



# COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

**Doug Epperhart**  
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Treasurer

February 3, 2021

Councilmember Buscaino  
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Councilmember Koretz  
[councilmember.koretz@lacity.org](mailto:councilmember.koretz@lacity.org)

Dear Representatives:

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

### **Support of City Opposition to SB 9 (CF 21-0002-S18)**

**Whereas** if enacted, state Senate Bill 9 would require the City to provide for by right approval of two residential units on a single-family lot and an urban parcel map dividing a lot into two equal portions, and it exempts such projects from environmental review. Given the ADU laws, this could potentially result in 4 or even 8 units where only one home is currently allowed. Such a process would not allow any discretionary review, public notice or public hearing thereby undermining local land use control and community participation;

**Whereas** the City, Neighborhood Councils, and community members have worked hard to develop community plans and design guidelines that are appropriate for the various neighborhoods that comprise L.A. This legislation would undo all of those efforts and potentially lead to extremely poor planning and significant changes in citizens' quality of life;

**Whereas** Los Angeles lacks affordable housing and yet this bill addresses only market-rate housing;

**Whereas** there is no evidence that the increased density will help alleviate our city's problem of insufficient affordable housing, nor is there any verifiable data to support the need for this additional market-rate housing;

**Whereas** the City would be prohibited from requiring dedications of rights-of-way or other improvements for parcels created by a lot split, resulting in increased congestion, fewer pedestrian-friendly sidewalks, and greatly increased costs to the City should they need to purchase that right-of-way in the future;

**Whereas** up zoning neighborhoods will not increase affordability because it causes land speculation, which increases land costs. SB 9 would be simply a huge profit windfall for developers who are encouraged to buy one house on one lot, subdivide, and build eight market-rate housing units (including the allowed ADUs).

**Be It Resolved that** the Coastal San Pedro Neighborhood Council supports the December 25, 2020, Resolution by Councilmember Koretz requesting the City Council to include opposition to SB 9 in its 2021-2022 State Legislative Program.

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

CC:  
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