Communication from Public

Name: Crenshaw Manor Community Associaton

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Comments for Public Posting: Crenshaw Manor Community Association supports the Paul Koretz motion in opposition to Senate Bill 9 (Atkins). The goal of these two bills is to increase market-rate development to assume that the housing produced will be available to those at risk of displacement. We have found this premise to be false. Market-rate housing often goes to those currently residing outside the community, while current residents suffer from low affordability. We are firmly against the redevelopment of existing residential stock in our community.

Crenshaw Manor Community Association supports the Paul Koretz motion in opposition to Senate Bill 9 (Atkins) and Senate Bill 10 (Wiener). The goal of these two bills is to increase market-rate development to assume that the housing produced will be available to those at risk of displacement. We have found this premise to be false. Market-rate housing often goes to those currently residing outside the community, while current residents suffer from low affordability. We are firmly against the redevelopment of existing residential stock in our community.

There are no residentially zoned parcels that can receive up zoning utilizing Senate Bill 10 without prompting redevelopment within our community. We gladly facilitate discussion to ease the development of our underutilized commercial zones that have been battered by COVID-19's devastating economic losses. We are concerned about increased density's effect on the current lack of investment in our schools, parks, & utility infrastructure. The current state of community infrastructure is eroded and cannot be further stressed. In recent years, an increase in infill development has strained the aging underground pipes and our streets, resulting in random car-consuming sinkholes on multiple occasions. The roads or transportation signs have not been updated as necessary for public safety. **Our local police department does not have the resources to manage essential patrols and mitigate nuisances resulting from increased density. Senate Bill 9 assumes that transit will be a viable transportation option and reduces automobile parking requirements, yet auto usage is at a record high; most households have 3 or 4 cars.** These have become particularly precarious circumstances with the onset of COVID-19, the need for social distancing, and our municipal fiscal crisis. Finally, **we are very concerned about maintaining the neighborhood's historical character, parking impacts, crime and safety, and the lack of a community input process**. Our community has a distinct original design that residents have invested in and are determined to maintain for the sake of our children, elders, and families that utilize our streets and sidewalks for leisure. **We are mostly a built-out community.** Increased density brings increased opportunity for crime to hide under increased noise and increased turnover in residents. During a natural disaster, evacuation could be problematic if there are too many cars on the road.

We feel the state is wrong to impose a top-down one size fits all zoning code, particularly so at a time of suppressed public engagement due to the COVID-19 pandemic. These proposals are significant bills that would have incredibly impactful effects on the way we live and travel. We would like to see increased outreach on behalf of the legislature and a full committee process with full deliberation. Furthermore, unlike some bad actor cities, Los Angeles has made an honest effort at accommodating market-rate housing growth with actions such as TOC, Small Lot Subdivision, & ADU law. Many of our neighbors have invested in ADUs, and we are grateful to accommodate the housing opportunity. We want our city to continue to plan for growth as appropriate for each neighborhood's environment, demography, and economy.

Thank you,

Crenshaw Manor Community Association
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