

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

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The Board approved this CIS by a vote of: Yea(10) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/21/2020

Type of NC Board Action: For

#### Impact Information

Date: 07/22/2020

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-0002-S101

Agenda Date:

Item Number:

Summary: We write to you to inform that the Arleta Neighborhood Council opposes State Senate Bill 1120. SB 1120 creates a new California Government Code Section 6582.21 whereupon Section 65852.21(a) reads "a proposed housing development containing two residential units shall be considered ministerially, without discretionary review or a hearing, in zones where allowable uses are limited to single-family residential development..."1 • Allows for 2 residential units (e.g. main home and accessory dwelling unit) to be considered ministerially (read arbitrarily) without a hearing or discretionary review in single-family zones • California Environmental Quality Act (CEQA) is not applicable in these said ministerial developments according to the proposed bill • Applicable to all cities including charter cities of which the City of Los Angeles is a charter city

# CITY OF LOS ANGELES

CALIFORNIA

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## ARLETA NEIGHBORHOOD COUNCIL

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## ARLETA NEIGHBORHOOD COUNCIL

Community Impact Statement

July 21, 2020

RE: Council File 20-0002-S101 - ***In Opposition to Senate Bill 1120***

Dear Councilmembers:

We write to you to inform that the Arleta Neighborhood Council opposes State Senate Bill 1120. SB 1120 creates a new California Government Code Section 6582.21 whereupon Section 65852.21(a) reads "a proposed housing development containing two residential units shall be considered ministerially, without discretionary review or a hearing, in zones where allowable uses are limited to single-family residential development..."<sup>1</sup>

- Allows for 2 residential units (e.g. main home and accessory dwelling unit) to be considered ministerially (read ***arbitrarily***) without a hearing or discretionary review ***in single-family zones***
- California Environmental Quality Act (CEQA) ***is not applicable*** in these said ministerial developments according to the proposed bill
- Applicable to all cities including charter cities of which the City of Los Angeles is a charter city
- Parking requirements are forbidden if "parcel is located within one-half mile walking distance of either a high-quality transit corridor; as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code
- Proposed §65852.2 ***does not require a permit by a local agency*** for an accessory dwelling unit to be authorized under the proposed section and the authority contained in proposed Section 66411.7.
- Tentative maps are subject to CEQA<sup>2</sup> ***but SB 1120 eliminates that requirement.*** Otherwise, normally, under the California Subdivision Map Act (1974) a local agency can deny the map if it believes that a "a failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health

<sup>1</sup> [http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201920200SB1120](http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB1120)

<sup>2</sup> <http://californialanddevelopment.com/2017/02/whats-a-tentative-map-and-why-does-it-matter/>

or safety" (Section 66413.5).<sup>3</sup> In this case the tentative map serves no other purpose other than to assure that these developments are processed and profits are obtained by a developer.

Furthermore, because Metro's East San Fernando Valley Light Rail Transit is scheduled to begin construction in 2022 and is expected to be completed in 2027, the entire Van Nuys Blvd corridor from San Fernando Rd in Pacoima to Aetna St (at Metro Orange Line) in Van Nuys falls within the half-mile area of a major transit stop. Arleta would significantly be impacted by proposed stations at *Woodman Ave/Van Nuys Blvd* and *Van Nuys Blvd/Arleta Av*. Additionally, there are multiple street intersections with intersecting bus lines in the community where SB 1120 would severely impact Arleta's suburban character and neighborhood composition as shown in Figure 1 below. A "Major Transit Stop" is defined within Division 13, Section 21064.3(a) and (c), respectively, of the Public Resources Code as "an existing rail or bus rapid transit station" and "the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods."<sup>4</sup> The attached map to this correspondence illustrates the half-mile radii at both the proposed light-rail train stations and street intersections with intersecting bus routes. Arleta is clearly overwhelmed by major transit stops as defined in the Public Resources Code.

Moreover, if accessory dwelling units (ADUs) are not given a permit **this law in effect cancels revenue that would otherwise be due to a local agency** and legalizes unsafe converted garages/unauthorized ADUs that could endanger both the occupants and public safety personnel in an emergency as the ADU would not be authorized by a local agency's Building and Safety Department. Lastly, there wouldn't be property taxes collected from these unsanctioned property improvements by all government agencies.

Given the preponderance of the evidence, Senate Bill 1120 as authored by State Senators Scott Weiner (D: San Francisco - Daly City), Toni Atkins (D: San Diego - San Pasqual Valley), Anna Caballero (D: Merced - Salinas - Kinsburg), Lena Gonzalez (D: Huntington Park - Long Beach), Jerry Hill (D: South San Francisco - Sunnyvale), Mike McGuire (D: Crescent City - San Rafael), Richard Roth (D: Corona-Riverside-Moreno Valley), Susan Rubio (D: Alhambra-West Covina), grossly impacts Arleta and all communities and cities of the State of California. The Arleta Neighborhood Council opposes SB 1120 and it requests that the City Council do the same and communicate with, but not limited to, county and state legislators to also oppose this bill.

Respectfully,

The Arleta Neighborhood Council

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<sup>3</sup> [http://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=GOV&division=2.&title=7.&part=&chapter=1.&article=1](http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=2.&title=7.&part=&chapter=1.&article=1).

<sup>4</sup> [https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=PRC&division=13.&title=&part=&chapter=2.5.&article=](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=13.&title=&part=&chapter=2.5.&article=)