

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.

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

Contact Information

Neighborhood Council: Woodland Hills-Warner Center

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The Board approved this CIS by a vote of: Yea(19) Nay(1) Abstain(0) Ineligible(2) Recusal(0)

Date of NC Board Action: 02/10/2021

Type of NC Board Action: For

Impact Information

Date: 02/19/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0002-S18

Agenda Date:

Item Number:

Summary: The Woodland Hills-Warner Center Neighborhood Council supports Councilmember Koretz's resolution to oppose Senate Bill 9 which would mandate ministerial approval on residential duplex construction on a now single family parcel lot and other directives, which, it is argued, could allow up to 8 units on an existing single family lot. SB9 has no affordability component, disrupts best practices in urban planning, and does not solve the inability of the construction industry to build our way out of the affordability problem by market means to bring down prices. Please see attached PDF for details.



Community Impact Statement / 02-10-21

To: City Council and Committees

From: Woodland Hills-Warner Center Neighborhood Council (WHWC NC)

Re: CF 21-0002-S18 Legislative Proposals - City Council Opposition to CA SB9

*The Board Approved this resolution on 02/10/21 by a vote of:
Aye (19) – Nay (1) – Abstain (0) – Ineligible (2)*

WHEREAS, SB9 requires cities (including Charter) and counties to provide for ministerial (by-right) approval of duplexes and a parcel map dividing a lot into two parcels;

WHEREAS, SB 9 imposes and facilitates “lot splitting,” *i.e.*, the subdivision of a parcel or parcels into additional buildable lots and removes the administrative and environmental reviews that currently apply to such process.

WHEREAS, SB9 provides for the ministerial (“by right”) approval of duplex (two residential units) construction and prohibits a local agency from requiring dedication of rights-of-way or offsite or onsite improvements for parcels created by a lot split.

WHEREAS, current R-1 zones have a minimum lot size of 5,000 square feet which can be divided into 2500 square foot lots and then again divided into 1,250 square foot lots, thereby quadrupling density without CEQA review; and,

WHEREAS, SB 9 prohibits objective standards that would effectively limit the splitting of parcels; and

WHEREAS, in a city like Los Angeles, that already suffers from too little open space and tree canopy to mitigate climate change, the added development will only exacerbate those mitigation problems; and,

WHEREAS, if passed, SB 9 will cause poorly planned housing development that will materially increase density, without creating the essential new infrastructure that the helter-skelter added density will require to sustain itself; and,

WHEREAS, SB 9 claims the statewide shortage of affordable housing as justification for its actions; and,

WHEREAS, there is no evidence that the unmanaged increased density will help alleviate our city’s problem of insufficient *affordable* housing; and,

WHEREAS, the state’s housing industry cannot construct enough housing for various reasons to fill the housing gap and match growth such that market forces can never drive down prices with surpluses;

NOW, THEREFORE, BE IT RESOLVED, the Board of the Woodland Hills – Warner Center Neighborhood Council supports a Resolution of the Los Angeles City Council to include in its 2021 -2022 State Legislative Program OPPOSITION to Senate Bill 9 authored by Senator Atkins, which seeks to require cities and counties, including charter cities such as Los Angeles, to provide ministerial (“by right”) approval of a housing development containing two residential units (a duplex), and a parcel map dividing a lot into two equal parts (“lot split”), for residential use; and exempts environmental review; and would approve these projects without discretionary review, or a public hearing; thereby imposing bad planning and the undermining of local land use control and the concept of “Home Rule.”

Sincerely,

Joyce Fletcher
President

Sheppard Kaufman
Vice President