

Communication from Public

Name: Hancock Park Homeowners Association
Date Submitted: 01/07/2021 09:23 PM
Council File No: 21-0002-S21
Comments for Public Posting: Please see file attachment. Hancock Park Homeowners Association supports Councilmember Koretz's resolution to oppose Senate Bill 10.



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December 20, 2020

Re: Resolutions 21-0002-S18 and 21-0002-S21

To Whom It May Concern:

I write on behalf of the Hancock Park Homeowners Association to express its support of Councilperson Paul Koretz's motions opposing State Senate Bills SB 9 and SB 10. We applaud Councilperson's Koretz's support of the responsible development of housing that is environmentally sustainable and affordable. If passed, SB 9 and SB 10 will result in unchecked housing development that will materially increase density, while doing nothing to create the essential new infrastructure that the added density will require to sustain itself. In a city that already suffers from too little open space and tree canopy, the added development will only exacerbate those problems. And worst of all, there is no evidence that the increased density will help alleviate our city's problem of insufficient *affordable* housing.

SB 9 will facilitate "lot splitting," *i.e.*, the subdivision of a parcel or parcels into additional buildable lots and remove the administrative and environmental reviews that currently apply to such process. Further, it provides for the ministerial ("by right") approval of duplex (two residential units) construction and prohibits a local agency from requiring dedication of rights-of-way or offsite or onsite improvements for parcels created by a lot split.

SB 10, which is the successor to SB 50, is even worse than that earlier proposed legislation. SB50, and now SB10, seek to impose a one-size-fits all solution to California's affordable housing shortage. Unfortunately, SB10 appears to remove even the limited protections that were incorporated by SB50 that would have allowed local governments to submit their own housing plans if they increase housing density, promoting fair housing and sustainable transportation. Both SB 10 and SB 50 would decimate Los Angeles's single-family neighborhoods and incentivize the construction of market-rate housing, further exacerbating the shortage of affordable units.

The City of Los Angeles through Measure JJJ has taken a responsible, balanced and effective approach to developing affordable housing while protecting the quality of life of existing neighborhoods. The State should let Los Angeles continue its work in developing affordable housing for all citizens. We thank Councilman Koretz for supporting the development of affordable housing in Los Angeles.

Sincerely,

Cindy Chvatal-Keane
President, HPHOA, est. 1948