

## Communication from Public

**Name:**

**Date Submitted:** 08/09/2021 11:20 AM

**Council File No:** 21-0002-S18

**Comments for Public Posting:** I completely disagree with and ask you to Please Oppose SB 10. SB 10 allows city councils to rezone neighborhoods to allow 10-unit apartment buildings plus 2 ADUs and 2 JADUs, also known as “granny flats.” This creates 14 units, NOT 10, in each project, all at market-rate. Not one affordable unit is created by SB 10. SB 10 targets most of California: 1) Any “parcel” in “transit rich” areas within 1/2 mile of a rail or rapid transit station, or a busy four-way bus intersection offering service every 15 minutes during rush hours. 2) Any developed or empty land that isn’t surrounded by agricultural or industrial land, in any city, suburb, exurb or an “urban cluster” in the countryside. SB 10 defines vast lands, whether covered with buildings or empty, as “urban infill” — language that should not be made into law. SB 10 will cause luxury developers and investors to finance city council races, to elect city councils willing to rezone neighborhoods to create SB 10 housing, and also willing to undo voters’ 108-year-old right to the initiative. As such, SB 10 is an unprecedented windfall in California for developers and investors. ADUs won’t be counted as housing in SB 10-designated areas, even though the 4 ADU units allowed clearly are housing. Why won’t ADU’s be “counted?” Because cities can’t kill public hearings and ignore CEQA in projects containing more than 10-units. Lets cities upzone in Very High Fire Severity Zones (VHFSZs) to allow 14-unit projects. The bill uses dense, confusing language to avoid plainly stating that modern-day apartments already follow advanced fire safety standards, so there are no true exclusions. SB 10 should exclude 14-unit buildings in VHFSZs. Horse-keeping/ equine properties, and single family homes need to keep their rights and have the right and respect to have their concerns heard! We have many equestrian properties in the Chatsworth area of Los Angeles (Council District 12) area. This area is unique, because of horse keeping properties and preserved open land in Chatsworth. Local city councils and neighborhood councils need to have their voices heard by the state!