



Website: unitedneighbors.net

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MARCH 24, 2021

HOUSING LITMUS TEST

- **Affordable Housing**
- **Environmental Protection,
Maintaining CEQA**
- **Infrastructure Upkeep**

TYPICAL HOME

SB 9 is not a harmless Duplex Bill

SB 9 will be a state law
that will override *all*
local zoning.



Based on L.A.
ordinances:

7,500 S.F Lot

3,375 S.F. Allowed

Building Size

5' Side Yard Setback

15' Rear Yard Setback

CURRENTLY ALLOWED

ADUs give homeowners a chance to augment their income with small rental units.

Current State law allows an ADU and Jr. ADU on ***all*** residential properties.



Based on L.A. ordinances:

7,500 S.F Lot

3,375 S.F. Allowed

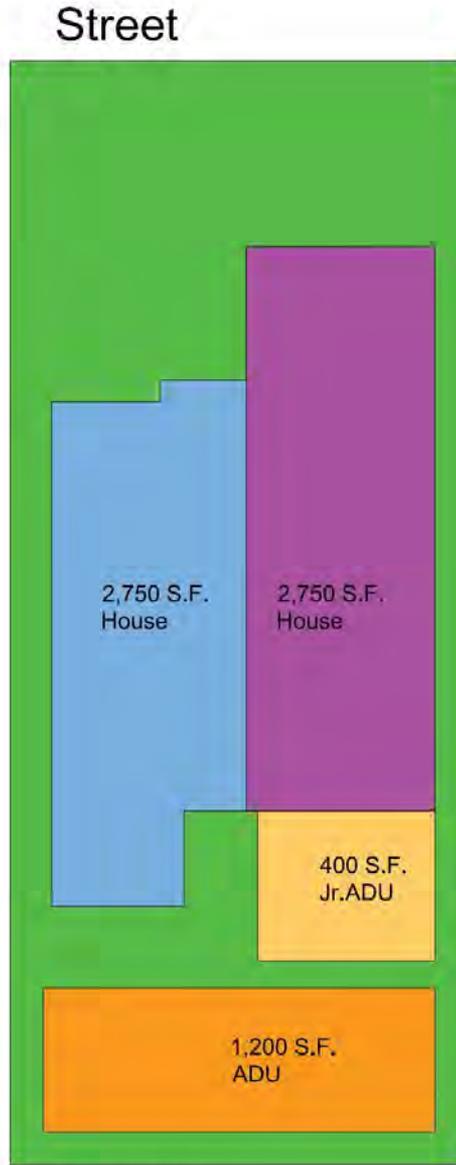
Building Size

5' Side Yard Setback

15' Rear Yard Setback

SB 9 ALLOWS
THE EXISTING HOME
TO BE A DUPLEX

7,100 S.F.; 4 Units
Previously
2,750 S.F. House



**Local Zoning
no longer applies**

**No Limit to
Building Size
4' Side Yard Setback
4' Rear Yard Setback**

SB 9 ALLOWS
THE EXISTING
LOT TO BE SPLIT

Street



Street



7,500 S.F Lot

**SB 9 Allows for
Lot Splits
Each Lot has to
be Equal in Size**

SB 9 is a LOT SPLITTING BILL

SB 9 ALLOWS
A SPLIT LOT
WITH A DUPLEX,
AN ADU & JR. ADU

**Homeowners
generally will not be
the lot splitters.**

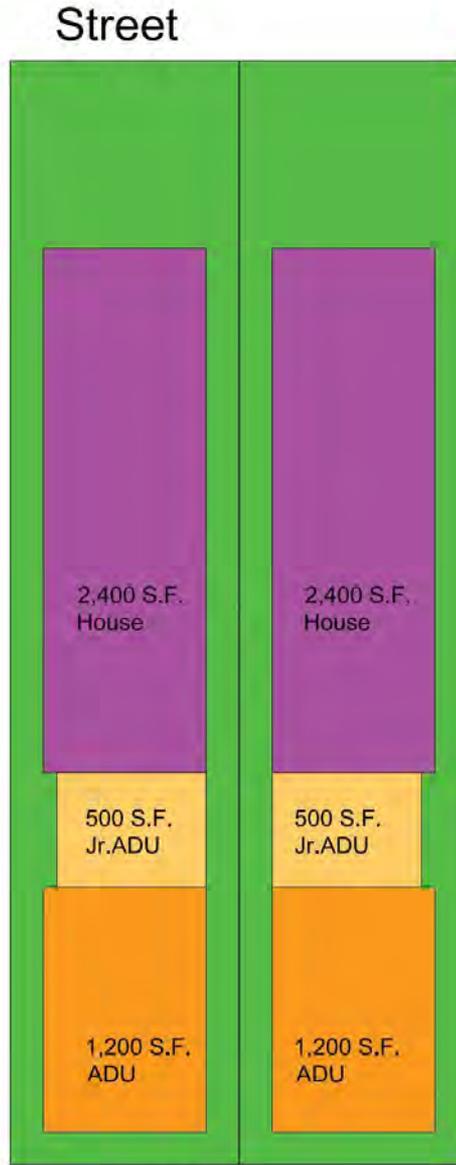
SB 9 removes local zoning
from ***all*** residential
properties
in California.



**7,500 S.F Lot
No Limit to Allowed
Building Size
4' Side Yard Setback
4' Rear Yard Setback**

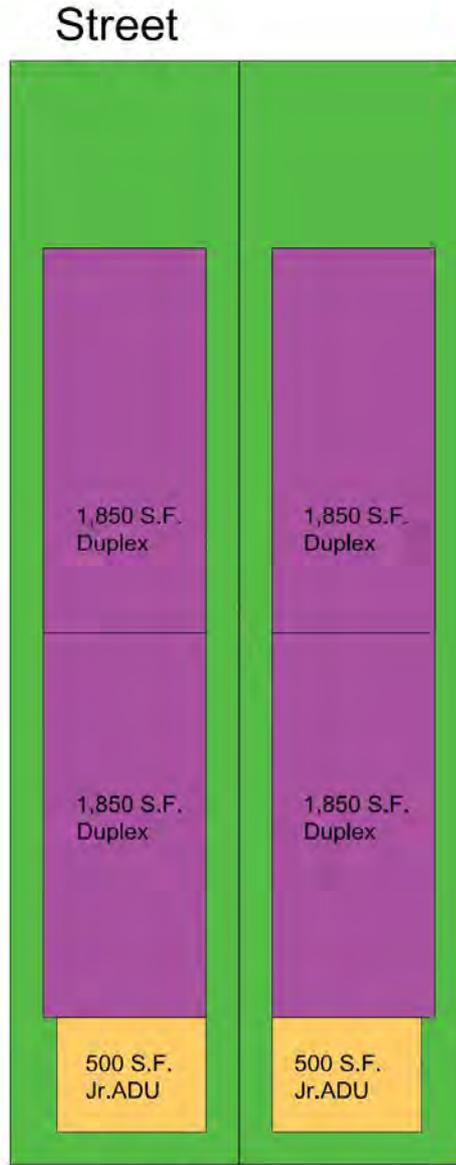
SB 9 ALLOWS
A SPLIT LOT
WITH A HOUSE,
AN ADU & JR. ADU

The houses do not have
to be duplexes.



7,500 S.F Lot
No Limit to Allowed
Building Size
4' Side Yard Setback
4' Rear Yard Setback

SB 9 ALLOWS
A SPLIT LOT
WITH A DUPLEX &
A JR. ADU.
(LOCAL JURISDICTION
MAY **NOT** ALLOW ADU)



7,500 S.F Lot
No Limit to Allowed
Building Size
4' Side Yard Setback
4' Rear Yard Setback

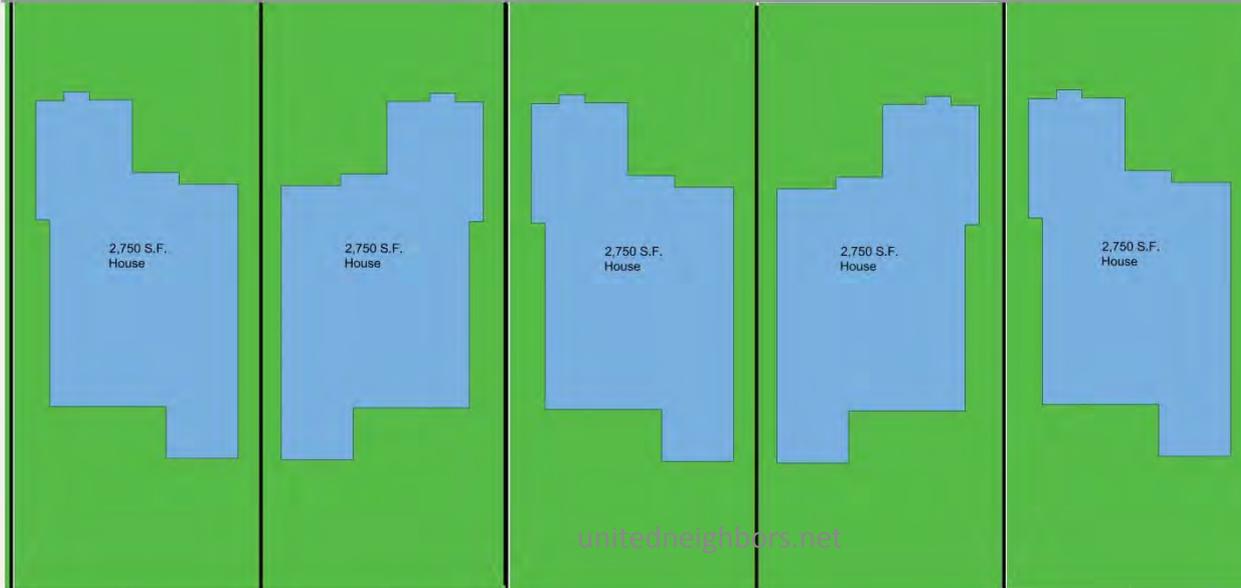
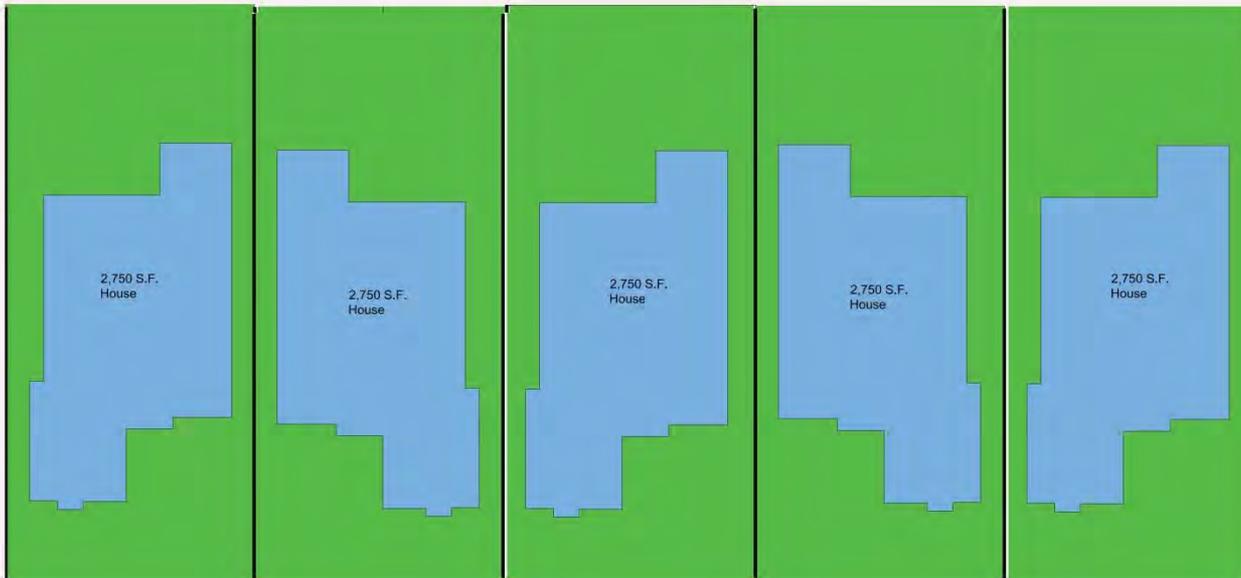
SB 9 ALLOWS
A SPLIT LOT
EAST-WEST LOT SPLITS
AS WELL AS NORTH-SOUTH.

**They state this is just
a “simple duplex” bill**

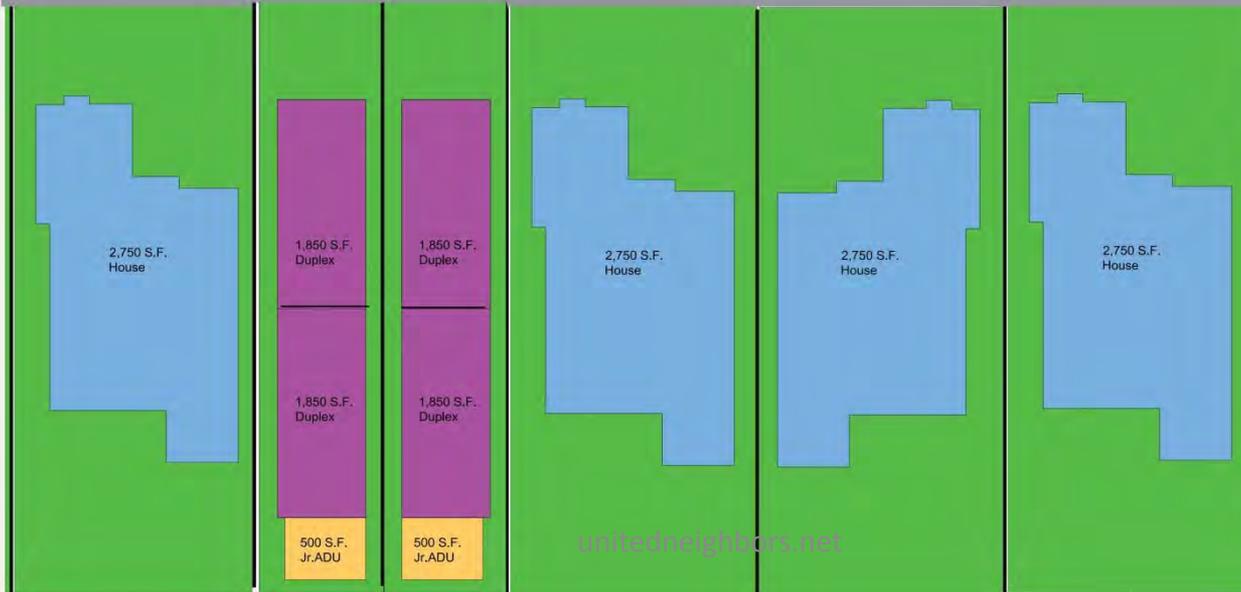
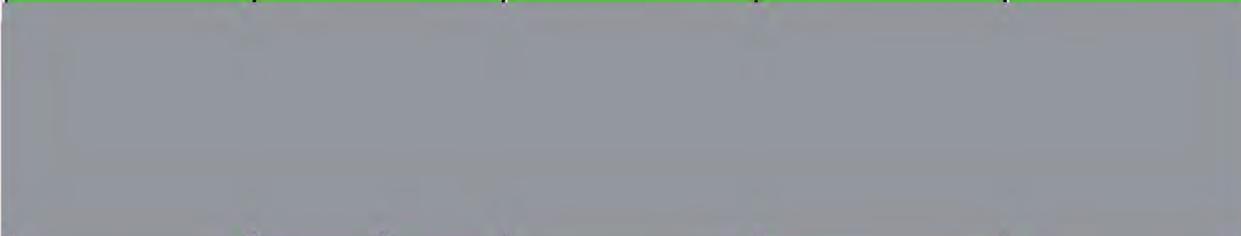
8,000 S.F.; 4 Units
Previously
2,750 S.F. House



