

Cc: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;, "councilmember.huizar@lacity.org" &lt;councilmember.huizar@lacity.org&gt;, "councilmember.blumenfield@lacity.org" &lt;councilmember.blumenfield@lacity.org&gt;, "councilmember.englander@lacity.org" &lt;councilmember.englander@lacity.org&gt;, "councilmember.ryu@lacity.org" &lt;councilmember.ryu@lacity.org&gt;, "councilmember.cedillo@lacity.org" &lt;councilmember.cedillo@lacity.org&gt;, "councilmember.krekorian@lacity.org" &lt;councilmember.krekorian@lacity.org&gt;, "councilmember.buscaino@lacity.org" &lt;councilmember.buscaino@lacity.org&gt;, "councilmember.koretz@lacity.org" &lt;councilmember.koretz@lacity.org&gt;, "councilmember.martinez@lacity.org" &lt;councilmember.martinez@lacity.org&gt;, "councilmember.fuentes@lacity.org" &lt;councilmember.fuentes@lacity.org&gt;, "councilmember.harris-dawson@lacity.org" &lt;councilmember.harris-dawson@lacity.org&gt;, "councilmember.price@lacity.org" &lt;councilmember.price@lacity.org&gt;, "councilmember.bonin@lacity.org" &lt;councilmember.bonin@lacity.org&gt;, "councilmember.ofarrell@lacity.org" &lt;councilmember.ofarrell@lacity.org&gt;

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods. They claim they are just "granny flats" - Granny does not need to live in a house bigger than the one in front, like some we have seen recently!

The perceived need for more housing does not justify destroying the stability of our neighborhoods and further diminishing our quality of life - there are other ways to pursue this goal than an extra mcmansion on every lot zoned for single family dwelling.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Jon von Leden

Los Angeles, 90042



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

## Second Dwelling Repeal

---

Lisa Schafer &lt;thelambster@hotmail.com&gt;

Mon, Aug 22, 2016 at 10:29 PM

To: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Sincerely,

**C. Lisa Schafer, Esq.**  
5850 Canoga Avenue - 4th Floor  
Woodland Hills, CA 91367  
(818) 719-9181 - Phone  
(818) 719-9264 - Fax



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

Lynda Akin &lt;lyndaakin@gmail.com&gt;

Mon, Aug 22, 2016 at 10:38 PM

To: councilmember.cedillo@lacity.org

Cc: councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englisher@lacity.org, councilmember.ryu@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am writing to let you know what I think and how I feel about the possible repeal of the second dwelling ordinance.

There has been much discussion among friends and neighbors here on Mt Washington. I have lived here since 1984 and I have followed the work that

the Mount Washington Association and then the Mt Washington Homeowners Alliance (which welcomes those who do not own their own homes!). I have seen the hard work undertaken and completed and the rewards of those efforts and dedication.

The sense of neighborhood is strong here but in observing the work of the Arroyo Seco Neighborhood Council I have seen that so many other of the "NELA" neighborhoods are committed to the quality of life they have all worked to achieve for themselves, their families and their neighbors.

It hasn't happened in a vacuum. Intelligent, well-educated, forward thinking people across the spectrum of peoples who make Los Angeles their home brought their talents, skills and ideas to envision what makes a neighborhood livable and enjoyable.

So we have dedicated open spaces where there was only the threat of uncontrolled development. So many things have come about because people wanted a community that would look after itself and help others as well. From pre-school to homeless veterans, there are local people making their contributions and trying to influence others to do the same.

So when all the carefully crafted plans for keeping the sense of the area through zoning and special districts are being challenged, we all feel that it

is not just a zoning issue, it is an attack on all the work done and agreements reached and betrayal is not too strong a word to express the feelings.

I have friends who live on Beachwood in the Hollywood Hills. For several reasons, the parking situation has become critical and there is now a resident-only parking plan in place for weeks. I'm not surprised. In visiting them over the years I've seen street parking become more and more scarce.

And when I drive around the various hills in NELA I see more cars and less parking. More people are sharing housing and I am not opposed to that. It's good things like that are possible.

But to allow the second-dwelling unit repeal to take place is to create not just a fragmented community but an intolerable parking situation. We are confronted with red flag days and even on normal days some of the roads cannot be easily driven due to one too many vehicles parked in a tight curve or blocking a driveway or any of a number of barriers which the hills create through their twisting and turning streets and roads.

