

# 5C

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## HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

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July 16, 2020

Councilmember Joe Buscaino  
Council member Marqueece Harris-Dawson  
City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Council File 20-0002-S101 (Senate Bill 1120 regarding removing local control over subdivisions and duplexes in zones where allowable uses are limited to single-family residential development)

Dear Councilmembers Buscaino and Harris-Dawson,

On July 14, 2020, our Board voted -- to support Council File 20-0002-S101 which relates to Senate Bill 1120 (Atkins), which was introduced on February 19, 2020. This bill would require cities and counties, including charter cities, to provide for the ministerial (*'by right'*) approval of a housing development containing two residential units (a duplex), and a parcel map dividing a lot into two equal parts ('lot split'), for residential use; and exempts environmental review; and would approve these projects without discretionary review, or a public hearing; thereby undermining local land use control and the concept of 'Home Rule' by the imposition of State legislation on local government agencies, including charter cities.

SB 1120 would undermine the *Subdivision Map Act*, which vests the authority to regulate and control the design and improvement of subdivisions by the legislative body of a *local agency* and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final (five or more parcels), and parcel maps (four or less parcels), and the modification of those maps.

SB 1120 further stipulates that a city or county cannot require a duplex project to comply with any standard that would prevent two units from being built, and would prohibit a local agency from imposing regulations that require dedications or rights-of-way or the construction of offsite and onsite improvements for parcels created through a lot split.

SB 1120 would exempt environmental review as required by the California Environmental Quality Act (CEQA) by establishing a ministerial review process, without discretionary review

or a public hearing, thereby undermining community participation and vetting by local legislative bodies

We therefore support the City Council's recommendation that the City of Los Angeles lobby against this bill and request that the recommendation be included in the City's 2020-2021 State Legislative Program.

Sincerely,

David Matthews, Chairperson  
Harbor Gateway North Neighborhood Council

cc: Mayor Eric Garcetti

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