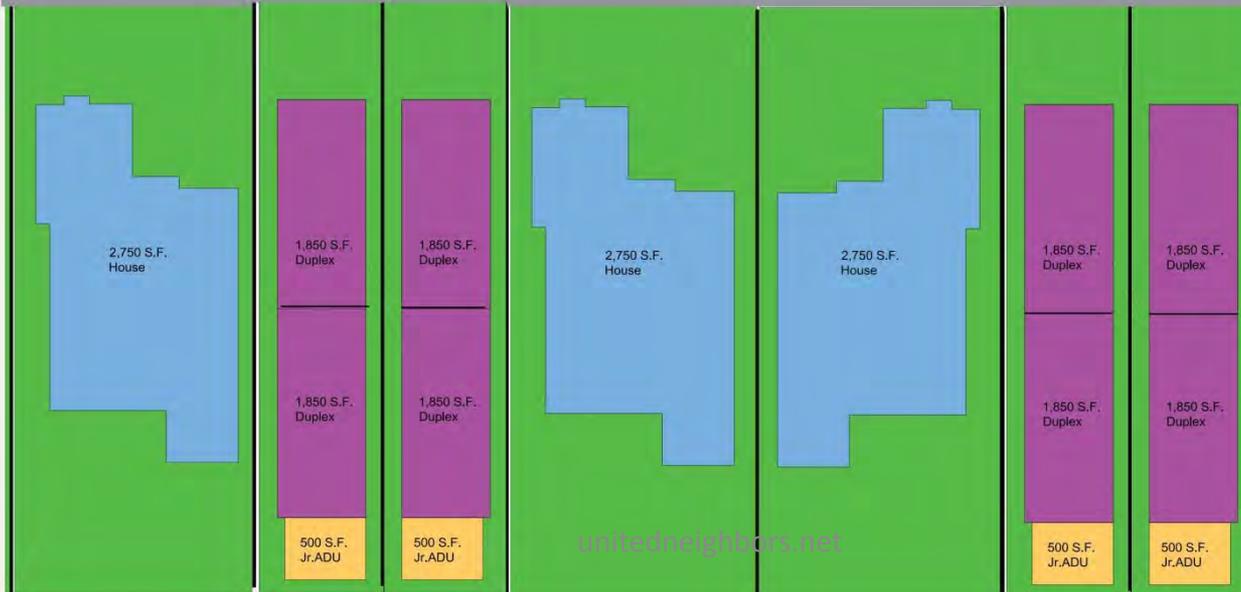
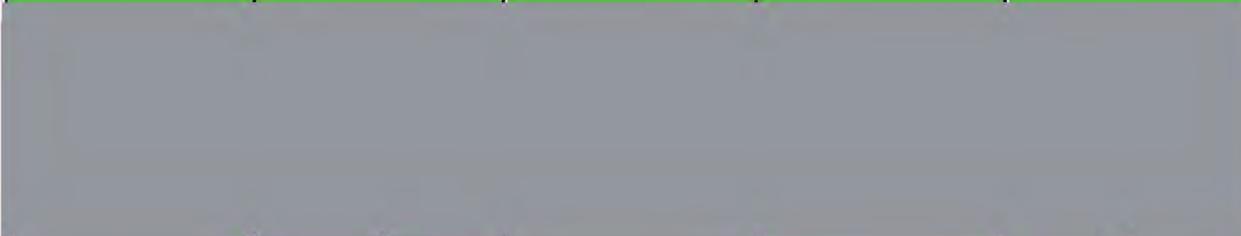
7,500 S.F Lot
No Limit to Allowed
Building Size
4' Side Yard Setback
4' Rear Yard Setback



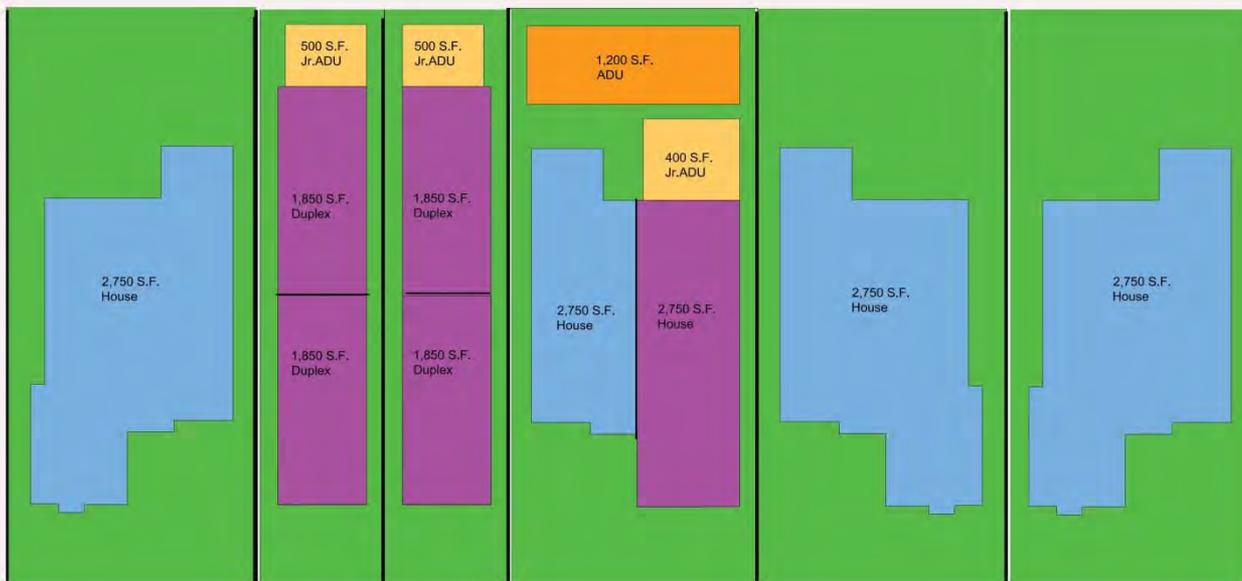
SB 9's impact
on a typical
neighborhood.



A developer purchases a house, lot splits and builds to SB 9 limits.



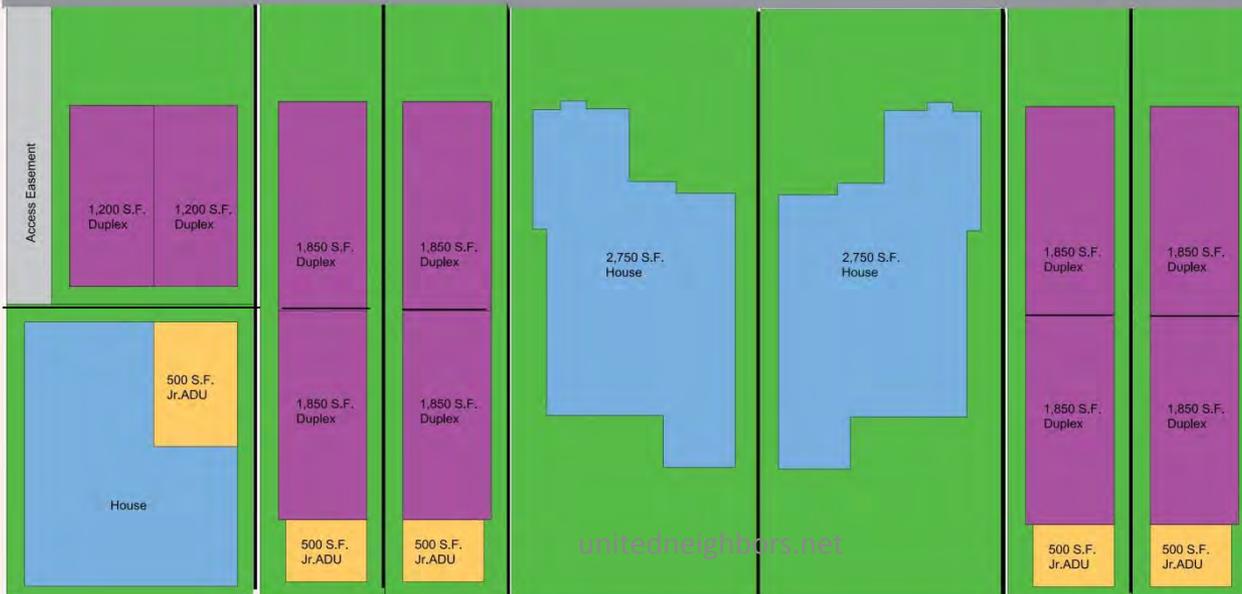
One developer cannot subdivide adjacent properties.

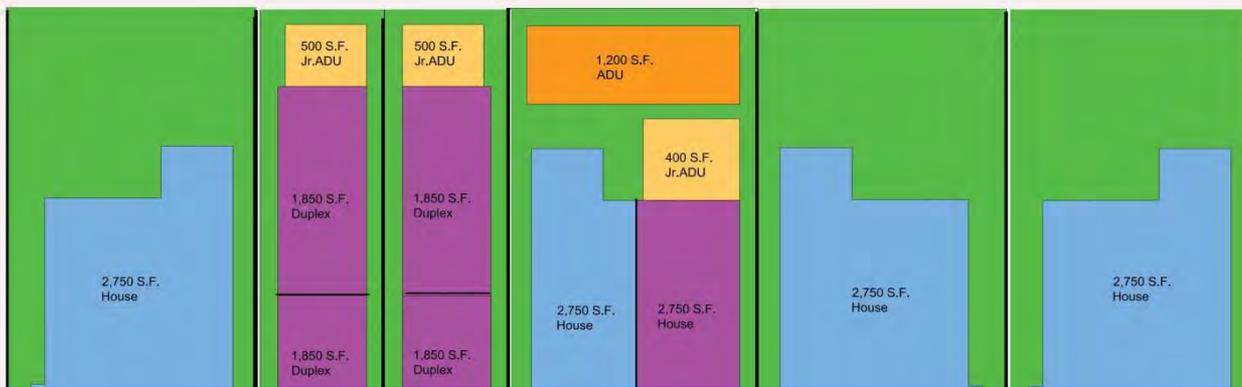


No required infrastructure improvements.

The capacity of the existing water, electricity, gas and sewer services cannot handle this new demand.

One developer cannot subdivide adjacent properties but another developer can.



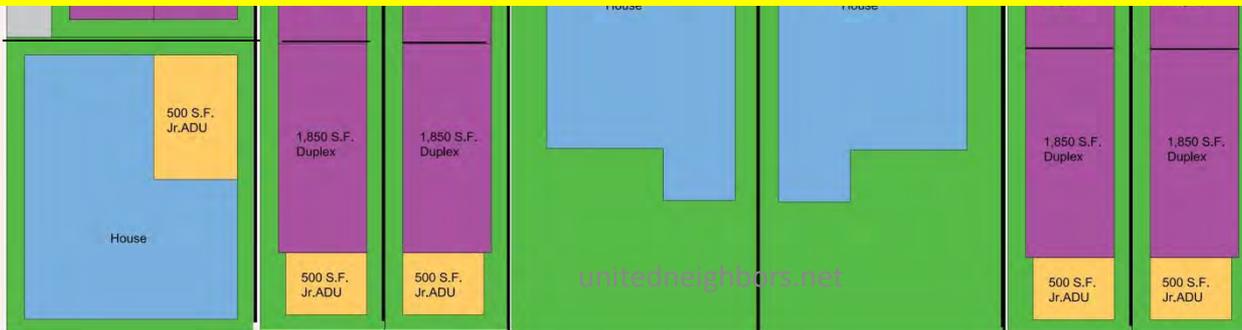


SB 9
Is an
environmental
disaster.

They justify the increased density because of the need for affordable housing as stated in SB 9 & SB 10:

The Legislature finds and declares that ensuring the ***adequate production of affordable housing is a matter of statewide concern*** and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.

BUT NO AFFORDABLE HOUSING UNITS ARE MANDATED!



housing.

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SB 10 ALLOWS
A 10 UNIT APARTMENT
BUILDING ON ANY
RESIDENTIAL PROPERTY
IN A TRANSIT RICH
OR A JOB RICH AREA.



7,500 S.F Lot
No Limit to Allowed
Building Size, Height to
be determined.
Assume:
5' Side Yard Setback
15' Rear Yard Setback

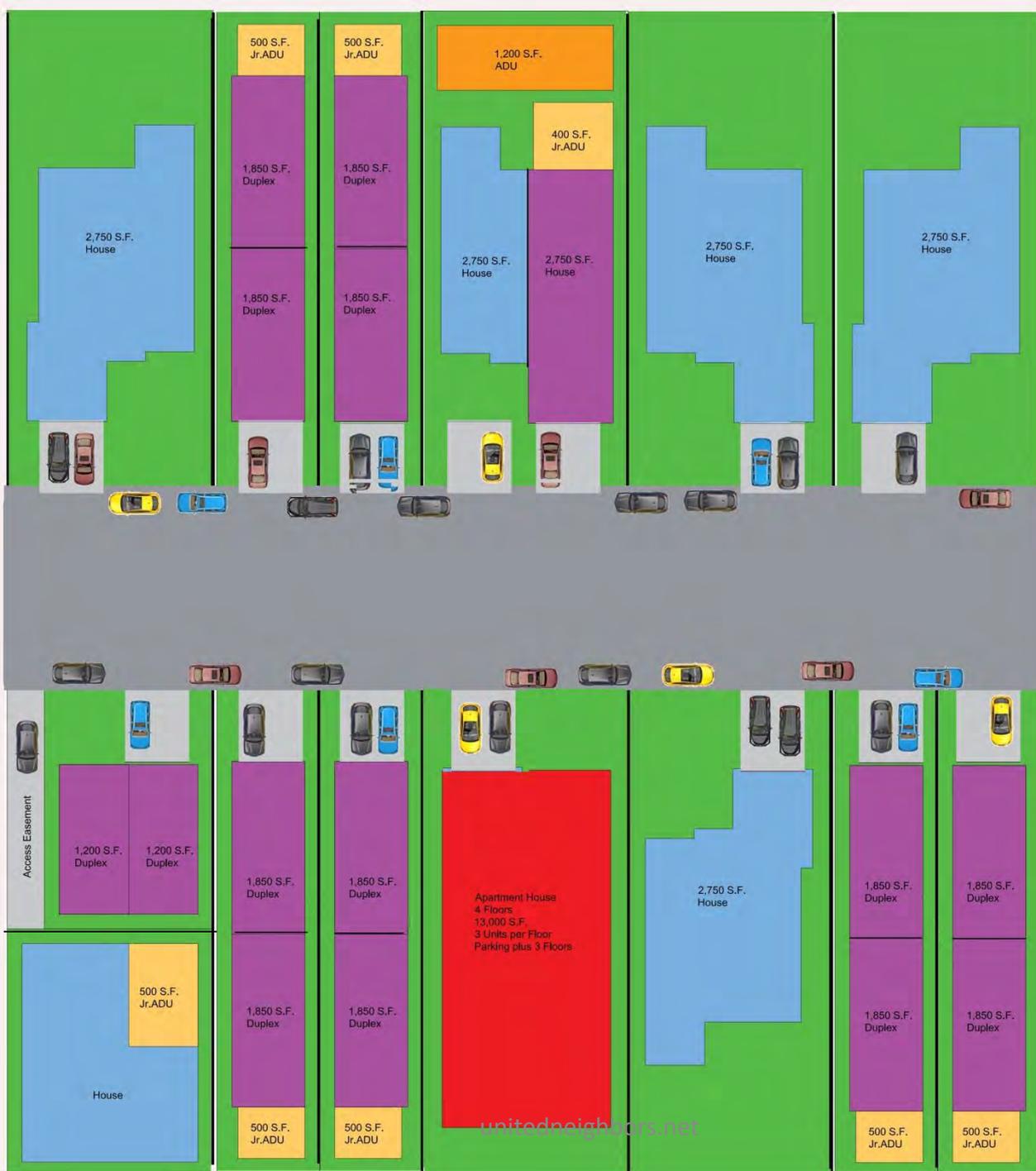
Street

NO AFFORDABLE UNITS REQUIRED

FOUR STORY
APARTMENT HOUSE
13,000 S.F.
3 UNITS PER FLOOR
PARKING + 3 FLOORS

**7,500 S.F Lot
No Limit to Allowed
Building Size, Height to
be determined.**

**Assume:
5' Side Yard Setback
15' Rear Yard Setback**



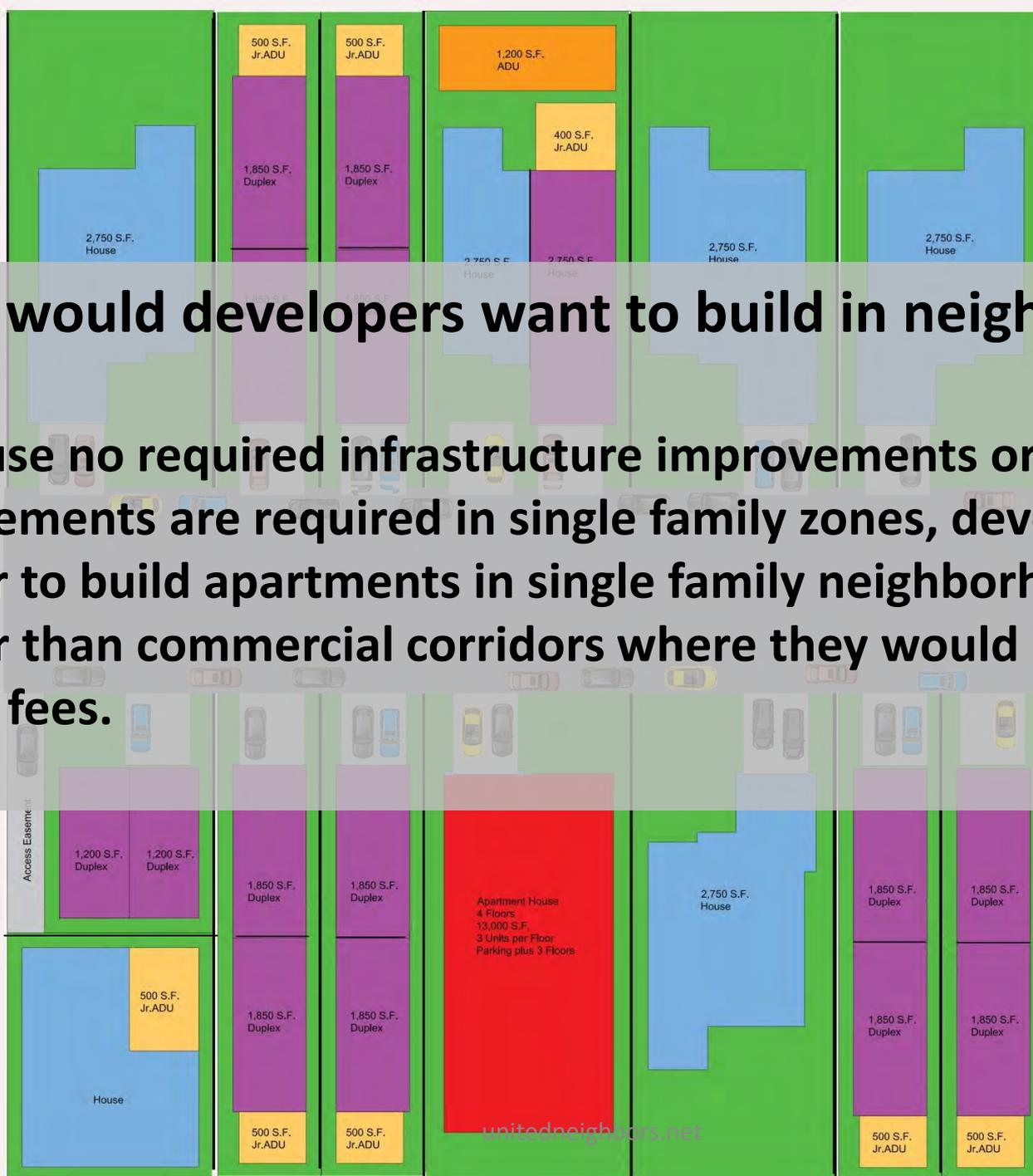
SB 10
No required
infrastructure
improvements.

