

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: Coastal San Pedro Neighborhood Council

Name: Robin Rudisill

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/19/2021

Type of NC Board Action: For

Impact Information

Date: 03/03/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0002-S18

Agenda Date:

Item Number:

Summary: Whereas if enacted, state Senate Bill 9 would require the City to provide for by right approval of two residential units on a single-family lot and an urban parcel map dividing a lot into two equal portions, and it exempts such projects from environmental review. Given the ADU laws, this could potentially result in 4 or even 8 units where only one home is currently allowed. Such a process would not allow any discretionary review, public notice or public hearing thereby undermining local land use control and community participation; Whereas the City, Neighborhood Councils, and community members have worked hard to develop community plans and design guidelines that are appropriate for the various neighborhoods that comprise L.A. This legislation would undo all of those efforts and potentially lead to extremely poor planning and significant changes in citizens' quality of life; Whereas Los Angeles lacks affordable housing and yet this bill addresses only market-rate housing; Whereas there is no evidence that the increased density will help alleviate our city's problem of insufficient affordable housing, nor is there any verifiable data to support the need for this additional market-rate housing; Whereas up zoning neighborhoods will not increase affordability because it causes land speculation, which increases land costs. SB 9 would be simply a huge profit windfall for developers who are encouraged to buy one house on one lot, subdivide, and build eight market-rate housing units (including the allowed ADUs). Be It Resolved that the Coastal San Pedro Neighborhood Council supports the December 25, 2020, Resolution by Councilmember Koretz requesting the City Council to include opposition to SB 9 in its 2021-2022 State Legislative Program.



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

Doug Epperhart
President
Dean Pentcheff
Vice President
Kathleen Martin
Secretary
Louis Dominguez
Treasurer

February 3, 2021

Councilmember Buscaino
councilmember.buscaino@lacity.org

Councilmember Koretz
councilmember.koretz@lacity.org

Dear Representatives:

At a recent public meeting of the Coastal San Pedro Neighborhood Council, the following resolution was passed by the Board of Directors:

Support of City Opposition to SB 9 (CF 21-0002-S18)

Whereas if enacted, state Senate Bill 9 would require the City to provide for by right approval of two residential units on a single-family lot and an urban parcel map dividing a lot into two equal portions, and it exempts such projects from environmental review. Given the ADU laws, this could potentially result in 4 or even 8 units where only one home is currently allowed. Such a process would not allow any discretionary review, public notice or public hearing thereby undermining local land use control and community participation;

Whereas the City, Neighborhood Councils, and community members have worked hard to develop community plans and design guidelines that are appropriate for the various neighborhoods that comprise L.A. This legislation would undo all of those efforts and potentially lead to extremely poor planning and significant changes in citizens' quality of life;

Whereas Los Angeles lacks affordable housing and yet this bill addresses only market-rate housing;

Whereas there is no evidence that the increased density will help alleviate our city's problem of insufficient affordable housing, nor is there any verifiable data to support the need for this additional market-rate housing;

Whereas the City would be prohibited from requiring dedications of rights-of-way or other improvements for parcels created by a lot split, resulting in increased congestion, fewer pedestrian-friendly sidewalks, and greatly increased costs to the City should they need to purchase that right-of-way in the future;

Whereas up zoning neighborhoods will not increase affordability because it causes land speculation, which increases land costs. SB 9 would be simply a huge profit windfall for developers who are encouraged to buy one house on one lot, subdivide, and build eight market-rate housing units (including the allowed ADUs).

Be It Resolved that the Coastal San Pedro Neighborhood Council supports the December 25, 2020, Resolution by Councilmember Koretz requesting the City Council to include opposition to SB 9 in its 2021-2022 State Legislative Program.

Please contact Robin Rudisill, Chair of the CSPNC Planning Committee; at 310-721-2343 should you have any questions related to this letter and resolution.

Sincerely,



Doug Epperhart, President
On behalf of the Coastal San Pedro Neighborhood Council Board

CC:
Alison Becker
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Aksel Palacios
Planning Deputy Councilmember Buscaino
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