

Dear Councilmembers,

In a general meeting of the Studio City Neighborhood Council (SCNC), the board voted to OPPOSE Council File 16-1468-S1. The SCNC urges the City to consider the following concerns:

- 1. All habitable units should require a Certificate of Occupancy (C of O). A building permit alone is not enough. The C of O is a clear accounting of the approved use and number of habitable units involved. The C of O is also the final document which gives the community the confidence that all safety issues have been addressed. Lastly, the C of O is the main document to be attached to a Covenant and Agreement should the ADU be required to be an “affordable unit.”**
- 2. There is no mention of required parking. The criteria for this also needs to be included and should be the same as the current requirement.**
- 3. There is no mention of complying with the California Fire Code. The criteria for this also needs to be included and should be the same as the current requirement.**
- 4. Lastly, if you grant permission now of illegal garage conversions, how will you prevent this from continuing? There is no discouragement of the build now and ask for forgiveness later included in this Motion. Clear parameters and penalties for future illegal conversions need to be included.**

Sincerely,

**Scott Mandell, President
Studio City Neighborhood Council**