

HOUSING COMMITTEE REPORT relative to Los Angeles Neighbors in Action v. City of Los Angeles, Los Angeles Superior Court Case BS150559 Second Dwelling Units and 2716 Krim Drive.

Recommendations for Council action:

1. REPEAL the City's Second Unit Ordinance codified at Los Angeles Municipal Code Sections 12.24 W.43 and W.44.
2. DECLARE any building permit for a second unit issued pursuant to the 2003 correspondence issued by the Departments of City Planning and Building and Safety or the 2010 memorandum issued by the Chief Zoning Administrator of the Department of City Planning to be valid and effective if the permit otherwise complies with all State and local laws.
3. DIRECT the Department of City Planning to take any steps necessary to implement this action as soon as possible.
4. DIRECT the Department of Building and Safety 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.

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

(The Planning and Land Use Management Committee waived consideration of the above matter.)

(The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1) to confer with its legal counsel relative to the above matter.)

SUMMARY

At its special meeting held April 6, 2016, the Housing Committee considered the matter of Los Angeles Neighbors in Action v. City of Los Angeles, Los Angeles Superior Court Case BS150559 Second Dwelling Units and 2716 Krim Drive. According to the City Attorney in a report to Council dated March 23, 2016, this matter arises from a challenge to the City's policy and practice of applying state law's ministerial standards for approving second dwelling units (i.e., granny flats).

An opportunity for public comment was provided. In closed session, the Housing Committee discussed this matter with a representative of the City Attorney. After returning to open session, Committee recommended that Council repeal the existing City's Second Unit Ordinance, and determine that permits issued in accordance with policies set by the Departments of City Planning and Building and Safety are valid. Committee further recommended that Council direct

Planning to takes all steps necessary to implement the intent of this action as soon as possible, and to also direct Building and Safety 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.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES <i>Sgt Cedillo</i>
FUENTES:	YES
HUIZAR:	YES
PRICE:	YES
HARRIS-DAWSON:	YES

jaw

-NOT OFFICIAL UNTIL COUNCIL ACTS-