Minimal
off-street
parking.

Total loss of
Single Family
Neighborhoods

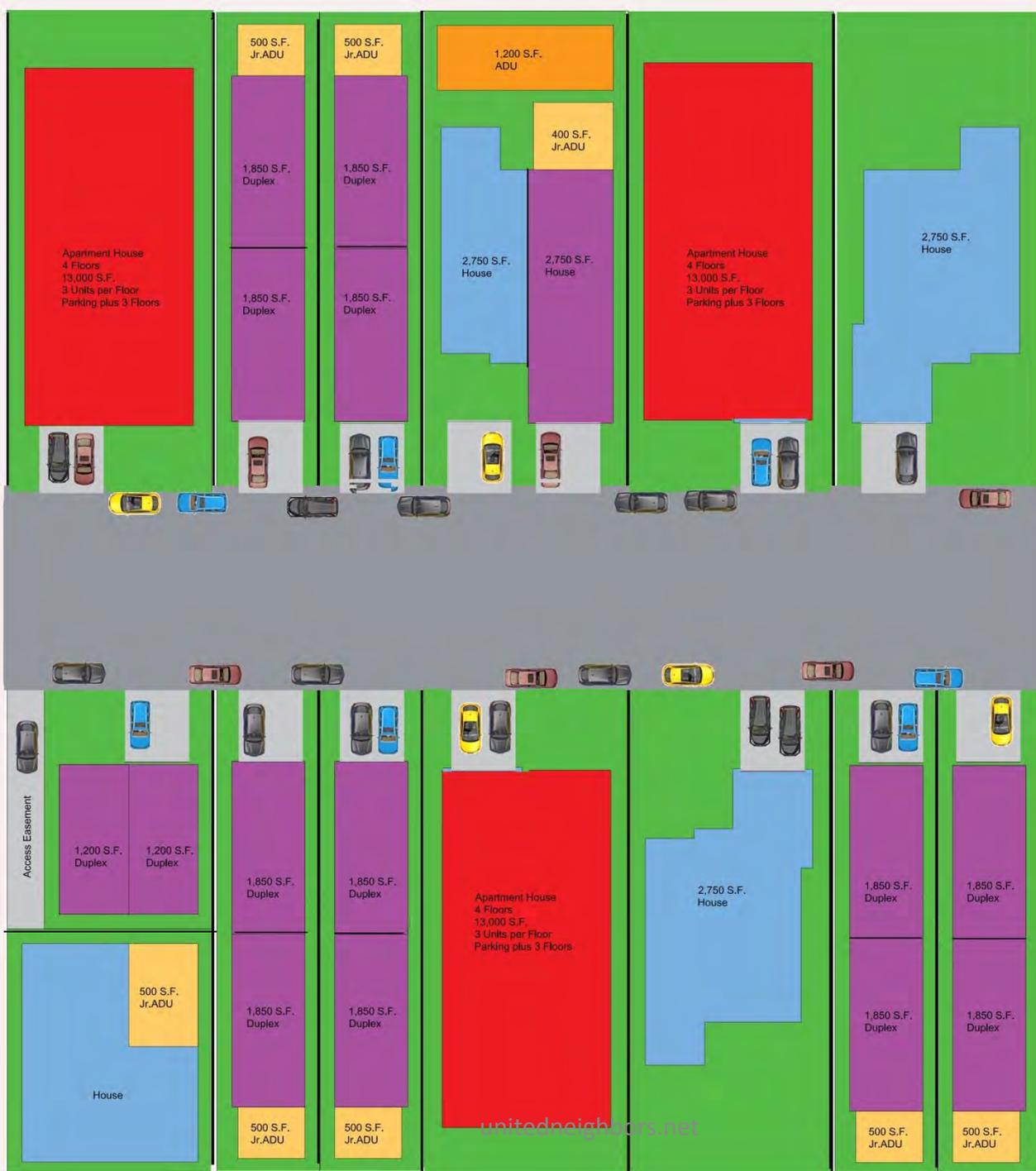
Why would developers want to build in neighborhoods?

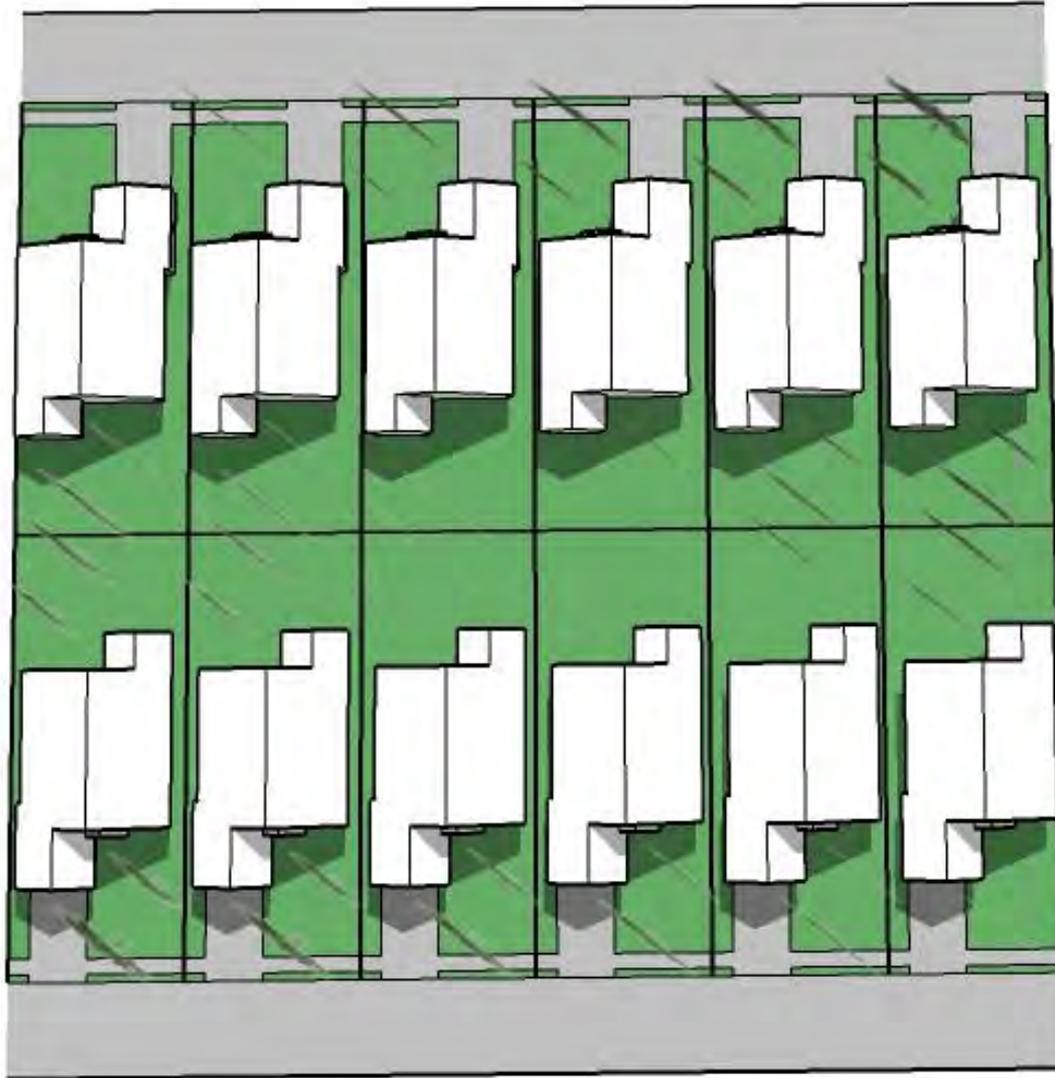
Because no required infrastructure improvements or costly entitlements are required in single family zones, developers will prefer to build apartments in single family neighborhoods rather than commercial corridors where they would have to pay these fees.



SB 10

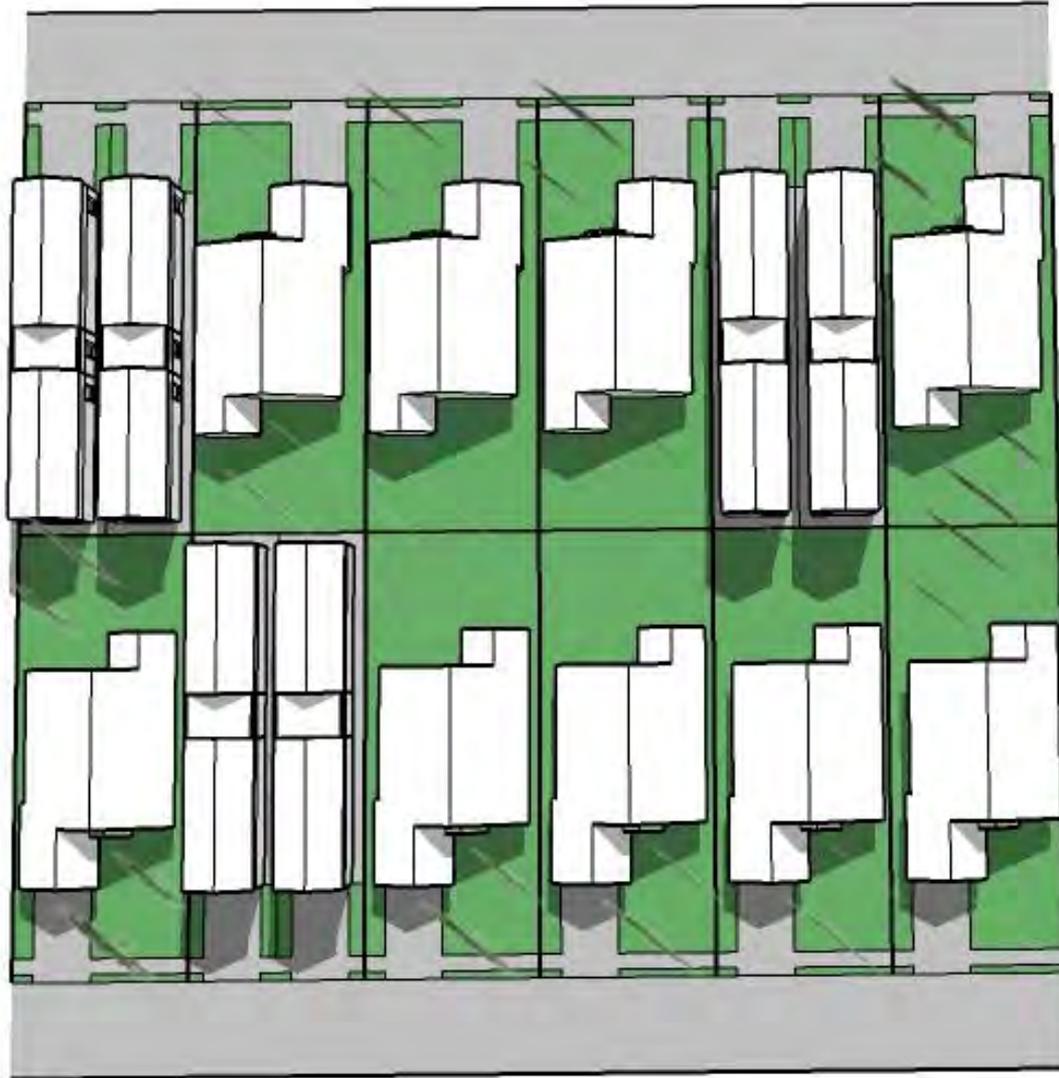
Local Control?



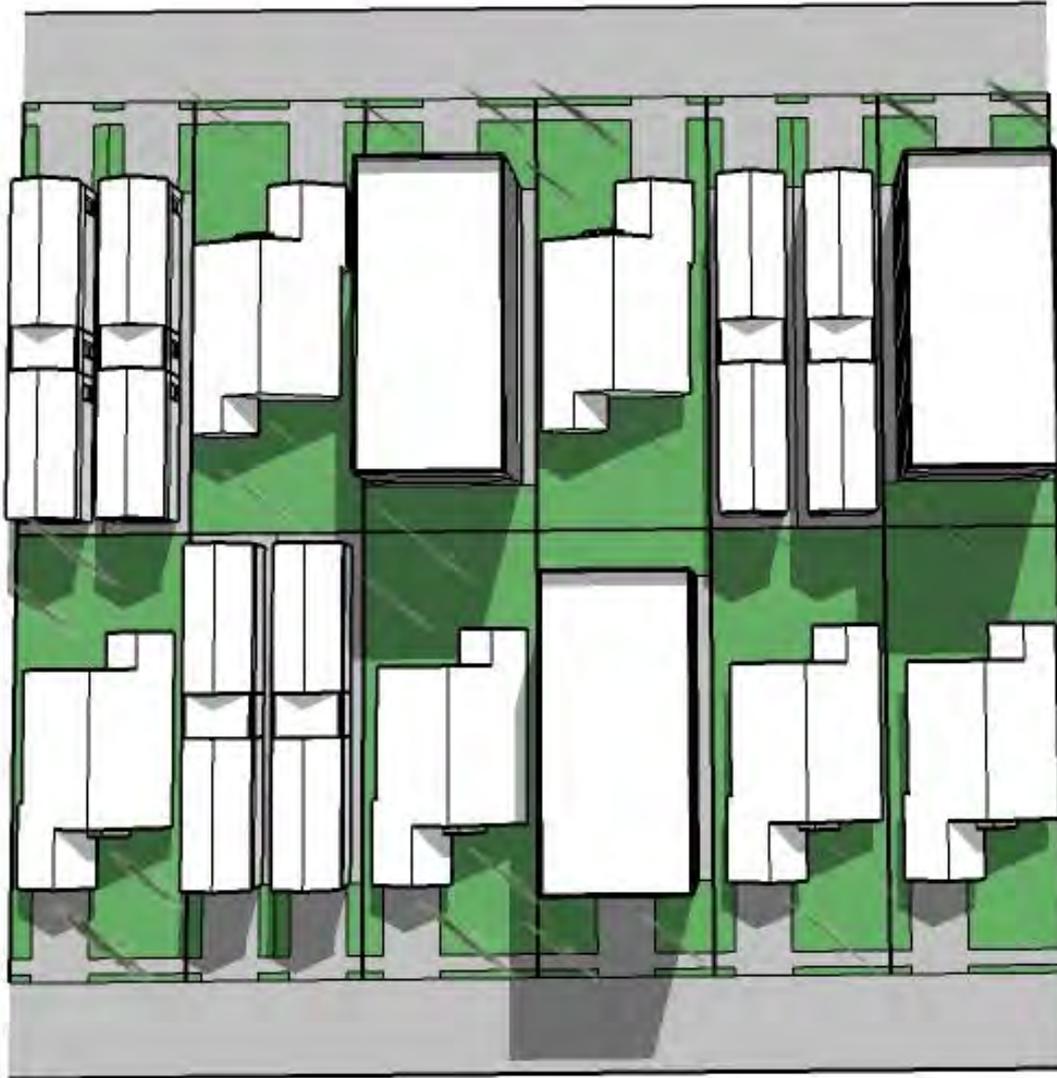


Review
SB 9 & SB 10

Single Family
Neighborhood



**Review
SB 9 & SB 10
Single Family
Neighborhood
With SB 9
Developments**



**Review
SB 9 & SB 10
Single Family
Neighborhood
With SB 9 &10
Developments**



Single Family Neighborhood with SB 9 & 10 Developments



Single Family Neighborhood

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Single Family Neighborhood with SB 9 & 10 Developments

Palo Alto or Calabasas or...