I, and others, are also concerned about other factors which vary from person to person. For one, it will be the loss of the actual ground that has provided trees and shrubs that offer homes to the many birds that call our areas home. When there are fewer open spaces to limit the transfer of sound, the noise brings its own burden and stress.

As I stated before, there are zoning measures on the books. Many of my friends want those measures honored and enforced. I'm sorry to say they don't want to bother to write their elected representatives to tell them so.

What bothers me is that I have to write this letter to protest the possible change. It offends me that the City Council is considering not honoring agreements made by their predecessors. It distresses me that this is being fast tracked when time could be spent reaching better understandings.

I hope you receive other letters such as mine expressing their thoughts on this issue. I hope you will pay attention to them and listen to our concerns. This is a very large issue and it deserves your full attention, not a rush job to keep some wheels somewhere turning.

Thank you for listening.

Lynda Akin  
Mt Washington



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council in opposition to repeal of second dwelling unit ordinance (CF:14-0057-S8)**

---

Carol Tilton &lt;ctilt461@gmail.com&gt;

Mon, Aug 22, 2016 at 10:42 PM

To: "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;

Cc: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;, "councilmember.blumenfield@lacity.org" &lt;councilmember.blumenfield@lacity.org&gt;, "councilmember.english@lacity.org" &lt;councilmember.english@lacity.org&gt;, "councilmember.cuscaino@lacity.org" &lt;councilmember.cuscaino@lacity.org&gt;, "councilmember.koretz@lacity.org" &lt;councilmember.koretz@lacity.org&gt;, "councilmember.krekorian@lacity.org" &lt;councilmember.krekorian@lacity.org&gt;, "Councilmember.martinez@lacity.org" &lt;Councilmember.martinez@lacity.org&gt;, "councilmember.harris-dawson@lacity.org" &lt;councilmember.harris-dawson@lacity.org&gt;, "councilmember.OFarrell@lacity.org" &lt;councilmember.OFarrell@lacity.org&gt;

Dear members of the council:

I am opposed to the repeal of the ordinance because of the negative impact it will cause to the character of our neighborhoods and the additional burden on the already stressed infrastructure of some neighborhoods. We must continue the City's local control of second dwelling units. The state controls are not adequate locally and the repeal of city measures and ensuing real estate development would cause major issues in Mount Washington where I live.

Mount Washington is already in a period of rapid turnover and development of properties and fueling further development in second units would overwhelm the area entirely. The existing poorly maintained streets are not up to the traffic of construction vehicles and then of additional autos per property lot which would result from second units. There are other issues to be considered as well. Water pressure on the Hill is often a problem with the current residency. Parking is a large problem in Mount Washington, especially on Red Flag days. Additional vehicles on the narrow streets create dangerous situations for emergency vehicles. People of the affected neighborhoods need a forum to express their very good reasons for opposing this repeal.

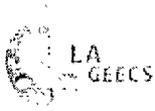
Thank you for your consideration of opposing viewpoints.

Carol Tilton

461 Rainbow Ave.

Los Angeles, CA 90065

Sent from Mail for Windows 10



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

**Comment for the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)**

---

Susan T. Lindau &lt;stlindau2@icloud.com&gt;

Mon, Aug 22, 2016 at 10:46 PM

To: councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.english@lacity.org, councilmember.ryu@lacity.org, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org

Dear City Council Members,

I am writing to voice my opposition to the proposed repeal of the second dwelling ordinance.

Repealing this ordinance will have lasting negative impacts on the character and infrastructure of our neighborhoods. Abandoning the city's local control of second dwelling units will leave us at the mercy of incredibly weak state standards, and throw open the gates to developers to further fuel real estate speculation in our neighborhoods.

You have several options at your disposal to bring the City into compliance with state law on second units. There is simply no reason to discard our protective local standards. If revisions to the Second Dwelling Unit ordinance are necessary, at the very least they must be considered with adequate public outreach, not on the current "fast track" basis, so that all stakeholders have the opportunity to consider proposed changes and express their opinion.

Susan T. Lindau, LCSW



www.lindaucounseling.com

stlindau@pobox.com

The below link is for a book for which I wrote a chapter on self-care

<http://www.amazon.com/This-Not-End-Conversations-Personality/dp/1623157064> *This Is Not the End* is a new collection of real-life stories, personal essays, and candid interviews that explores what a Borderline Personality Disorder diagnosis looks like—from the inside.





