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March 4, 2022

Honorable City Council Members

City Hall

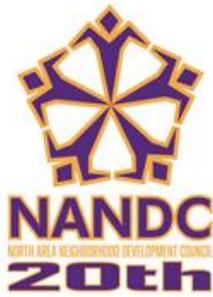
200 N. Spring Street

LA, CA 90012

Via email

Los Angeles has an opportunity to ensure SB9 developments bring much needed help to our affordable housing market, but without thorough and careful guidelines, SB9 will turn into yet another loophole for the resident displacement and market rate development that created our current homeless crisis. Empowerment Congress North Area Neighborhood Development Council (ECNANDC) agrees wholeheartedly that Los Angeles needs a specific implementation plan for Senate Bill 9 (SB9), but urges the Council to better address the following areas in the final ordinance associated with Council File 21-1414:

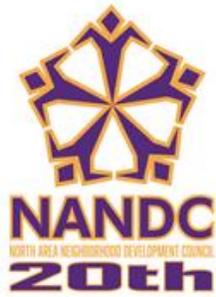
- 1) There must be clear and just inspection and enforcement of existing properties to ensure previous tenants, RSO, and affordable units are not demolished
- 2) There must be proper pre-demolition review to ensure historically significant structures, both architectural and cultural, HPOZ, Survey LA documented historic areas and properties, other surveys, and other local ordinance protected properties are not removed. We encourage a CEQA review other than a categorical exemption triggered on any structure older than 50 years and requirements created to ensure new structures conform to local design guidelines and community character.
- 3) There must be swift and effective enforcement of the owner residency requirement to make sure this designation is not being abused by LLC's or other



corporate entities. We all know that with the value of real estate in Los Angeles, developers are happy to pay fines and continue gouging the market – we strongly encourage the City to use property liens to guarantee the proper use of SB9 projects.

- 4) Fees assessed must be adequate to improve the infrastructure effect of this increased density. This includes energy, climate, parking, and safety concerns.
- 5) Setbacks should include at least 3 feet of landscaping and green space.
- 6) Trees removed must be replaced by appropriate MATURE replacements.
- 7) SB9 related rentals should be tied to our desperate local need of affordable housing with reasonable requirement that units are offered to moderate and low income tenants.
- 8) Residents currently within a 1000 foot radius of a potential SB9 project must receive notice of this and be given opportunity to provide evidence of adverse effects or violations of other local ordinance.
- 9) SB 9 is contradictory in its exemption from CEQA in the introduction, defining the project review as ministerial, yet in Section 1 6582.21 (d) states “Notwithstanding subdivision (a), a local agency may deny a proposed housing development project if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.” How is this ascertained without environmental review?

Without proper protections, SB9 will only exacerbate Los Angeles’s housing crisis and create lots filled with unsuitable development. We appreciate the Council,



LADBS, and City Planning taking the time and care to ensure successful implementation.

We support CF-21-1414 and the efforts of the City Council to bring local controls on the implementation of SB9.

NANDC is a self-governed, self-directed, and independent organization empowered by the Los Angeles City Charter. This charter offers neighborhood councils a role in the City's decision-making process. NANDC was certified by the City of Los Angeles on April 27, 2002, and was the 24th neighborhood council formed under the guidelines of the City Charter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thryeris Mason".

Thryeris Mason, President
Empowerment Congress North Area Development Council (NANDC)
www.NANDC.com