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HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

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August 14, 2020

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

Re: Council File 20-0002-S107 (Senate Bill 1120 – elimination of public hearings for housing developments of duplexes and approval of a subdivision in residential zones)

Dear Councilmembers Buscaino and Harris-Dawson,

On August 11, 2020, our Board voted 12-0-1 to oppose Council File 20-0002-S107 which relates to Senate Bill 1120 (Atkins), which was introduced on February 19, 2020 and amended on June 18, 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.

We therefore oppose the City Council's recommendation that the City of Los Angeles lobby in support of this bill. We further note that this Council File directly contradicts Council File 20-0002-S101 in which the City Council proposed to oppose SB 1120. The City of Los Angeles already has enough zoning capacity to house 7,100,000 people without having to upzone a single parcel so the argument that subdivisions of R1 zoned parcels is needed to address the current housing crisis is a specious argument.

Sincerely,

David Matthews, Chairperson
Harbor Gateway North Neighborhood Council

cc: Mayor Eric Garcetti