



# COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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February 6, 2021

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Dear City Staff:

At a recent public meeting of the Coastal San Pedro Neighborhood Council, the following resolution was passed by the Board of Directors:

## **SUPPORT OF CF 20-0047 AND 19-0400 RE SB 330 REGARDING EVICTION PROTECTION**

**Whereas** the City of Los Angeles has a dire shortage of AFFORDABLE housing;

**Whereas** SB 330 was passed by the State Legislature and chaptered on January 1, 2020 and provides enhanced protections for those tenants in “protected units” which in Los Angeles are described as Rent Stabilized Units (RSO). The protections include: replacement of housing units in the same number as those demolished; replacement of “protected units” when there is no housing construction to be replaced on a 1:1 basis; the right for tenants to remain in their housing unit until 6 months prior to commencement of construction; no differentiation between ministerial or non-ministerial construction of housing developments when applying these enhanced protections; tenants in “protected units” have the First Right of Return in any replacement housing constructed as a result of demolition; legal recourse for any interested party, including a tenant, against the City of Los Angeles if the protections are not complied with and enforced; and

**Whereas** SB 330 provides for the protections above, and that the City of Los Angeles Department of City Planning, Department of Building and Safety and HCIDLA have not been complying with SB 330 and have not been enforcing the protections included in the bill.

***Therefore Be It Resolved*** that the Coastal San Pedro Neighborhood Council demands that the City of Los Angeles comply with the provisions of SB 330 immediately to minimize the effects of displacement in the face of rising development contributing to the non-compliance with these provisions; and further, that the City Attorney direct HCIDLA, the Department of City Planning and the Department of Building and Safety to add these protections to an Ellis Act Eviction and Replacement checklist for full compliance with SB 330 provisions PRIOR to approving any Ellis Act Eviction or issuing any permit for demolition of housing units (Council File 20-0047 and 19-0400).

Please contact Robin Rudisill, Chair of the CSPNC Planning Committee; at 310-721-2343 should you have any questions related to this letter and resolution.

Sincerely,



Doug Epperhart, President  
On behalf of the Coastal San Pedro Neighborhood Council Board

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