



14-0057-58

September 17, 2016

Councilmember Mike Bonin
200 N. Spring St, Rm 475
Los Angeles, CA 90012

RE: Opposition to Amended Second Dwelling Unit Ordinance

Dear Councilmember Bonin,

I am writing on behalf of Bel Air Skycrest to reiterate our community's opposition to the repeal of the Second Dwelling Unit (SDU) Ordinance and to now add to that *our equally vehement opposition to the Amended SDU Ordinance*, which the Council will be hearing for the second time on Tuesday.

The original SDU Ordinance, which completely prohibits SDUs in hillside neighborhoods like ours, makes sense, because of the almost universally inadequate and out-of-date infrastructure in these neighborhoods. The proposed repeal (which was based, at best, on an unintended comedy of legal errors and, at worst, on intentional misinterpretation of law seemingly calculated to benefit developers) completely failed to take into account the very real negative impacts that would inevitably result from defaulting to the state's looser, one-size-fits-all standards.

Consider first of all the fact that hillside residents live in the highest fire hazard severity zones in the City and that we rely on extremely limited and already dangerously overburdened access roads, emergency services, and so on. Consider also the fact that the hillsides still do not have public transportation and that every added Second Dwelling Unit (and these are supersized SDUs we are talking about) will exponentially increase the general traffic and parking disaster that already exists here, posing very real threats to our physical safety and to the character and basic livability of the City's hillside communities.

Fortunately, the fast track repeal didn't fly. But no sooner was that line of attack closed than up popped Motion 12B. This sloppily worded motion is a consolation cornucopia for developers, giving away 10 days' worth of unpremeditated (and completely illegal) bites at the SDU apple! And what is that but another attempt at circumventing those

pesky protections, the ones Judge Chalfant just upheld? One door closes, another opens. This isn't legitimate grandfathering, it's carving up the City and giving the pieces away like party favors, first come, first served, because heaven forbid any developers should have to wait until the City actually goes through proper legal process.

Furthermore, anyone who has been paying attention will recognize this *modus operandi* as part-and-parcel of the City's current, not-so-hidden agenda of dismantling and stripping away existing single family residential zoning protections by every available means, in order to pave the way for unregulated, hyperintensified development, without proper consideration of the impacts. Supposedly all this loosening of protections is meant to solve the City's housing shortage and to move us all to a less car-dependent and more mass transit-friendly culture. And those are admirable goals. But these repeated side door/back door attempts to skirt the law are no way to accomplish them. (If one approach doesn't work, quick, try another! Don't take time to think about any of it and don't give the public time to think about any of it. Just throw everything you've got at the wall and see what sticks and hope nobody even notices how it got there.)

Councilmember Bonin, as your constituents we need you to understand the deadly serious implications of a sloppily worded motion allowing what is essentially an SDU permitting free-for-all for any period of time, even 10 days -- even just one day! Please consider carefully when the Amended SDU Ordinance/ Motion 12B returns to council chambers tomorrow. Protect our hillsides.

Sincerely,

A handwritten signature in cursive script that reads "Lois Becker". The signature is written in black ink and has a fluid, connected style.

Lois Becker
BASPOA Community Liaison