Building Area
No Local Zoning
No CEQA

Sierra Club and others should be outraged



An ADU on one , two Duplexes, ADU on the other Lot.



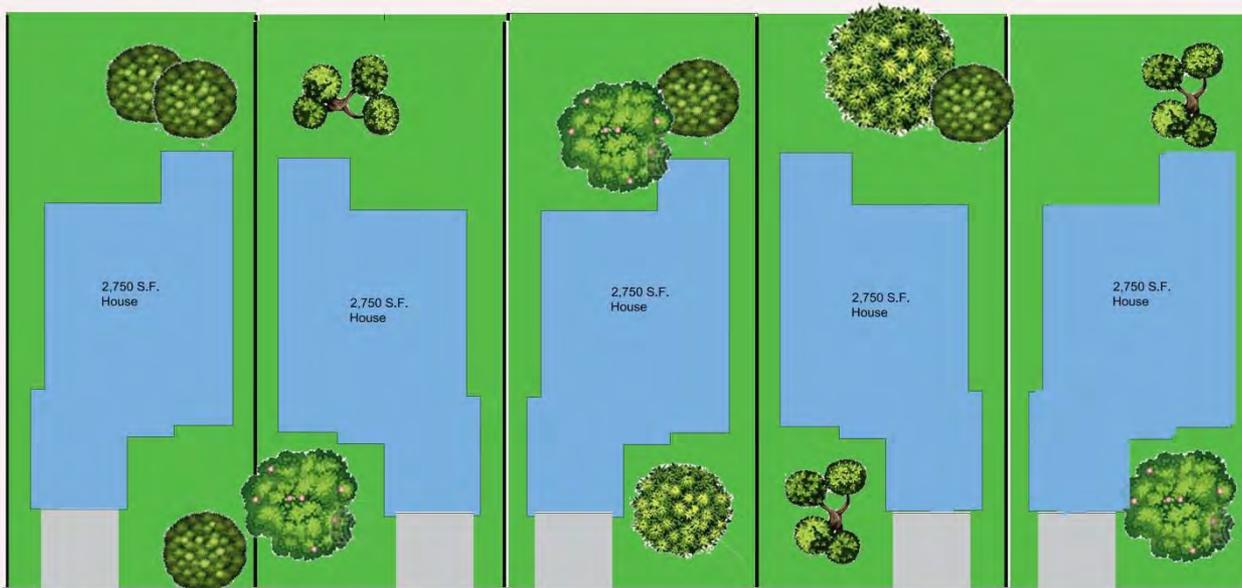
An ADU on one and an Apartment on the other Lot.

Environmental Impact

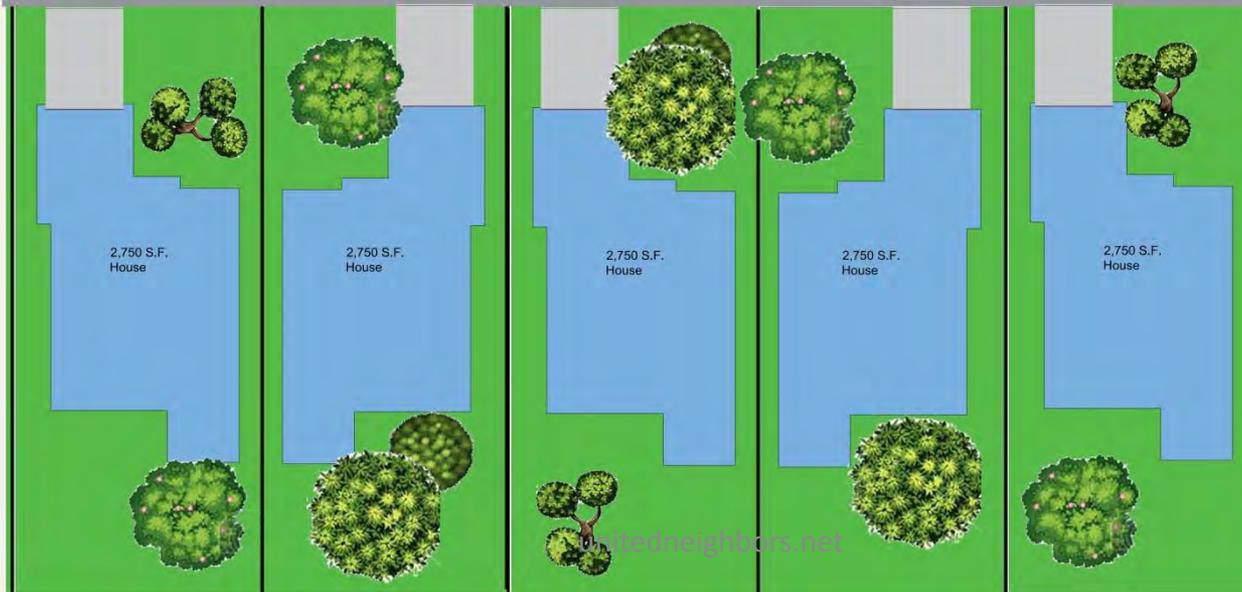
The loss of CEQA

CEQA requires master plans to look at the total impact. No piecemealing allowed.





“in residential yards that about 80% of the city’s trees are located” USC Study



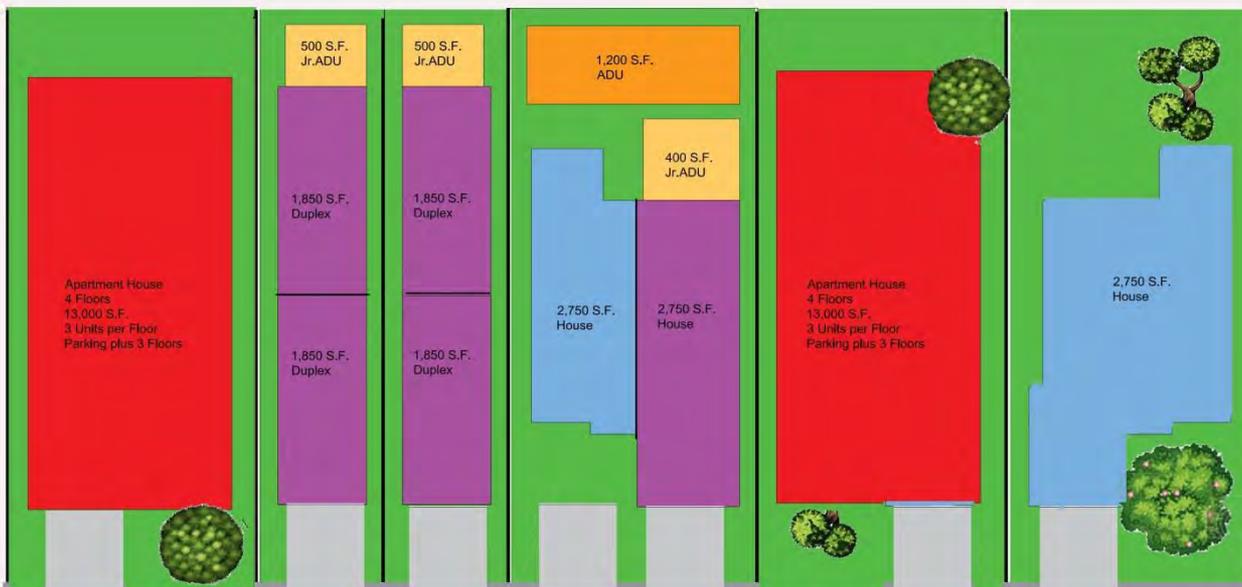
These bills also claim to be environmentally responsible.

Typical tree canopy in front and rear yards.

<http://treeology.info/treeology/2019/01/04/saving-las-trees-means-saving-its-yards/>

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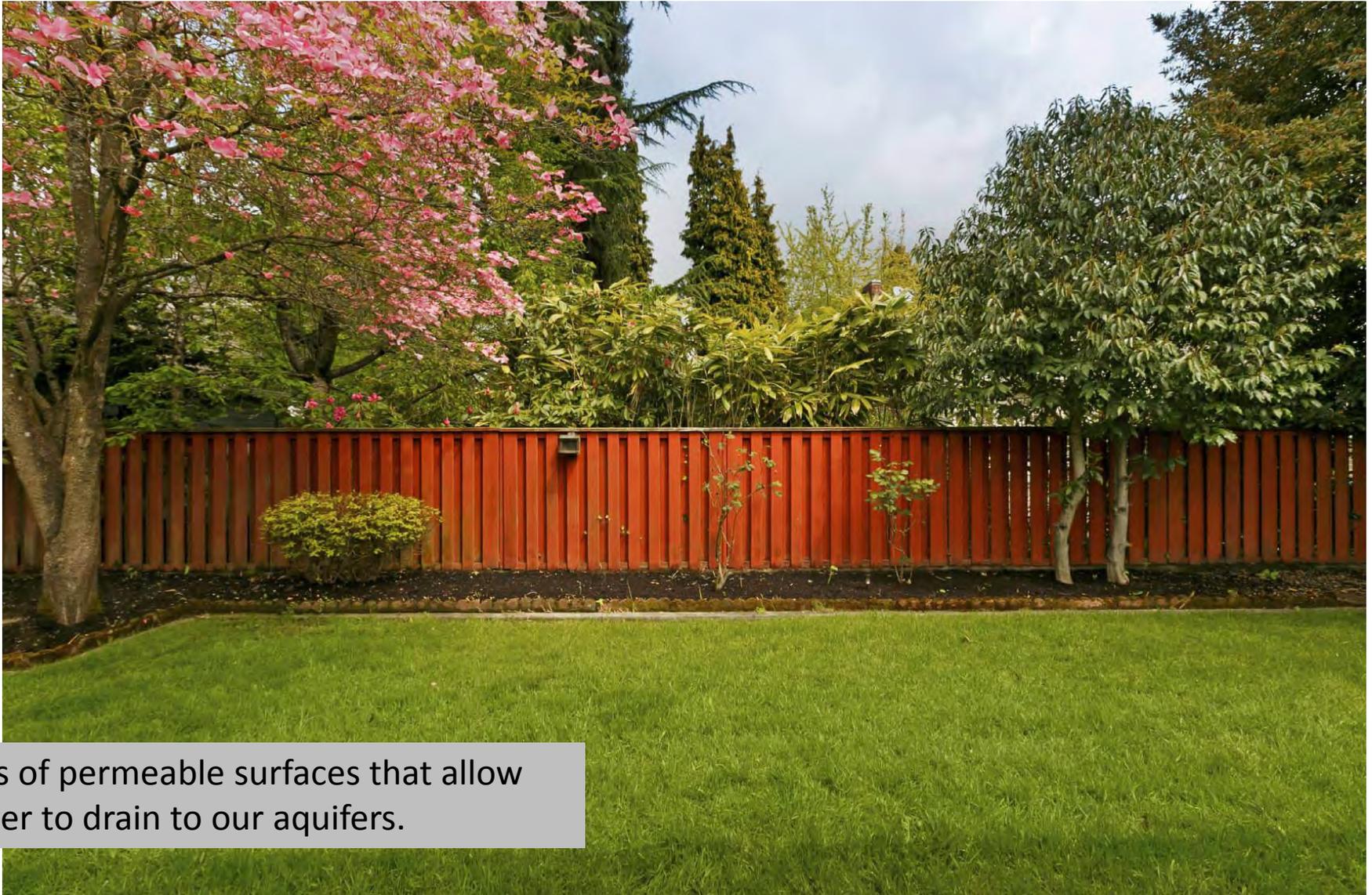


“Trees get in the way when soaring prices induce developers to max out their lots,”
USC Study



Note the loss of yards and open space.

- Very few trees.
- Loss of permeable surfaces needed to replenish our ground water.
- Not environmentally responsible



Loss of permeable surfaces that allow water to drain to our aquifers.



Loss of trees that remove carbon from the air, cool our communities, etc.

A photograph showing a narrow concrete walkway between two fences. On the left is a chain-link fence, and on the right is a wooden fence. The walkway is made of several concrete slabs separated by expansion joints. The scene is brightly lit, suggesting a sunny day.

**SB 9 Allows Maximum
4 Foot Side & Rear Yards**

Heat Island Effect will Devastate our Environment Forever

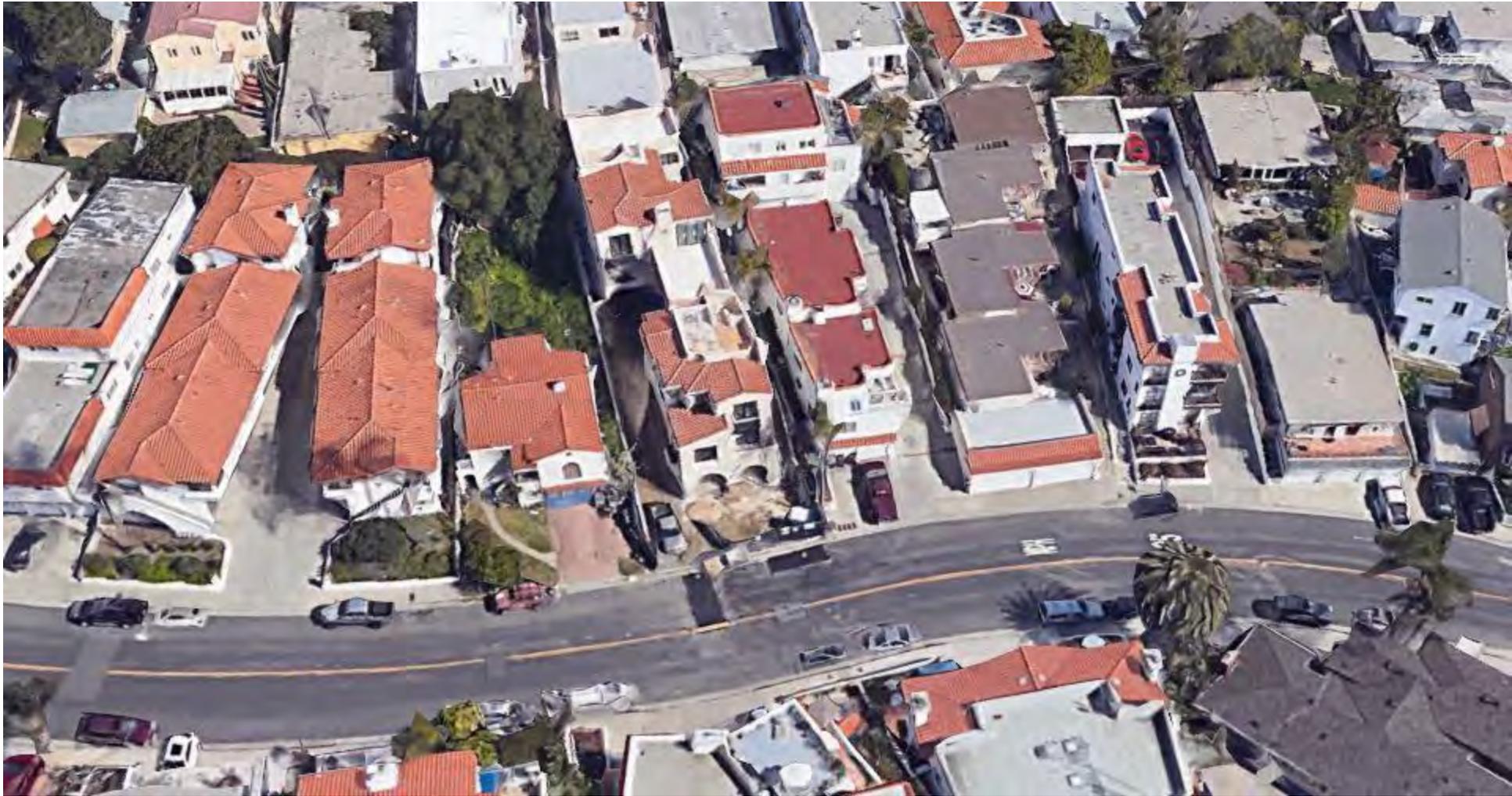


Your Community: started as single family zoning;
zoning tossed out; multifamily developments followed.

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Heat Island Effect will Devastate our Environment Forever



San Clemente: started as single family zoning;
zoning tossed out; multifamily developments followed.

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Environmental Concerns



The authors of SB 9 & SB 10 are concerned about the pollution created by gas powered vehicles on long commutes.

Electric powered vehicles will solve that problem. But nothing will save our environment once you eliminate residential yards.

