

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.

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The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/19/2022

Type of NC Board Action: For if Amended

#### Impact Information

Date: 02/14/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-1414

Agenda Date:

Item Number:

Summary: The Board of the Studio City Neighborhood Council (SCNC) supports Council File 21-1414, an ordinance implementing SB9, as long as amended as set forth in the attached Community Impact Statement.

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**January 19, 2022**

**Addressed to:**

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**COMMUNITY IMPACT STATEMENT**

The Board of the Studio City Neighborhood Council (SCNC) supports Council File 21-1414 for an ordinance to implement Senate Bill 9 (SB9), *if amended, to include:*

1. Regarding Objective Zoning/Subdivision/Design Standards, add: "RFAR shall be strictly enforced using prevailing zoning."
2. Regarding Maximum of Four Units and Two Lots, add: "The City shall add a Zoning Code Modifier such as a "T" or "Q" condition to the parcel."
3. Regarding Parking, add: "The City shall adopt an approved Major Transit Stop Map and open changes to the map every 5 years through a standard planning case public hearing format."
4. Regrading Setbacks, revise to Set Backs for Front, Rear, & Side yard setbacks shall be prevailing setbacks of the tract map.
5. Regarding Applicant Residency, add: "A Permit shall be applied for by the applicant from the Department of Building and Safety. The permit shall be guaranteed by a bond of recorded lien on the subject property. LLCs or corporations shall not be permitted. Rigorous enforcement of the 3-

year minimum residency requirement for development related to SB9 projects, and a provision for improvements to infrastructure that will be impacted by SB9 projects, such as increased demands on the power grid and water resources, integrity of our parks and green spaces, mediation of traffic increases that will result from heightened density, scarcity of parking, increased demand for schools, greater expectations of LAPD and LAFD protection, and future impacts of climate change and the decrease of permeable surfaces related to development.”

6. Regarding Exemptions, should include: “Other special districts that shall be exempted from SB9 including Survey LA documented historic areas and properties, HPOZs, equestrian-zoned areas, and River Improvement Overlay District (RIOs).” “High fire or greater zones” should replace “Very High Fire Severity Zones,” and high wind zones should be added. “Any such areas shall be exempt and protected from SB9 development.”

7. Regarding Unavoidable Adverse Impacts, add: “The City shall assess every SB9 application for such unavoidable adverse impacts, shall provide its written assessment to the applicable City Council Office, and shall deny a project if an unavoidable adverse impact is identified.” Replacement of any trees removed due to an SB9 project with mature replacement trees and working carefully to preserve the existing tree canopies.”

The SCNC also recommends the following inclusions in the proposed ordinance(s):

*The City must also establish a minimum threshold by which certain SB9 projects cannot be ministerial and must be subject to greater scrutiny in terms of a public hearing process and heightened environmental review.*

8. Affordable Covenant. There is at present an urgent statewide and City concern about the provision of affordable housing. Every SB9 project in the City shall establish a reasonable period of time of affordable covenant restricting rents to moderate income households (80-120% of AMI), or owner-occupation with price ceiling equivalent to current FHA mortgage limits. These limits shall be applied to all new units and listed on the HCID registry of affordable units.

9. Impact/Development Fees. The City shall require the payment of impact or development fees related to the specific impact that will be imposed on a community by the creation of a SB9 second lot and additional units. Impact fees can be related to a variety of impacts, including but not limited to, infrastructure, construction impacts, recreation, libraries, etc. Such collected funds shall be deposited into a Special Fund to be used solely within the Community Plan Boundaries to which the project is located.

10. Notification Requirements. Every SB9 filing shall require the City to notify those property owners and tenants within a 1000-foot radius from the proposed project site that a parcel map has been filed with the City.



Randall Fried  
President,  
Studio City Neighborhood Council