

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, and to report on the feasibility of restrictions in single-family zones to preserve neighborhood aesthetics and to require homeowner occupancy of primary residence.
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.
5. NOTE and FILE City Attorney report to Council dated March 23, 2016 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.

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 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. At that time, 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.

On April 19, 2016, Council referred this matter back to the Housing Committee for further consideration.

At its meeting held May 4, 2016, the Housing Committee recommended that Council note and file the City Attorney report, and approve its previous recommendations as amended to instruct the Department of City Planning to report on the feasibility of restrictions in single-family zones to preserve neighborhood aesthetics and to require homeowner occupancy of primary residence.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
FUENTES:	ABSENT
HUIZAR:	ABSENT
PRICE:	YES
HARRIS-DAWSON:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-