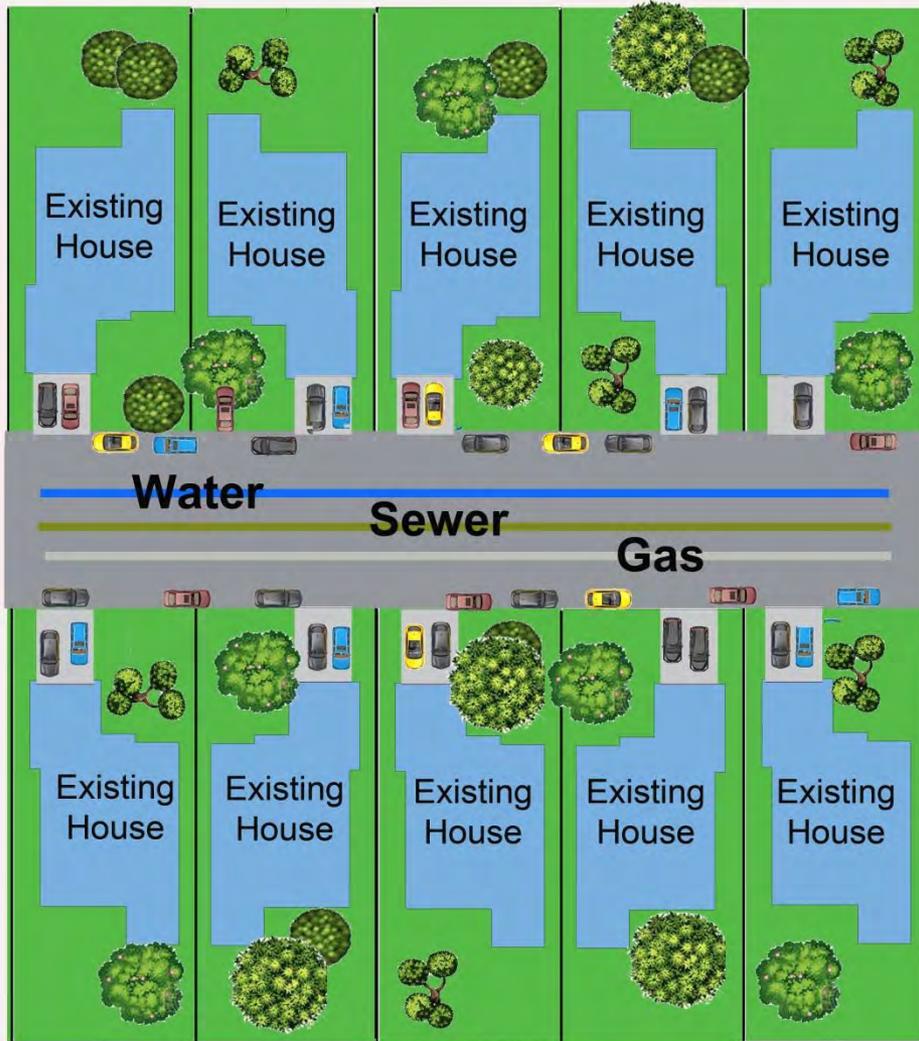


SB 9 & SB 10 Minimize Parking

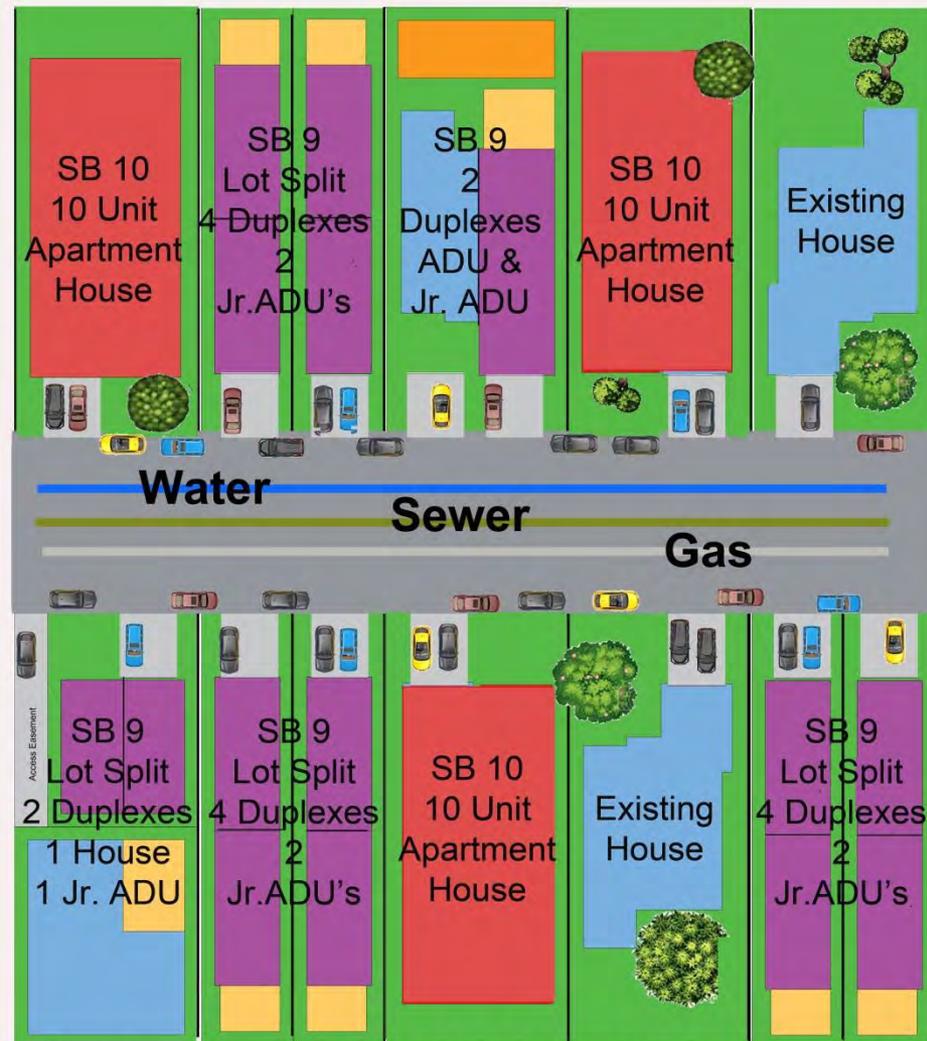


With no cars people are forced to take jobs within the limit of the transit network. This keeps them in a limited space of opportunity. Keeping a social strata in place.

Infrastructure Impact



Current Utilities



Developer Does Not Pay for Infrastructure Improvements

INFRASTRUCTURE IMPROVEMENTS - WHO PAYS?

Infrastructure Concerns

Not a problem until it's a problem...a huge problem.
Developers will be long gone when this happens.

Who pays for this?



Infrastructure Concerns



SB 9 & SB 10 Developers are not required to pay for infrastructure improvements. No matter how much density they add to our communities.

Infrastructure Concerns

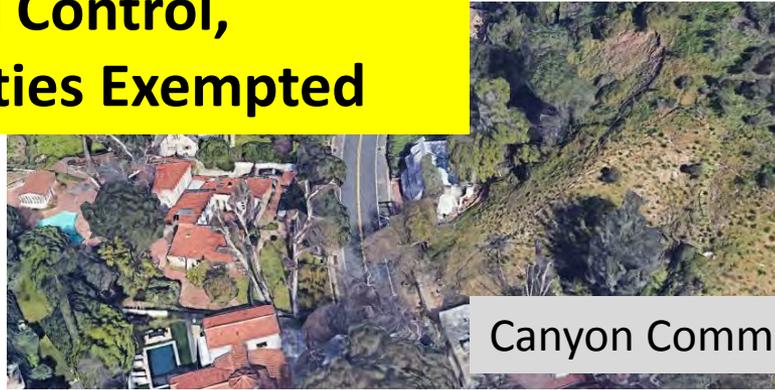
City closes Ala Moana beach after 500K galls of wastewater overflowed. Urges public to stay out of #Waikiki waters



No Local Control, No Communities Exempted



Beach Communities



Canyon Communities

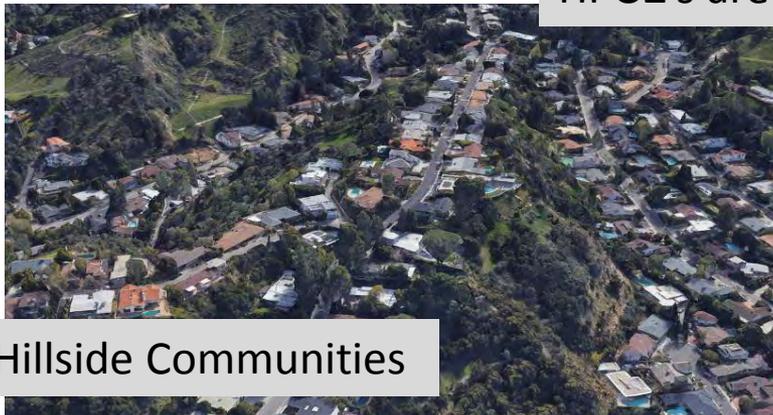


Estate Communities



Gated Communities

HPOZ's are INCLUDED



Hillside Communities



Typical Communities

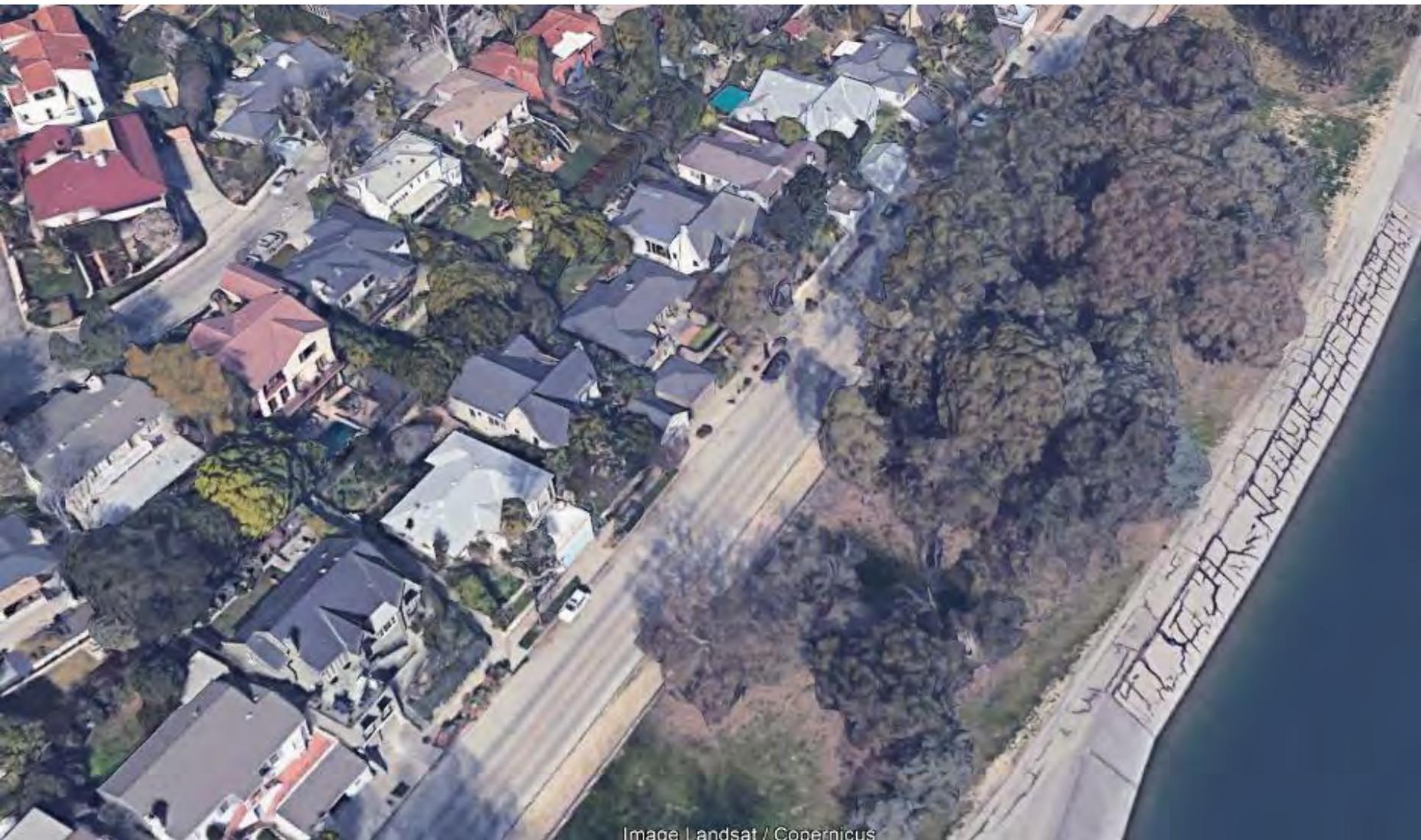


Image | landsat / Copernicus

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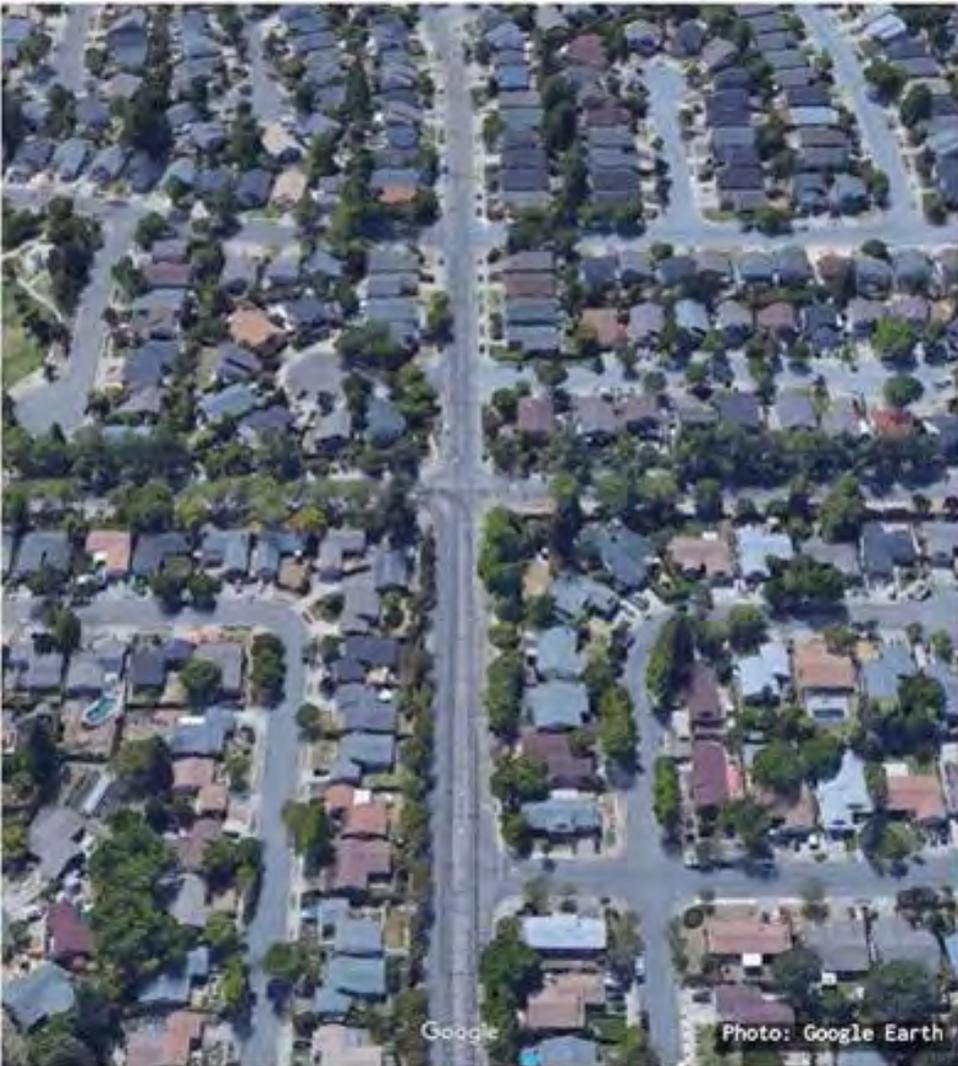
Image Landsat / Copernicus

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Image | Landsat / Copernicus

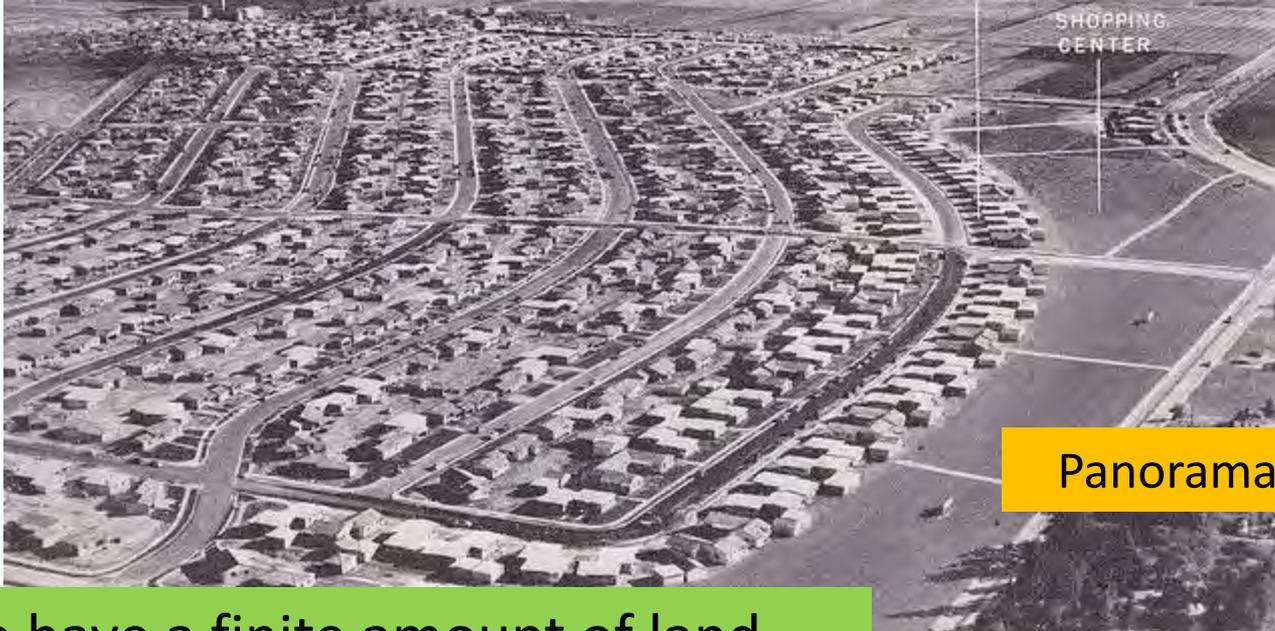


Santa Rosa: Before & After. Do not rationalize excluding hillsides.

