

ARLETA NEIGHBORHOOD COUNCIL: COMMUNITY IMPACT STATEMENT

May 5, 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 1279**

Dear Councilmember Martinez:

The Arleta Neighborhood Council announces that it hereby opposes Assembly Bill 1279. AB 1279 seeks to add a new California Government Code starting with Section 65913.6.5, immediately following Section 65913.4, where 65913.6.5(a)(1) indicates that "Density increase" means the percentage increase in the total number of dwelling units in a residential development project as allowed under this section over the otherwise maximum allowable number of dwelling units under the applicable local zoning ordinances."¹ Additionally, proposed Section 65913.6.5(a)(5) defines that ""Residential development project" means a multifamily development project that includes two or more residential dwelling units. A residential development project may include nonresidential uses as long as two-thirds of the total square footage of the project is devoted to residential uses." Withal, the proposed government code adds in subparagraph (A) of paragraph (1) of subdivision (b) that "the department shall consider any area designated as "highest resource" or "high resource" on the most recent Opportunity Maps adopted by the California Tax Credit Allocation Committee as a potential high-opportunity area." Furthermore, proposed California Government Code §65913.6.5(a)(6)(A) reads ""use by right" means that the local government's review of the residential development project under this section may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 2100) of the Public Resources Code. Finally, proposed Section 65913.6.5(b)(1)(D)(2)(D)(c)(1)(D) states where matters relating to residential development projects that consist of 10 or fewer units, a situation that can present itself whence fourplexes , or greater, are considered in a given area in accordance with another proposed bill—Senate Bill 902."²

Firstly, AB 1279 overrides local control of a city's zoning to allow for densification of neighborhoods that may be deemed as not having met its regional housing needs . This is completely unacceptable.

Secondly, a multifamily development is translated as a project with two or more residential dwelling units. Assembly Bill 68 became effective on January 1, 2020 and lowered fees relating to the construction of up to two "granny flats", otherwise known as accessory dwelling units, on parcels with single-family homes. The main house plus the accessory dwelling unit (providing that at least one is constructed or a garage has legally been converted into one) constitute as being a multifamily development since there are two dwelling units on the parcel in question.

¹ http://www.leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1279

² Line 30 to 31 in the PDF version.

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Thirdly, a bill, of many, is being proposed for a legislative vote when the California Tax Credit Allocation Committee has not even been in receipt of these unknown "Opportunity Maps" that are mentioned. The people of California do not even know what areas of a given place are declared as "high resource" areas.

Fourthly, these developments are not subject to the California Environmental Quality Act nor any other discretionary local government review or approval other than design review. The people of California have been disenfranchised again regarding local control.

Lastly, AB 1279 is complemented by proposed Senate Bill 902 since SB 902 explicitly states that *any parcel* (where residential uses are permitted) that falls within a "transit-rich" area *will be subject to rezoning* for **up to 10 units** of residential density. Arleta is about 80 percent single-family and the proposed light-rail project running through it, in conjunction with multiple intersecting bus routes, AB 1279 will obliterate Arleta.

AB 1279 is a complete abomination and another attack on single-family residences in Arleta, the San Fernando Valley, the City of Los Angeles, and all single-family homes and even multifamily residences. Parking availability is not required for these developments and there are no more parking spaces for an increase of people with automobiles. Arleta's character and neighborhood composition will be destroyed with the passage of AB 1279. Given that the entire world is in the middle of a pandemic, even when a vaccine is developed, it is obvious that density has contributed significantly to the thousands of coronavirus infections in Los Angeles County let alone the City of Los Angeles. As of May 4, 2020, Los Angeles County has 27,815 confirmed cases of COVID-19 with 1,313 deaths to date. Arleta has 142 confirmed cases to date while neighboring Panorama City has 378, Pacoima with 369, and North Hollywood at 431.³ As a result of all the information contained in Richard Bloom's (D-Santa Monica) Assembly Bill 1279, the Arleta Neighborhood Council hereby opposes AB 1279 and it requests that the City of Los Angeles City Council do the same and communicate with, but not limited to, county and state legislators to also oppose this bill.

Respectfully,

The Arleta Neighborhood Council

³ <http://publichealth.lacounty.gov/media/coronavirus/locations.htm>