



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 24-0626

1 message

LA City SNow <cityoflaprod@service-now.com>
 Reply-To: LA City SNow <cityoflaprod@service-now.com>
 To: Clerk.CIS@lacity.org
 Cc: jhartwick@studiocitync.org

Sat, Aug 31, 2024 at 4:07 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Studio City

Name: Jeffrey Hartwick

Email: jhartwick@studiocitync.org

The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/25/2024

Type of NC Board Action: For

Impact Information

Date: 08/31/2024

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 24-0626

City Planning Number:

Agenda Date:

Item Number:

Summary: The Board of the Studio City Neighborhood Council (SCNC) supports Council File 24-0626 to investigate how ADUs have led to the conversion of existing parking spaces without regard for tenant parking availability or needs of a community. In areas which are very dense and already over-parked, these conversions have resulted in the loss of parking for tenants in multi-unit apartment buildings, causing significant surges in on-street parking demand, hardships, and potentially violating existing lease agreements and covenants. A report with recommendations from the Planning

Department and the City Attorney is needed to clarify the legal implications of parking removal in dense over-parked neighborhoods that would explore design solutions to mitigate parking loss, and to potentially adjust existing land use regulatory controls to address this issue in scenarios where ADU's are replacing existing tenant parking. The SCNC requests the City Attorney to evaluate legal implications by providing: (a) Review of existing state laws, local ordinances, lease agreements, and covenants related to tenant parking rights; (b) Determine if the revocation of parking due to ADU conversion constitutes a 'taking' or violates tenant rights; and (c) Provide legal recommendations for potential remedies for affected tenants. The SCNC requests the Planning Department to: (a) Identify design options for incorporating parking into ADU projects where feasible, such as tandem parking, carports, or shared parking arrangements; and (b) Assess the feasibility and cost-effectiveness of these design solutions.

Ref:MSG11026233



SCNC CIS Motion 4c July 25 2024 (ADUs).pdf

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July 25, 2024

Addressed to:

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COMMUNITY IMPACT STATEMENT

The Board of the Studio City Neighborhood Council (SCNC) **supports** Council File 24-0626 to investigate how ADUs have led to the conversion of existing parking spaces without regard for tenant parking availability or needs of a community. In areas which are very dense and already over-parked, these conversions have resulted in the loss of parking for tenants in multi-unit apartment buildings, causing significant surges in on-street parking demand, hardships, and potentially violating existing lease agreements and covenants. A report with recommendations from the Planning Department and the City Attorney is needed to clarify the legal implications of parking removal in dense over-parked neighborhoods that would explore design solutions to mitigate parking loss, and to potentially adjust existing land use regulatory controls to address this issue in scenarios where ADU's are replacing existing tenant parking.

The SCNC requests the City Attorney to evaluate legal implications by providing:

- (a) Review of existing state laws, local ordinances, lease agreements, and covenants related to tenant parking rights;
- (b) Determine if the revocation of parking due to ADU conversion constitutes a 'taking' or violates tenant rights; and
- (c) Provide legal recommendations for potential remedies for affected tenants.

The SCNC requests the Planning Department to:

- (a) Identify design options for incorporating parking into ADU projects where feasible, such as tandem parking, carports, or shared parking arrangements; and
- (b) Assess the feasibility and cost-effectiveness of these design solutions.

A handwritten signature in black ink, appearing to read "Chip Meehan". The signature is fluid and cursive, with a large initial "C" and "M".

Chip Meehan
President,
Studio City Neighborhood Council