LITMUS TEST

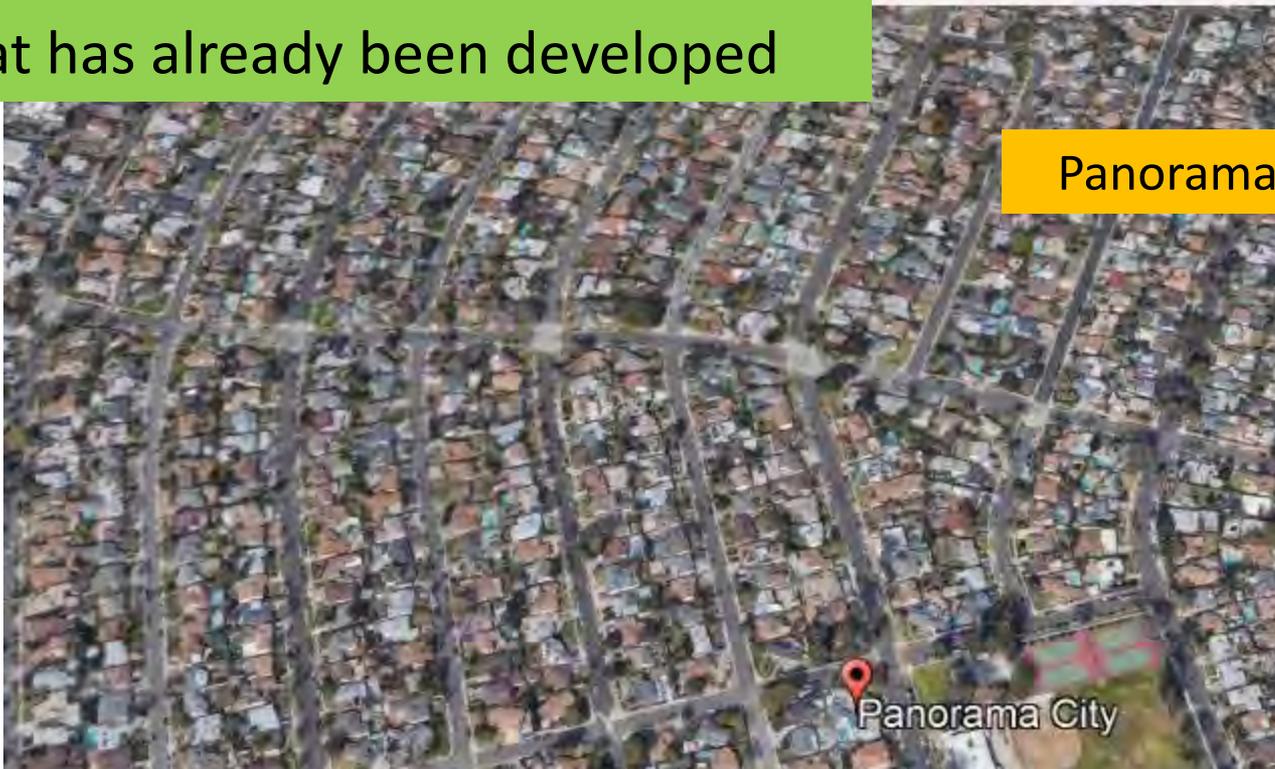
- Affordable Housing **NO**
- **NO** Environmental Protection
- Infrastructure Upkeep **NO**

As we work toward affordability we cannot forget about the health and welfare of everybody.



Panorama City 1949

We have a finite amount of land that has already been developed



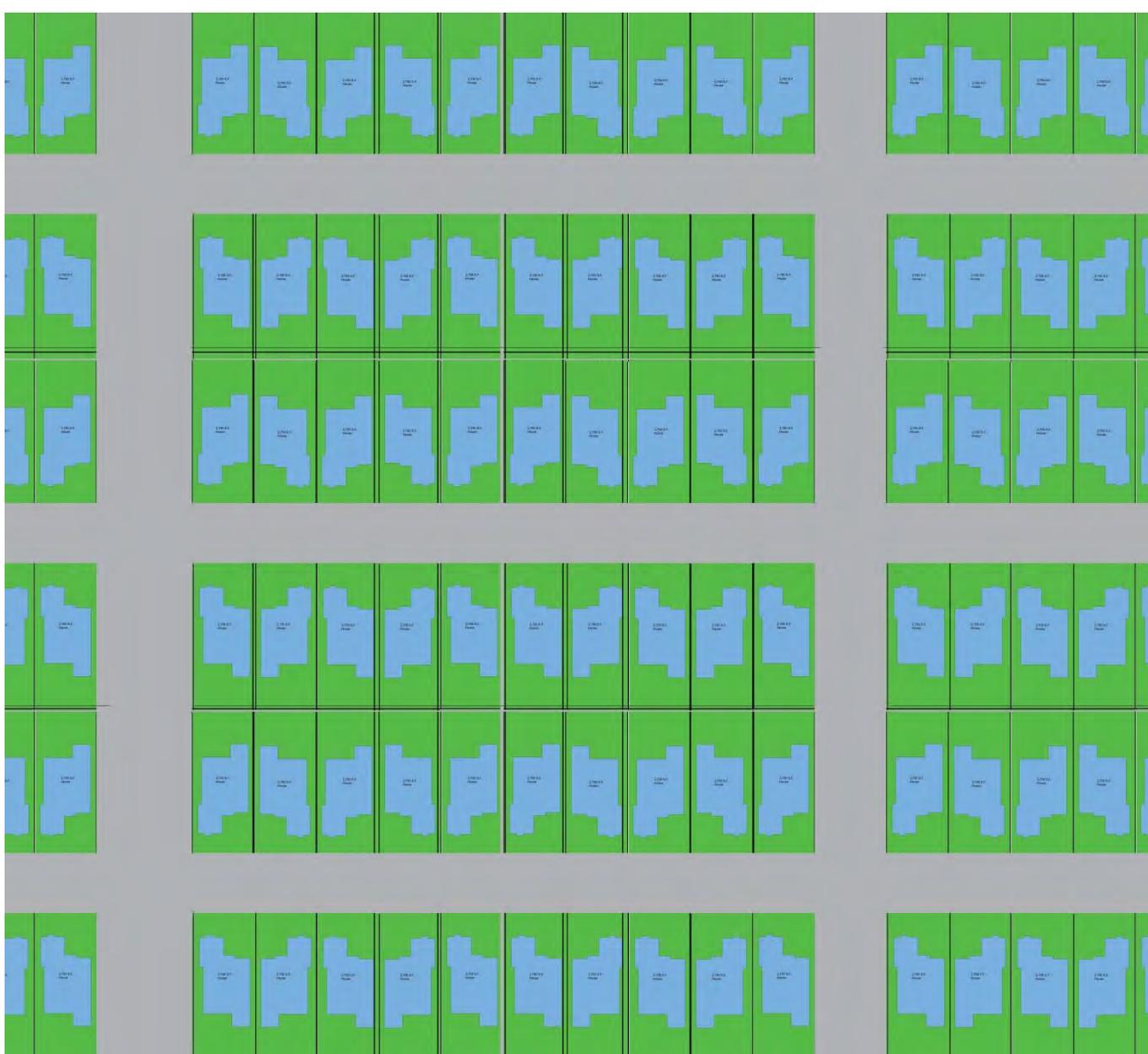
Panorama City 2021

The ability to add density attracts land speculators.
Land becomes an asset class.

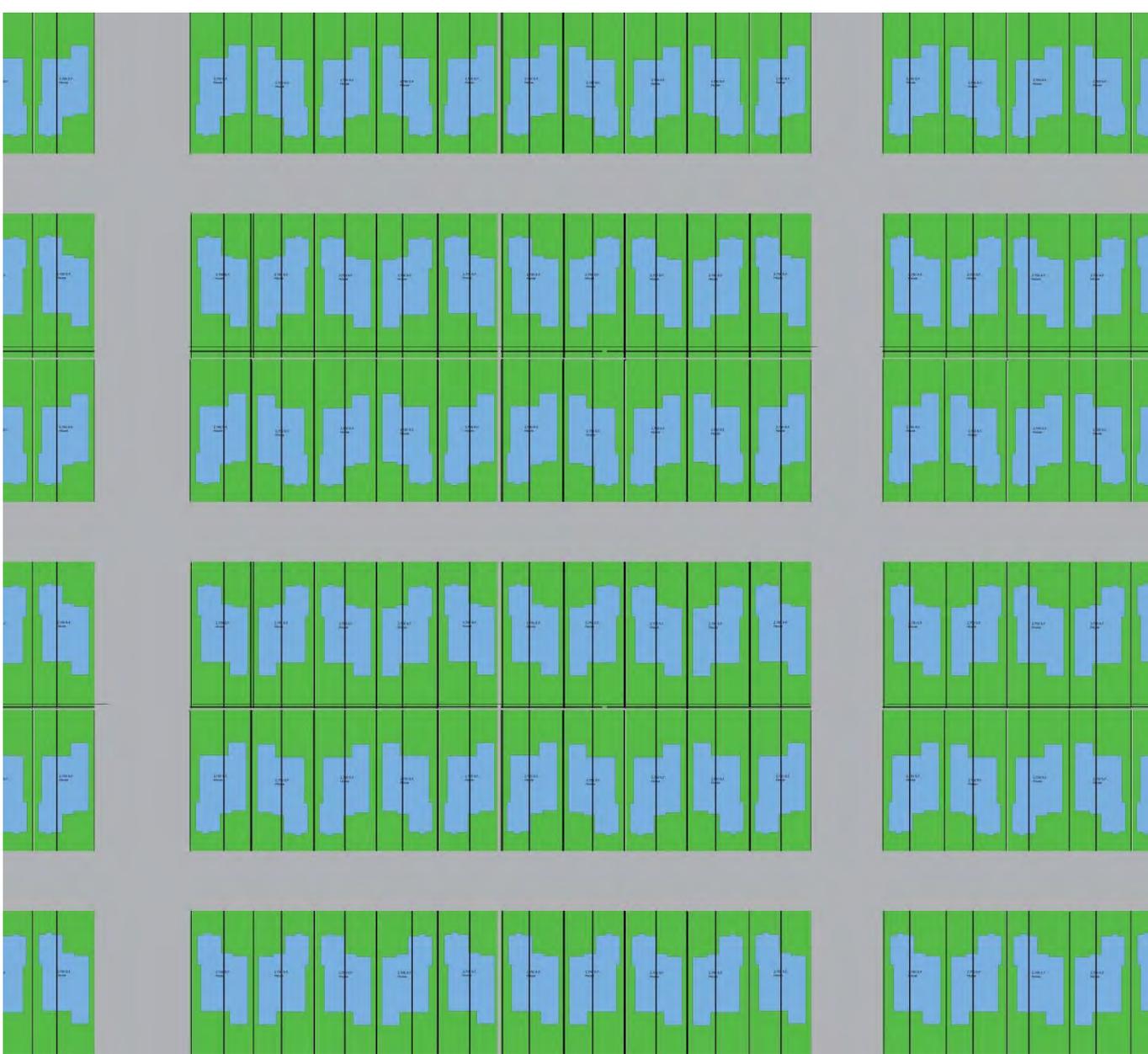


**We invest thematically in high-quality assets,
focusing where we see outsized growth potential
driven by global economic and demographic trends.**

“Los Angeles is increasingly a city that is owned not by people but by corporate entities of all kinds. Nearly 67% of all residential units in the city are directly owned by investment entities. The same is true of 22 sq miles of vacant lots, a massive amount of land going undeveloped to benefit corporations and a small class of investors. With only a tiny fraction of people having investments of any kind, this massive concentration of ownership represents a speculative property market set up to build wealth for the few, not the many.” UCLA Report

