

ARLETA NEIGHBORHOOD COUNCIL: COMMUNITY IMPACT STATEMENT

May 1, 2020

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

RE: **Assembly Bill 3173:**

Dear Councilmember Martinez:

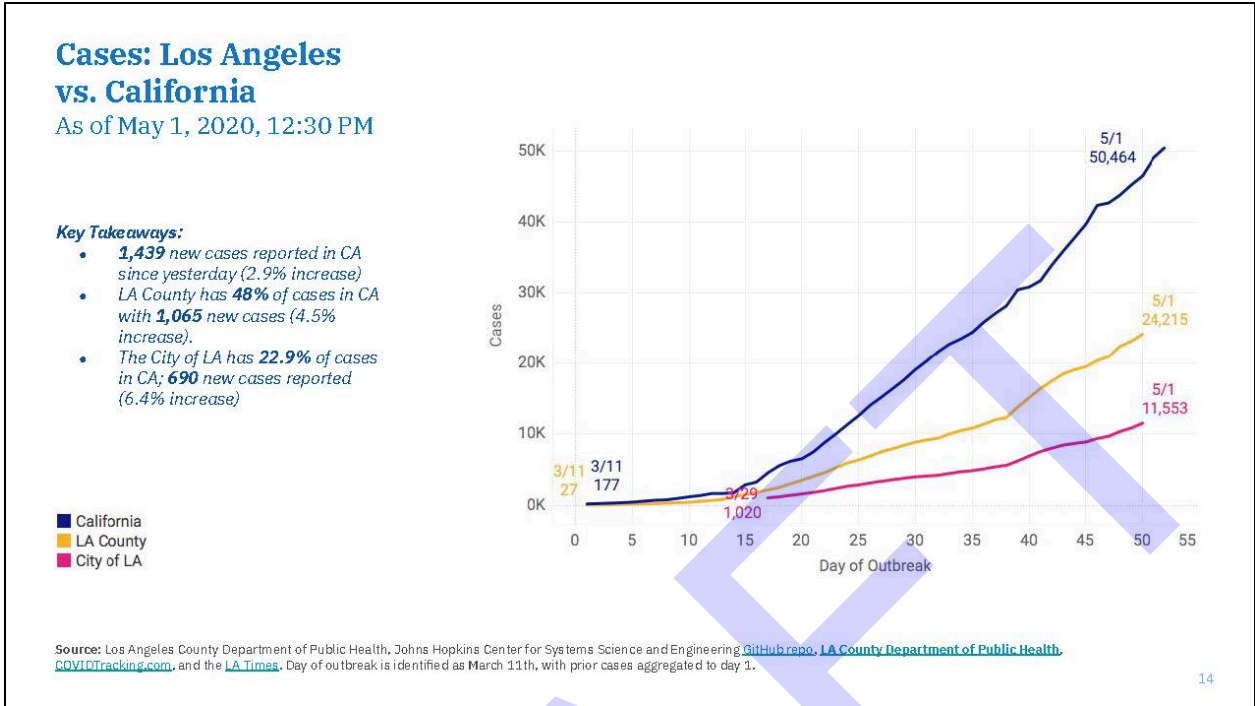
The Arleta Neighborhood Council hereby opposes Assembly Bill 3173. AB 3173 seeks to add a new California Government Code starting with Section 65852.250, immediately following Section 65852.25, regarding microunits. Section 65852.253 (b) defines a "microunit" as one or more *habitable* rooms, not contained within a dwelling unit, which may not include a kitchen, and that is designed or used for permanent residence. Moreover, Section 65852.253 (a) reads that a "Microunit building" means a residential or mixed-use structure, with five or more microunits and one or more common kitchen and dining areas designed for permanent residents of more than 30 days by its tenants. The building may include dwelling units, provided they occupy not more than 25 percent of the floor area of the building. The building may contain 100-percent microunits." According to proposed California Government Code § 65852.251 (a) it further reads that "No density limit shall be applicable to microunit buildings" while subdivision (c) of the same reads that "A local agency may establish a minimum size for a microunit, provided that minimum size is no greater than 80 square feet, excluding a bathroom."¹ Furthermore, microunit buildings shall not be required to provide parking for its tenants nor required to have private or common open space.

While the bill does not identify an industry per se it is evident that these types of constructions are aimed at a nomadic or transient clientele type. If a microunit cannot be greater than 80 square feet it is obvious that a family of three is not the intended population. The development of these types of buildings are not subject to local review, a conditional use permit, or other discretionary actions. This legislation is being proposed while the State of California and the entire globe is in the middle of a pandemic that has wrecked the US and world economies let alone that of the City of Los Angeles.

As of this writing, May 1, 2020, Los Angeles County has 24,215 confirmed cases of SARS-CoV-2 otherwise known as COVID-19 or just plain coronavirus with 1,172 deaths.² **Those numbers change** daily. The graph below illustrates the number of cases for the City of Los Angeles, Los Angeles County, and the State of California where Los Angeles County alone, at 24,215 cases, accounts for nearly half of all the cases in the entire state (at 50,464). Low-income populations living in high density areas in both the City of Los Angeles and in New York City have **been** experiencing higher rates of coronavirus **infections**.

¹ http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB3173

² <http://publichealth.lacounty.gov/media/coronavirus/locations.htm>



Additionally, "Some of the most cramped living conditions in the country are found in lower-income neighborhoods in [L.A.] such as Historic South Central, Westlake and Pico-Union."³

As of May 1, 2020, Arleta, which is 80 percent single-family residential, has 111 confirmed cases of COVID-19 while neighboring Panorama City has 311, Pacoima with 270, and North Hollywood at 370.⁴ Both Panorama City and North Hollywood have high concentrations of apartment buildings or multi-family residences.

Given the high death rates in areas with high densities across the US the entire urban planning process needs to be reevaluated and all related densification legislation needs to be suspended until the pandemic has subsided and citizens without access to technological tools are able to safely attend public meetings regarding proposed legislation locally, at the state level, and nationally. Therefore, the Arleta Neighborhood Council cannot support Assemblymember Richard Bloom's (D-Santa Monica) Assembly Bill 3173.

³ <https://www.latimes.com/california/story/2020-04-22/how-does-overcrowded-housing-affect-the-spread-of-coronavirus>

⁴ <http://publichealth.lacounty.gov/phcommon/public/media/mediapubdetail.cfm?unit=media&ou=ph&prog=media&cur=cur&prid=2353&row=25&start=1>