

Communication from Public

Name: Barbara Broide

Date Submitted: 02/08/2022 12:19 AM

Council File No: 21-1414

Comments for Public Posting: It is extremely important that CF 21-1414 be adopted by the City Council as soon as possible. Many cities across the state have already implemented temporary guidelines related to SB 9 implementation in their communities. LA is starting late and should quickly act to make up for lost time! There will be time to fine-tune a permanent measure after a policy is put into place to address the fact that SB 9 became law on January first of this year. The Blumenfield-Koretz-Ramen motion addresses the most critical issues to be addressed in a temporary measure. While there has been a second measure proposed related to SB 9 implementation, CF 21-1045, that measure will require research and study coupled with community outreach to identify the necessary details for permanent or even temporary adoption. The current motion should be adopted forthwith. If any amendments are to be considered, they should be items that are relatively simple to add such as banning the participation of LLCs, corporations or institutional investors/investment groups from participating in the program. The creation of a minimum number of affordable units should be added. We do not want to see this measure resulting in the creation of high priced luxury units such as those seen in many small lot subdivision projects across the City. SB 9 projects should be respectful of our objective zoning standards. There should be no more than 4 units permitted on the former R1 lot. SB9 was adopted under the guise of being a "DUPLEX BILL" meaning that a lot that currently holds one home would be split in two with the result being two housing units -- the equivalent of a duplex. LA's SB 9 implementation guidelines (or memorandum of understanding) should establish a limit of no more than 4 units per R1 property after any lot split allowing for a home and an ADU. Neighborhoods, via their neighborhood plans should be able to determine whether lot splits are best done creating flag lots or whether it is preferred to have a split that runs the length and depth of the property (from front to back). It is important that set back standards be established that guarantee that our city's urban forest is not lost as a result of this measure. There must be land to plant and maintain mature trees. Front yard landscape standards must be maintained... and enforced. There must be language put in place to protect high fire severity zones, areas with substandard streets and limited access as

well as the ability to protect HPOZ communities and our locally designated landmarks and cultural resources. While Los Angeles is not an old city by worldwide standards, our history should not be sacrificed as we seek to increase our housing inventory. It is fortunate that the City has the opportunity to tailor this legislation to better fit into LA's many diverse neighborhoods. It may very well be that this measure will ultimately be best implemented via Community Plans. This remains to be seen. However, in the meanwhile a memorandum of understanding / temporary guidelines should be issued as soon as possible. Thank you for your consideration.

Communication from Public

Name: Westwood South of Santa Monica Blvd. HOA

Date Submitted: 02/08/2022 12:41 AM

Council File No: 21-1414

Comments for Public Posting: The Westwood South of Santa Monica Blvd. Homeowners Association, representing an area of 3600 stakeholder households in West Los Angeles, fully supports the adoption of Council File 21-1414 and urges its immediate adoption. The City of Los Angeles needs a temporary measure to guide the implementation of SB 9 which has already gone into effect. CF 21-1414 will provide guidance on SB 9's implementation while a more permanent measure can be developed. It is important that the City consider taking action to assure that it is homeowners and not corporations, LLCs or institutional investment groups that are able to participate in and to take advantage of this program. The upzoning provided by SB 9 makes the City's R1 properties an especially attractive takeover targets by the institutional investment organizations now gathering BILLIONS of dollars to purchase single family homes in order to generate rental income and shareholder profits. The City must do everything within its means to halt the commercialization of our residential properties which, if allowed, will make it more difficult for individuals and families to own properties and to create generational wealth. The purchase of growing numbers of R1 properties across the country by these Wall Street actors could result in a permanent class of renters at the mercy of their absentee corporate Wall Street landlords whose sole mission is to maximize investor returns while gentrifying and destabilizing our neighborhoods. We support comments submitted by the Studio City and Baldwin Hills Estates residents associations and believe that a final implementation plan should involve robust discussion amongst stakeholders from across the City. Thank you for the opportunity to comment on behalf of our community.

Communication from Public

Name:

Date Submitted: 02/08/2022 08:44 AM

Council File No: 21-1414

Comments for Public Posting: The proposed motion fails to address historic districts and properties. Point 4 of the Motion should be amended to include historic districts and resources as follows: 4. INSTRUCT DCP to prepare a report to clarify exemptions for high-fire hazard severity zones, protected species habitats, horse keeping, substandard roadways, historic districts and resources, and/or other geographic areas as determined for which the implementation of SB9 would result in a specific, adverse impact. Thank you.

Communication from Public

Name:

Date Submitted: 02/08/2022 09:45 AM

Council File No: 21-1414

Comments for Public Posting: First, the proposed motion fails to address historic districts and properties. Point 4 of the Motion should be amended to include historic districts and resources on the list of items to be addressed in the requested DCP report. Second, the Council should adopt a Motion directing preparation of an ordinance designating as locally listed historic districts all historic districts identified in SurveyLA as eligible for listing. Third, SB9 is not about affordable housing. There is no requirement whatsoever that any of the housing generated by SB9 be affordable. Council needs to speak out about the lie that SB9 is affordable housing legislation. Already SB9 has increased land prices by upzoning single family parcels, thereby increasing housing prices in Los Angeles. As a result of SB9 our single-family neighborhoods will be destroyed to create more non-affordable housing. As written, SB9 will work against the City's ability to meet its RHNA requirement which specifies that 56.9% of all housing produced should be Moderate and below Moderate-income housing. Since nearly all of the housing produced pursuant to SB9 will be above moderate-income housing – SB9 works against the ability of the City to meet its RHNA allocation. I would therefore urge the City Council to lobby the State to amend the legislation to require that at least half of the units produced on a parcel as a result of SB9, be required to be affordable by covenant.