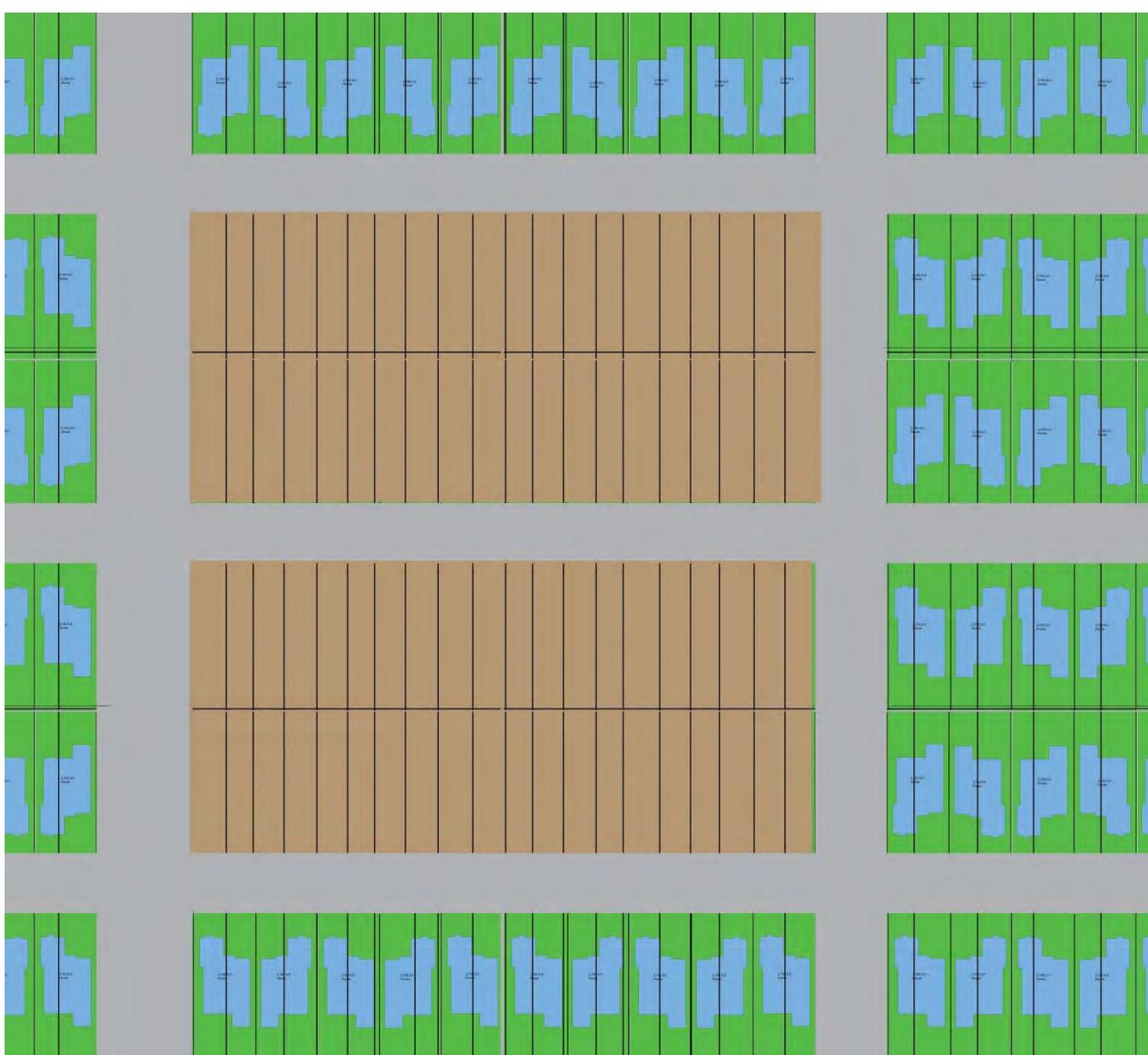


This is our
sample
community



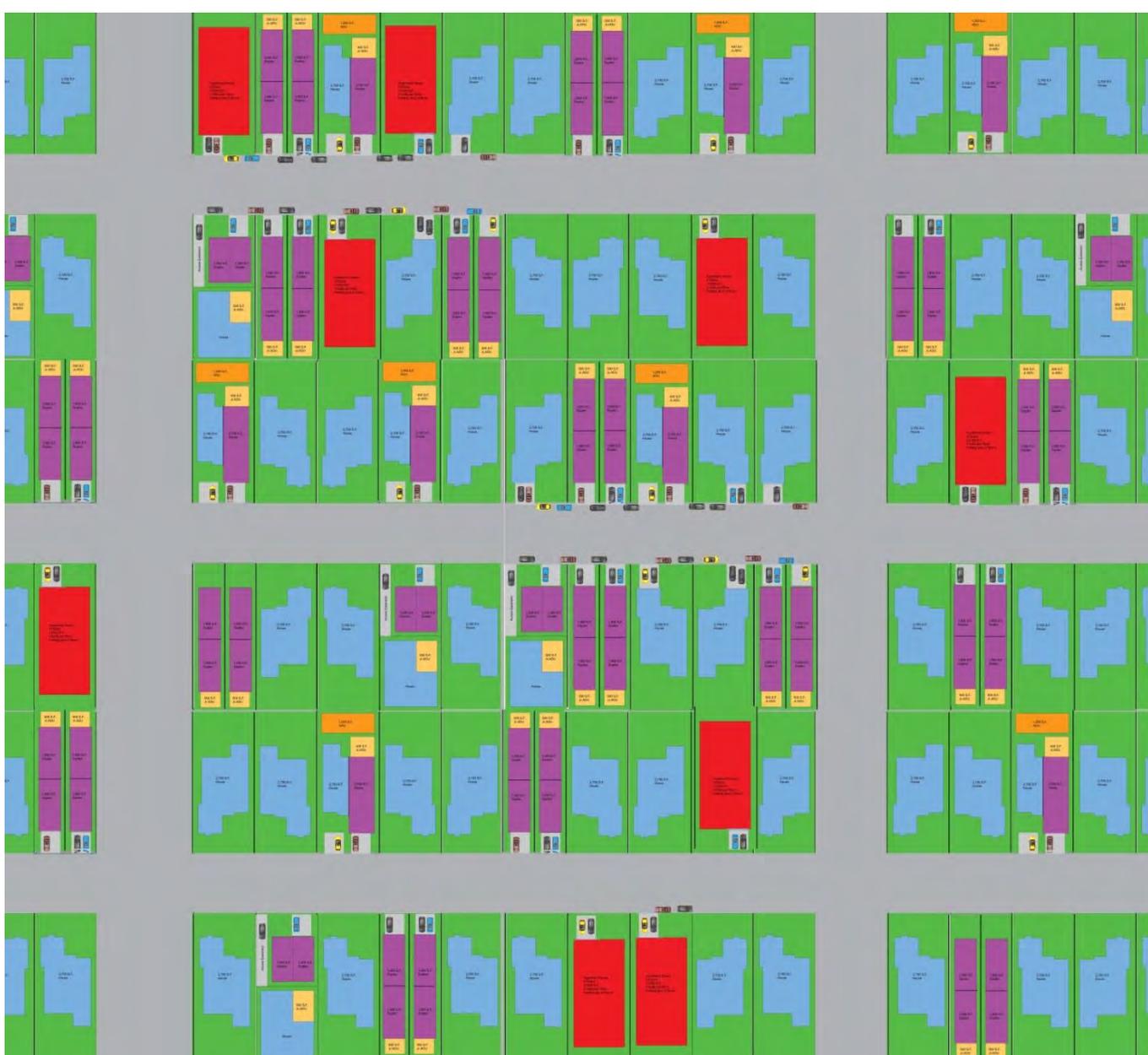
SB 9
Allows us
to split
each and
every lot in
California.

This is not a
DUPLEX BILL



Split the lot, raze the house and developers have land to sell just like t's 1949.

Land gets reassessed and more money in the State's coffers.



Community Post SB 9 & SB 10

No Affordable
units are
mandated.

Market rate
housing is a
Where the profits
are, not
Affordable units

**WHY ARE WE DOING THIS?
WHO IS BEING HELPED?**

We believe these bills help:

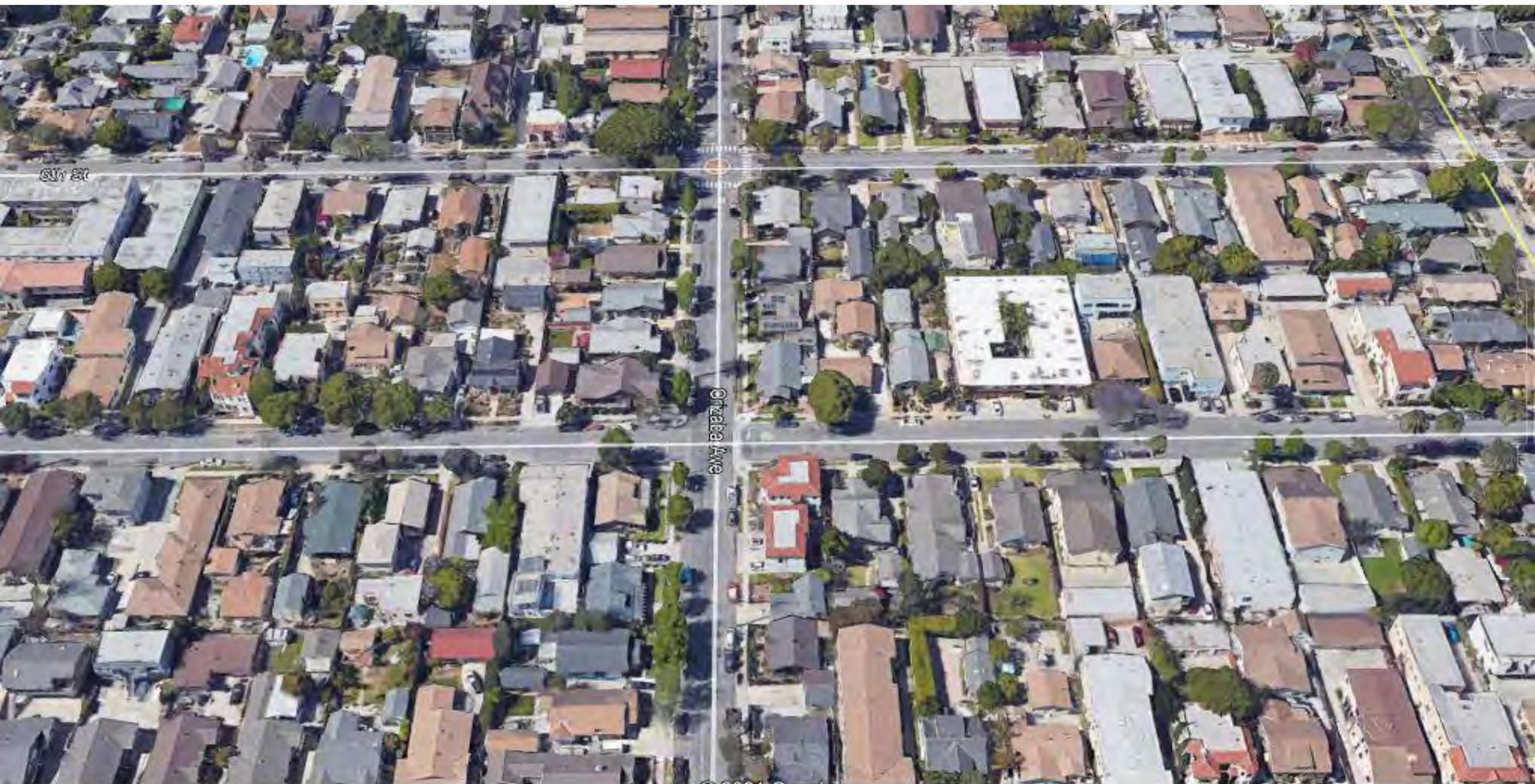
- banks,
- real estate interests,
- developers,
- tax assessors
- and legislators.



Not the people impacted by an economy that shuts them out of neighborhoods where they live and work because there is no affordable housing.

Failed Planning is not New

1985 Long Beach Passed a Similar Bill



LA TIMES 1995

CITY SMART / How to thrive in the urban environment of Southern California :
Crackerjack Idea, Disastrous Results : Once touted as the answer to affordable housing,
'crackerbox' apartment buildings have become a blight in Long Beach.

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Long Beach City Councilman Alan Lowenthal

“It’s like a cancer,” he said. “Unless you watch it all the time, one building can ruin a block.”

SB 477 & SB 478

SB 477 is all about penalizing those cities that do not fall into line with a State that is essentially making their ability to determine local land use decisions null and void. This bill produces another bureaucratic nightmare that will force cities to fund the required local staff by levying service charges, fees or assessments. It is inexcusable to funnel scarce financial resources to pay for needless bureaucracy collecting data when it should be used for our schools and affordable housing.

SB 478 sets minimum standards on FAR and minimum lot sizes for land zoned for 2 to 5 units and for lots zoned 5 to 10 units at 1.5 FAR regardless of the limits placed by local jurisdictions and would establish a minimum lot-size standard (1200 s.f.). This Bill establishes homes with an ADU or Jr. ADU as multifamily housing and subject to this Bill.

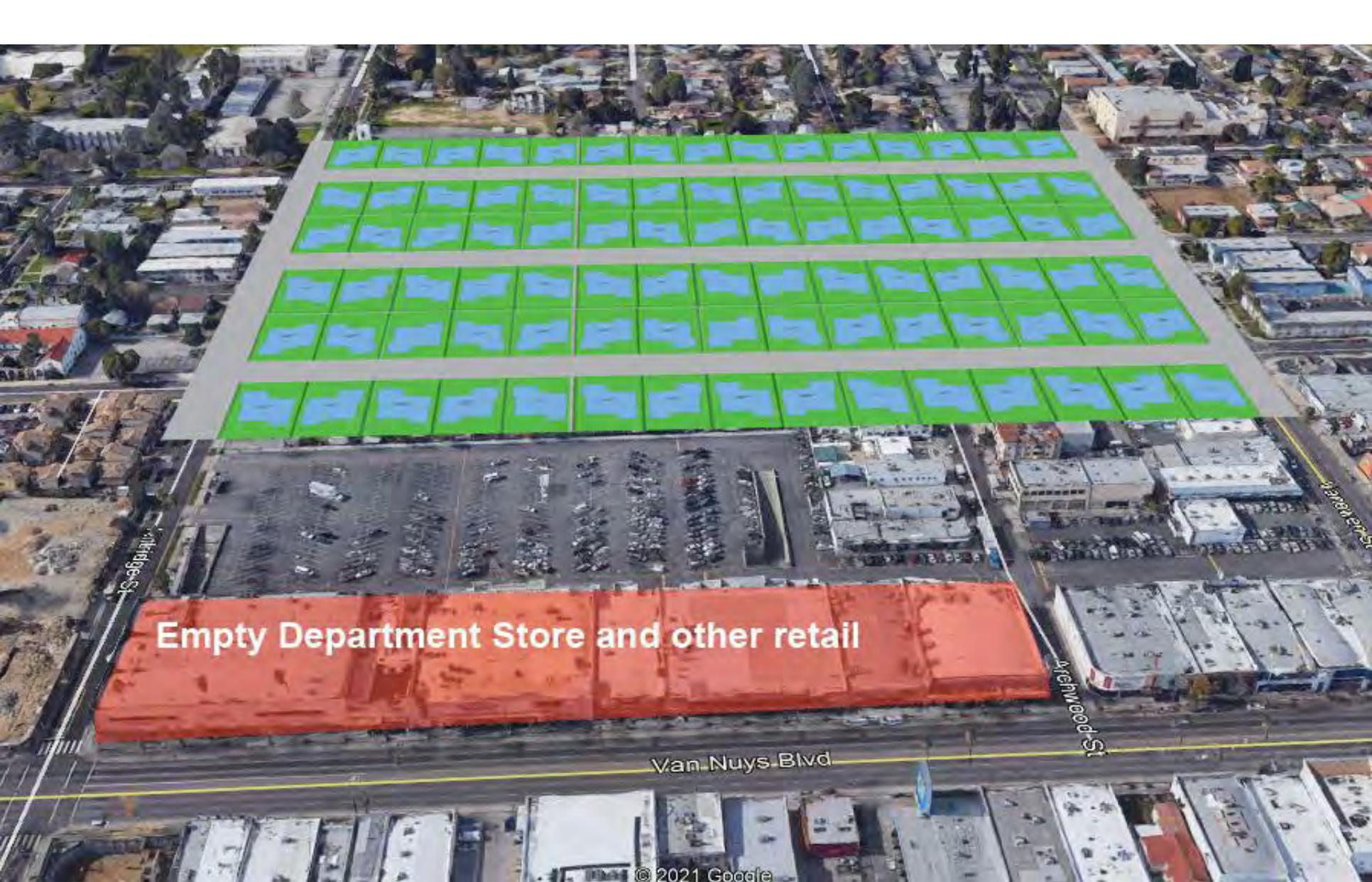
Why deal with all these bad bills when there are positive solutions?

Positive Steps Forward

SB 15 a bill that gets it right!



For any idle big box retailer or commercial shopping center site rezoned by a local government...grants to local jurisdictions to make up for 7 years of tax revenue, SB 15 mandates affordable housing and prevailing wages.