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

---

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

---

John Gregorchuk &lt;jmgregorchuk@gmail.com&gt;

Mon, Aug 22, 2016 at 11:27 PM

To: councilmember.wesson@lacity.org, Sharon Dickinson &lt;Sharon.dickinson@lacity.org&gt;, Steven Blau &lt;steve.blau@lacity.org&gt;, etta.armstrong@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.blumenfield@lacity.org, councilmember.englander@lacity.org, David Ryu &lt;councilmember.ryu@lacity.org&gt;, councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.buscaino@lacity.org, councilmember.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.fuentes@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, Councilmember Bonin &lt;councilmember.bonin@lacity.org&gt;, councilmember.ofarrell@lacity.org

Hi Sharon &amp; Etta,

I would like to ask that you please add my comments to the council File Related to the Second Dwelling Unit Repeal Ordinance (CF:14-0057-S8)

**TL;DR - Pass without amendments & with urgency to save families in limbo.** Make SDU reforms a separate issue to be decided on later. **Don't hold limbo families hostage.**

Dear City Council members,

As a homeowner affected by your vote on Agenda Item #13 in the City Council Meeting on Tuesday (8/23) I have been following all sides of the issue extremely carefully. Based on my observations, I've outlined how I see both sides of the vote:

The people who are for the repeal ordinance are those who are actually affected and they will beg and plead with you to allow them to continue with their dreams:

- My family and I **relied on guidance from State Law AB 1866 & City Memo ZA 120**. I spent more than **\$30,000 in city fees and pre-construction costs** and now I'm at risk of losing my entire life savings. **Passing without amendments and with urgency will save my family.**
  - We need this to be **passed without amendments & with urgency** so we can be saved from expiring construction financing and the threat of bankruptcy.
  - We need to acknowledge the pain from families who followed the law and encourage others to do so by **grandfathering & allowing all ZA 120 projects who started Plan Check Prior to the 8/23/2016 vote**.
  - We need **all permits to be reinstated** so that our immediate family members can continue to care for one another and live close to loved ones.
  - Builders and construction workers who have been out of work since the Great Recession were helping us build these projects. They've been **out of work since February** and **you can give them their jobs back TODAY**.

- **Pass the repeal ordinance today in order to protect families in limbo. Meaningful reforms can be completed once families have been made whole.**

The people who oppose the repeal will yell and twist the truth in order to tell you that:

- An impact analysis is needed! The planning report says that AB 1866 has been around **since 2003 and only 347 SDUs have been built (30 per year in a city of 10 million!).** Where was the impact analysis for **families who are facing financial ruin after relying on city guidance and being caught in limbo?**
- Greedy developers are going to take over the city! **We are individuals with one or two full time jobs.** This is not our primary job, we are **not developers** and we **cannot** take time off work to send emails and attend these hearings. This freeze in our projects has greatly penalized our law-abiding family.
  - In the council file, there's an email uploaded from Sylvia who **requested her final sick day of the year** in order to attend today's council meeting. Unfortunately, **she wasn't able to get today off**, but she asked us to plead her case as a single mother who has the **courage to take risk** in hopes her **children will be able to benefit** from the reward.
- Neighborhood councils are opposed! According to Empowered LA, **Neighborhood Councils are elected by less than 1% of the population they claim to represent.** The only time people attend is when they learn their fate is being decided by **volunteer bureaucrats they have never heard of.**
- SDUs will change the character of the neighborhood! **This is not true**, we have a housing crisis and SDUs allow for **increased capacity without destroying homes** in order to make room for new condominiums or apartments.
- Large 1200 sq.ft. SDUs will be peering into every backyard! **This is nearly impossible** because the law requires setback and standard building codes. You would **need a gigantic lot** in order to fit 2 covered parking stalls, 1 uncovered stall, and all the setback requirements (an extra foot on every side for a 2nd story).

I hope this summary helps make the decision clear: **Families need the repeal ordinance passed as is and with urgency.** The debate about SDU reforms needs to happen, but **families in limbo should not be held hostage** while the city studies impact and makes their decision.

Thank you,  
John

John Gregorchuk  
JMGregorchuk@gmail.com  
(818) 519-7044