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ARLETA NEIGHBORHOOD COUNCIL

Attention: Arleta NC
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ARLETA NEIGHBORHOOD COUNCIL Community Impact Statement

November 19, 2019

Nury Martinez, City Councilmember
City of Los Angeles Council District 6
9300 Laurel Canyon Blvd, 2nd Floor
Sun Valley, CA 91331

RE: Assembly Bill 68

Dear Councilmember Martinez:

On October 9, 2019, Governor Gavin Newsom signed into law Assembly Bill 68 which overrules local control regarding accessory dwelling units (ADUs) being constructed on single-family and multifamily residential zones. This law, along with Assembly Bill 881 (which prevents a local agency from imposing an owner-occupant requirement on the main house), along with several other bills that targeted single-family homes, would incentivize the operation of single-family homes as commercial enterprises with large-scale investors (firms traded on the New York Stock Exchange) purchasing the same in order to add ADUs and rent them at full market value. Investing firms have now been given an unfair competitive purchasing power advantage over traditional single-family home buyers.

AB 68 also prohibits a city from requiring parking replacement should a garage, carport, or covered parking structure be demolished or turned into an ADU. Hence, a given single-family block of 10 single-family homes with no cars parked on the same shared street could now potentially have *at least* 20 vehicles parked on the same street in the event that each of the ADU occupants owns at least one automobile.

AB 68 is offensive in nature and is an all out attack on traditional single-family homeownership and property owners that have no interest in ADUs. It is a deprivation of non-participants' quiet enjoyment of real property as other neighbors are now empowered to add ADUs on their own property and have the once quiet single-family zoned neighborhood street, *including the streets in gated community properties with homeownership associations*, be subjected to:

- a) Mandatory State rezoning of single-family zoned neighborhoods into multiple-family zoned neighborhoods in violation of a city's general plan.

- b) Removal of local jurisdiction over land use and zoning.
- c) Increased noise from unscrupulous ADU occupants
- d) A potential increase in crime as unscrupulous ADU occupants can be introduced into a single-family zoned neighborhood.
- e) ADU participating single-family homeowners not being required by law to conduct a screening process or a criminal background check on potential ADU renters.
- f) Auditory pollution from multiple vehicles.
- g) Overcrowding of street parking in single-family zoned neighborhoods.

We submit this letter to request that the City Council and the City Attorney oppose AB 68 as this law is an overreach by the State of California.

Respectfully,

The Arleta Neighborhood Council

APPROVED
November 19, 2019
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