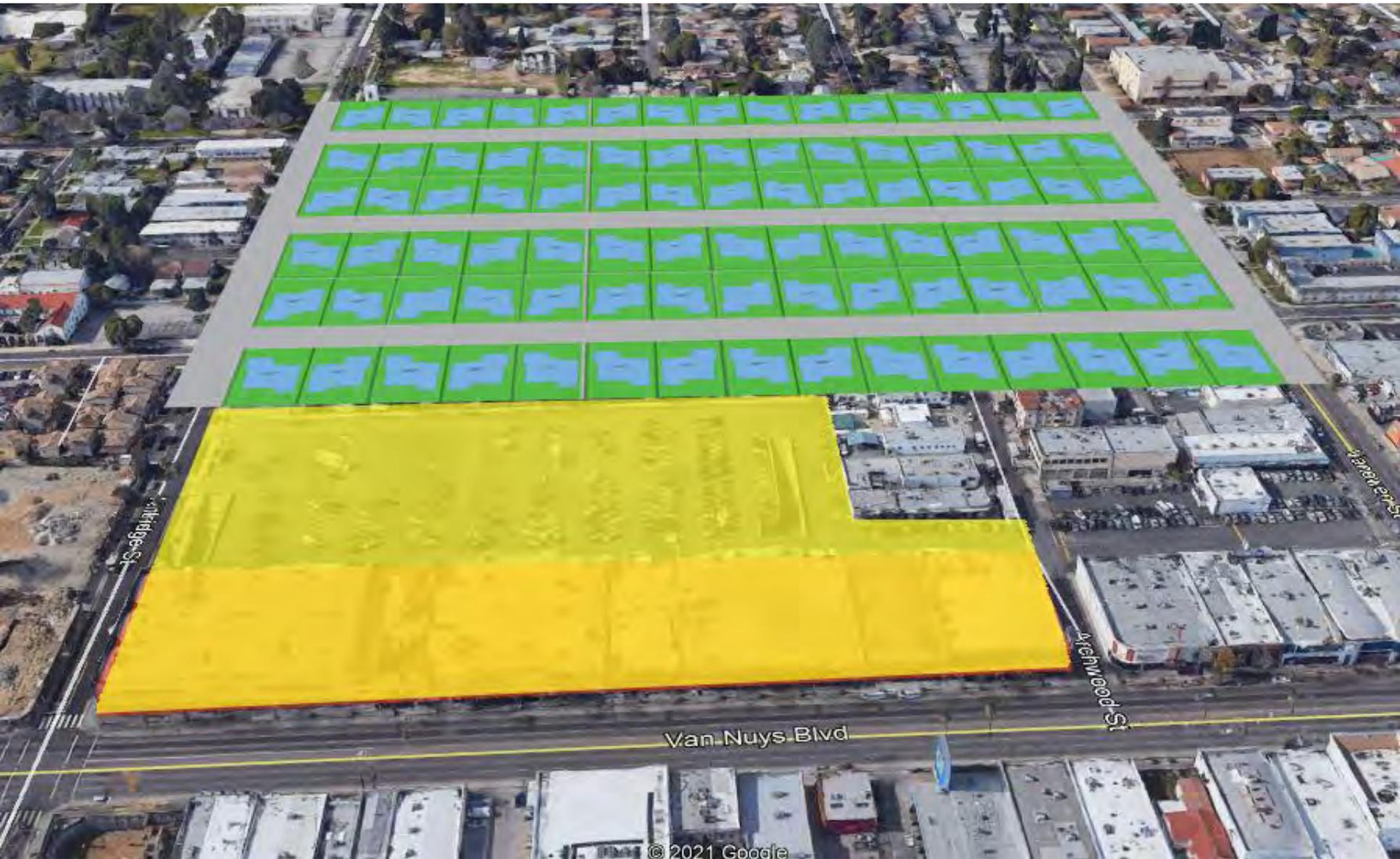


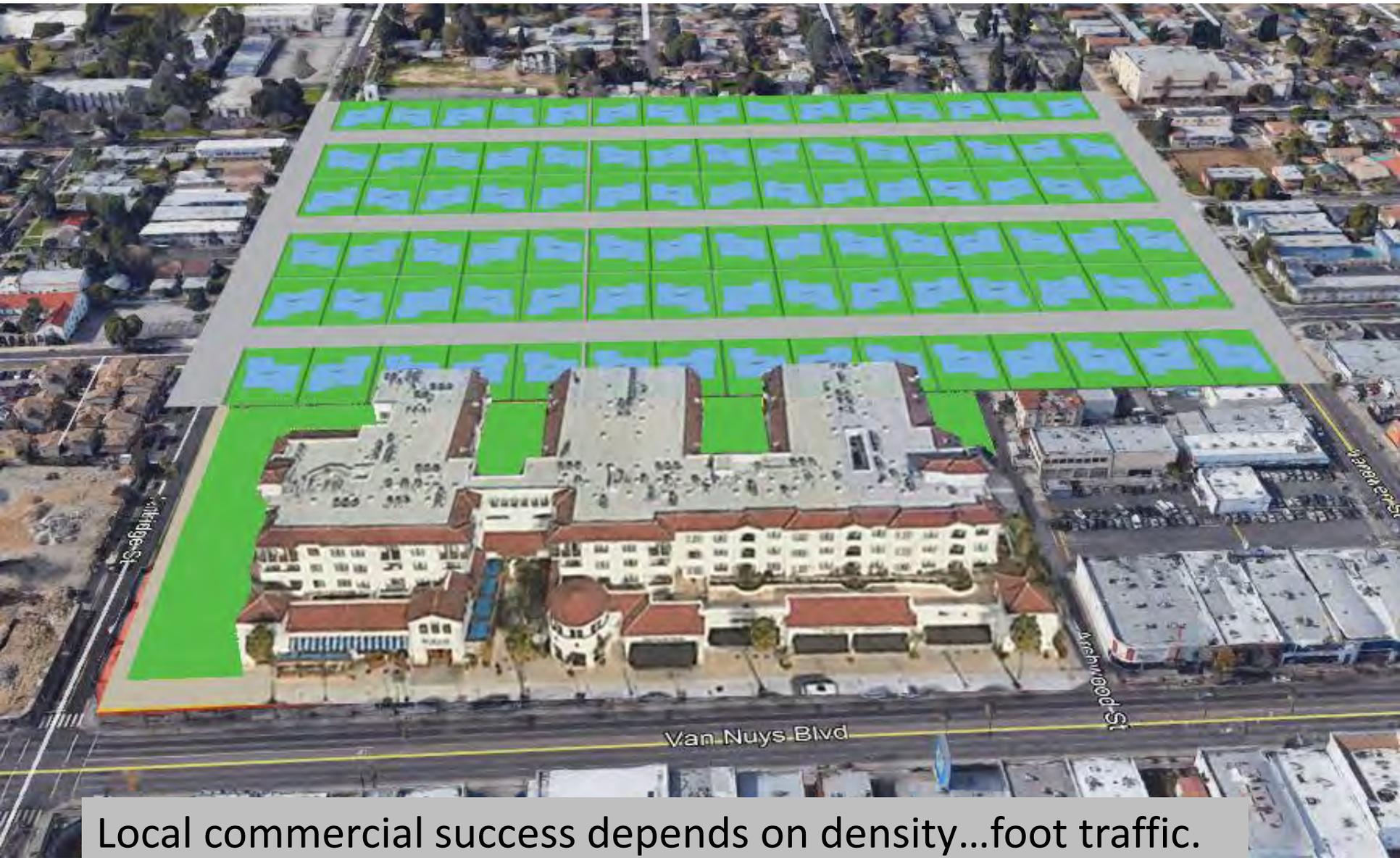
Empty Department Store and other retail



Empty Department Store and other retail







Local commercial success depends on density...foot traffic.



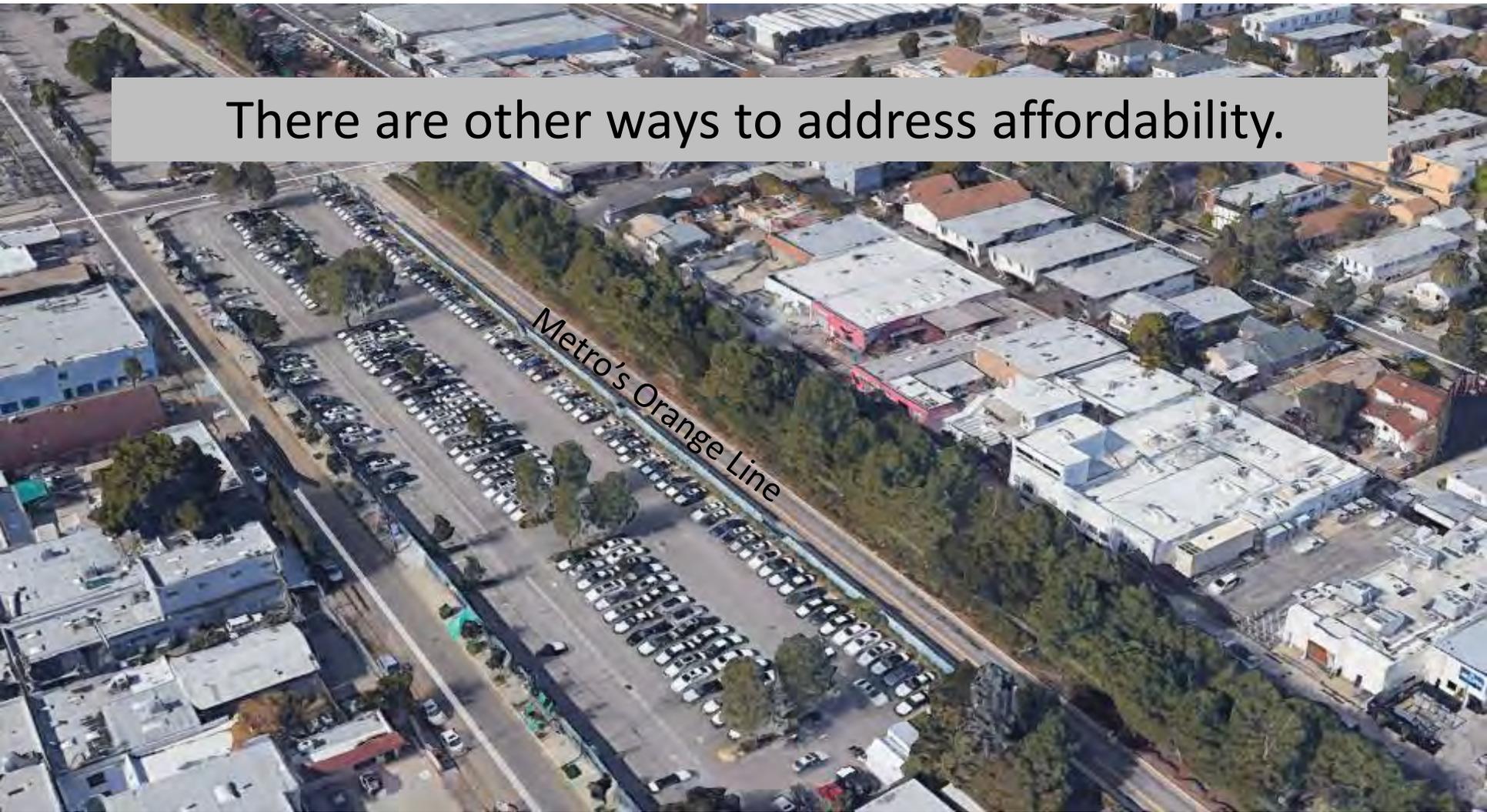
Review SB 15

- **YES** Affordable Mandate
- **YES** Environmentally Friendly
- **YES** Prevailing Wage
- **YES** Infrastructure Improvements
- **YES** Local Zoning
- **YES** CEQA

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There are other ways to address affordability.



Develop Publicly Owned Properties

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Government agencies are not being part of the solution.



There are miles of this in LA. Must be similar in many communities



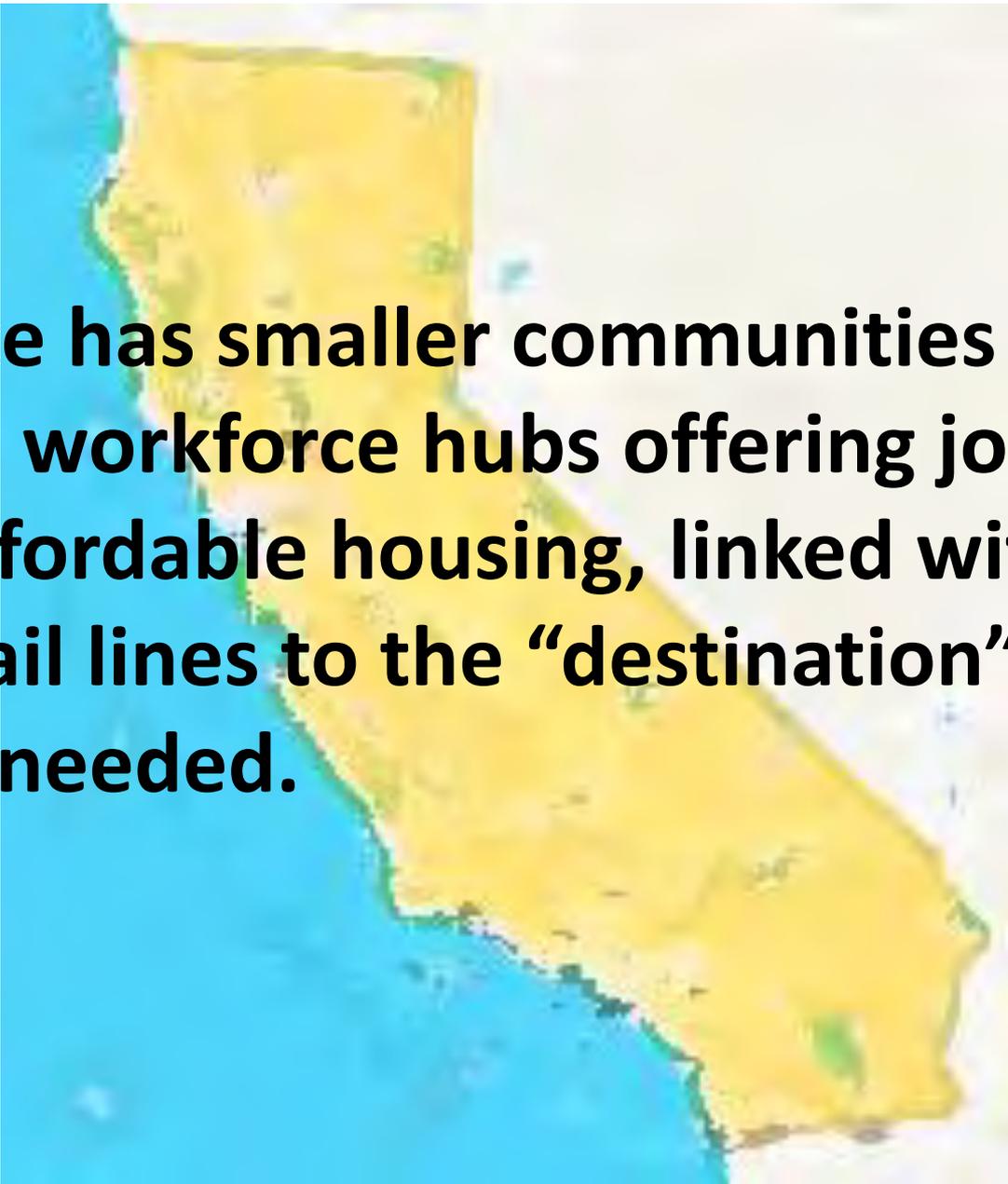
© 2021 Google

Incentivize the development of underutilized commercial corridors.

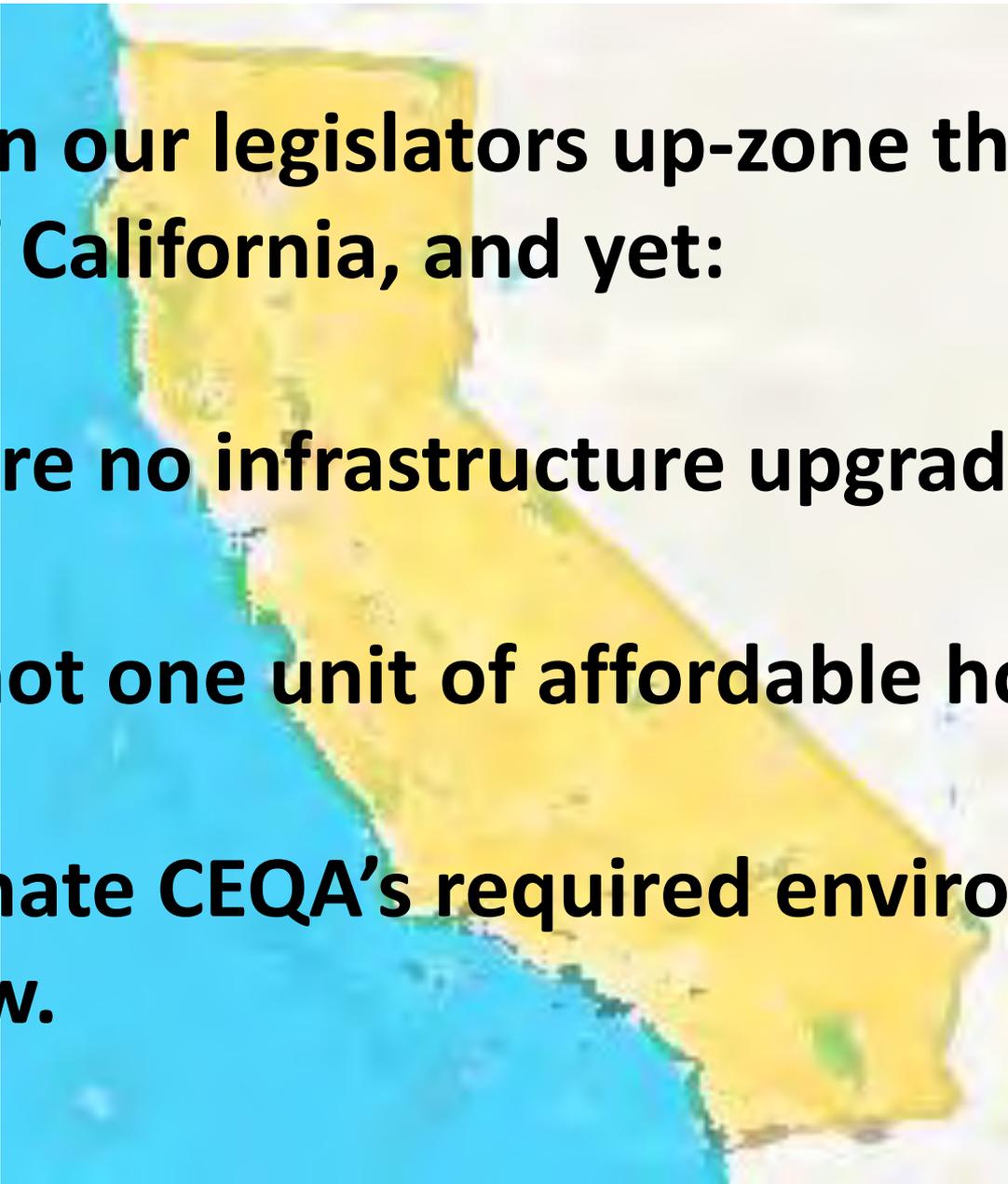


Here is where we can address economies of scale



A map of California is shown in the background, with the state highlighted in yellow and the surrounding water in blue. The text is overlaid on the left side of the map.

The state has smaller communities that could become workforce hubs offering jobs and more affordable housing, linked with high speed rail lines to the “destination” metro areas if needed.

A map of California is shown in the background, with the state's outline highlighted in yellow against a light blue background representing the surrounding ocean. The map is partially obscured by text.

How can our legislators up-zone the entire state of California, and yet:

- **Require no infrastructure upgrades,**
- **Add not one unit of affordable housing**
- **Eliminate CEQA's required environmental review.**



There is a richness to life brought on by a mix of housing types, single family, apartments, townhouses, duplexes, etc.

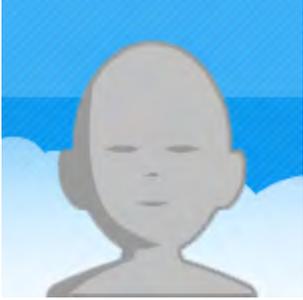
You have to design communities, plan the built environment and make the village a place for all people to call home because they love living there.

THIS IS OUR GOAL

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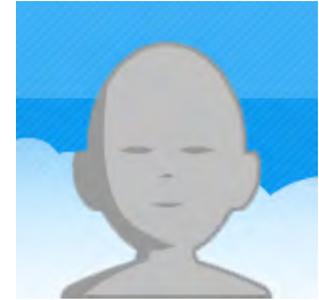
Let's use our power. Contact:



Senator



Assemblymember



Local Elected



The Governor

There are 7 Million single family homes in California.
That should give us a lot of political clout.



COMMUNITIES NEED TO BE PLANNED, NOT LEGISLATED

Website: unitedneighbors.net

Contact: maria.unitedneighbors@gmail.com