

Communication from Public

Name: Sherman Oaks Homeowners Association
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Comments for Public Posting: Please see file attachment. Sherman Oaks Homeowners Association supports Councilmember Koretz's resolution to oppose Senate Bill 9.

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December 21, 2020

Subject: Sherman Oaks Homeowners Association supports Councilmember Koretz's resolution to oppose Senate Bill 9

The Sherman Oaks Homeowners Association represents thousands of residents in the San Fernando Valley and **supports Councilmember Koretz's resolution to oppose Senate Bill 9 (SB 9).**

SB 9 is designed to make it easier to build market-rate housing developments in single-family neighborhoods by ministerial approval, cutting out all regulatory, environmental, and discretionary community reviews. The resultant destruction of neighborhoods would occur based on no verifiable data to support the need for this amount of housing. SB 9 gives developers easy approval processes with no restrictions on building while sidelining community interests.

Our concerns with SB 9 are numerous:

- **Los Angeles lacks affordable housing, yet this bill addresses only market-rate housing.**
- **SB 9 creates overcrowded communities.** The bill allows developers to split lots and build four housing units on each newly formed lot. We could easily see a future with eight housing units where one house originally stood. In Los Angeles, each lot split would allow a duplex, an ADU and a Junior ADU. An area with 400 homes could, in time, become an area with 3,200 housing units.
- **SB 9 dismisses underlying zoning and Floor Area Ratio (FAR) restrictions.** While homeowners had to comply with such restrictions, SB 9 is a developer giveaway that does not require any such compliance.
- **SB 9 also negates all of LA's Mansionization Ordinances** that we all fought so hard for.
- **SB 9 does not require developers to fund necessary infrastructure upgrades.** The state would push the financial burden of infrastructure improvements down onto local jurisdictions.
- **SB 9 triggers life safety issues** since it requires only four-foot side and rear setbacks. This should be a concern as fire-zone areas encompass more of our communities.
- **SB 9 will destroy our urban tree canopy.** This bill has no open space requirements.

Contrary to what our legislators think, upzoning neighborhoods will not increase affordability. To the contrary, it causes land speculation which increases land costs. SB 9 is simply a huge profit windfall for developers who are encouraged to buy one house and build eight market-rate housing units.

Solving the affordable housing crisis will not be easy. We currently allow ADUs and Junior ADUs on every R1 lot. This could add substantial affordable housing and help homeowners who need extra income.

We have plenty of room in our commercial corridors to add any needed housing. We need to encourage this use. To add affordable housing, however, we must have redevelopment funds reinstated by the state and not be dependent on private developers to provide a small, insufficient percent of affordable housing in return for huge density bonuses.

Existing neighborhoods add character and vibrancy to our city and protecting them from upzoning is something we should expect from our LA Councilmembers. Decisions on building more housing should be local, open to community discussion, and based on verifiable need for specific levels of housing. Blanketing the state with the same one-size-fits-all approach is just wrong.

SOHA thanks Councilmember Koretz for standing up for all renters and homeowners. We stand with him in finding workable solutions to housing in our neighborhoods that are justified and verifiable. Out-of-town legislators must not be allowed to impose local zoning preferences. They know nothing about our communities.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Maria Pavlou Kalban". The signature is written in black ink and is positioned above the typed name.

Maria Pavlou Kalban, Board Member
Chair, Housing Committee
Sherman Oaks Homeowners Association