

# GLASSELL PARK

IMPROVEMENT ASSOCIATION

WORKING TO BETTER OUR COMMUNITY SINCE 1968

1 August 2016

RE: Second Dwelling Unit Ordinance CPC-2016-1245-CA

The repeal of subsections 12.24W.43 and 12.24W.44 of Chapter 1 of the LAMC for the purpose of complying with state law AB1866.

Dear Councilmember Cedillo,

The Glassell Park Improvement Association strongly encourages you to reject the repeal of the City's second dwelling unit ordinance.

We understand and appreciate the need for affordable housing units but the repeal of this ordinance is not the best way to go about filling that gap in housing. Instead it would allow for a categorical leniency of zoning and CEQA law and apply insufficient local control. Adopting the lenient State standards for second dwelling units poses a threat to the character and infrastructure of our neighborhoods. These neighborhoods are zoned for single-family homes and a repeal of the second dwelling unit ordinance would create a permanent loophole that will inevitably lead to cases of abuse.

We do not want all second dwelling units to be prohibited entirely. Rather, we are simply asking that you support the enforcement of our existing, sensible zoning standards that protect single-family neighborhoods throughout the City. The repeal of the ordinance could result in SDU's as much as 35' in height and greatly increase the FAR out of all proportion to our current zoning laws. SDU's that might take full advantage of this repeal would create structures never intended for the affordable market. To achieve an increase in affordable housing would suggest the City place much stricter limitations to suppress the bulk and price of these units.

Abandoning the City's local control around second dwelling units is not the answer to the problems at hand, and would likely make things worse. Repealing this ordinance will have a lasting impact on the landscape of our neighborhoods and it is essential that it is handled in a responsible way.

Glassell Park already has examples of the negative impact from over densification as experienced in our Drew/ Estara area. But we also have an opportunity to work with developers of properties along our main arteries such as Eagle Rock Blvd. to add affordable housing and usable mixed use. We would support the City leveraging the current zoning codes to encourage the addition of these affordable units.

You have several options to comply with the recent court ruling. There is no reason to simply 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 oppose the ill-advised proposal to repeal the Second Dwelling Unit ordinance.

Sincerely,



Molly Lynn Taylor, President  
Glassell Park Improvement Association

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