



# Ridgewood-Wilton Neighborhood Association

## Letter From The President

Hello Neighbors!

I apologize for invading your inboxes once again at too short an interval, but two items need to be said. Thanks for bearing with me.

**DESTRUCTION OF SINGLE-FAMILY NEIGHBORHOODS.** The faction in Sacramento that wants to negate all local zoning regulations is at it again with SB 9, SB 10 and more. This legislation will allow up to eight (8!) dwellings on lots like ours. Once again, I thank Brian Curran for his analysis published in the March *Larchmont Chronicle* (Section Two, page 2). SB 9 allows division of existing properties such as ours to create multiple dwellings where a single house had stood. SB 10 allows “up-zoning” to approve 10 unit apartment buildings in areas close to transit or jobs. The entire article is below (with permission).

Another excellent source of information is United Neighbors ([www.unitedneighbors.net](http://www.unitedneighbors.net)), a coalition of neighborhood residential groups. Please check the link to SB 9 & SB 10 diagrams on their site for a graphic of what this legislation would allow. I’ve picked out a couple to include here.

**VISITS.** I appreciate the friendly receptions offered universally as I begin rounds to every home in the Association. My reach so far is quite modest, just those near my Wilton Drive residence, but I will get further afield as time goes on. My thanks to all I have visited! If others wish to help out, perhaps by visiting a few houses near their own, it would help but I am greatly enjoying meeting everyone. By the way, I have had two shots so I hope I’m in good shape that way.

A copy of my question sheet is attached below so you can see what information I am collecting. My goal is (1) to update our roster; (2) to collect information that might save lives after a disaster, as suggested by the Emergency Management Department; (3) to give an opportunity to support the Association by contributing the annual \$20 dues; and (4) to encourage participation on the Board to help with our efforts to improve and preserve our neighborhood.

**GWNC ELECTIONS.** A reminder that the Greater Wilshire Neighborhood Council elections are underway. The link to the ballot application portal is [www.clerk.lacity.org/elections](http://www.clerk.lacity.org/elections). Assistance is available at (213) 978-0444 or [clerk.electionvbm@lacity.org](mailto:clerk.electionvbm@lacity.org). Patricia Carrol, who lives in the SAS Neighborhood Association just to our east is running unopposed to represent our area and Brian Curran, whom I have mentioned above, is running for an At-Large seat.

Bob Reeves, President



# Ridgewood-Wilton Neighborhood Association

## They're back! Spawn of SB50 lives on; the good, bad, ugly

After the collapse of the California Senate's 2020 Housing Package in November of last year, the seeds of a new attack on the will of Californians to determine their own local housing policy were planted at the end of the last session of the Legislature. The failure to pass SB902 was the third strike in Sen. Scott Wiener's attempts to end single-family zoning in California as a means to punish single-family residents and enable developers to profit by meeting demand for market rate housing in California.

Wiener's previous attempts with SB827 (2018) and SB50 (2019) also did not pass. But sure as weeds that shoot up in spring, a new Senate Housing Package for 2021 was crafted in December and now has taken root. Like a weed, the package is fronted with a pleasant bloom of beneficence and creative thinking, but that masks a root system whose effect, if not intention, is to undermine local planning and control (while not leading to any meaningful increase in needed affordable housing). Quotations describing the new bills come right from their advocates' press release ([focus.senate.ca.gov/housing](https://focus.senate.ca.gov/housing)).

### The Good

**SB5** (Atkins, Caballero, McGuire, Roth, Rubio, Skinner, Wiener) "establishes the initial framework for a state-wide housing bond that would fund the creation of new, affordable housing for homeless and low-income families." Dissolving the Community Redevelopment Agencies throughout the state in 2010 left a gaping hole in funding for the production of affordable housing, leaving it to inclusionary zoning and density bonuses to take up the slack. The results have been less than sufficient. If passed by the Legislature, California voters could see an Affordable Housing Bond on the November 2022 ballot, with greater funding for affordable housing becoming available if the bond passes.

**SB6** (Caballero) "authorizes residential development on existing lots currently zoned for commercial office and retail space such as strip malls or large big box retail spaces. The bill requires the development of residential units be at a minimum density to accommodate affordable housing and abide by existing local planning and development ordinances." Again a wise bill which combines smart plan-



On Preservation by Brian Curran

ning, affordable housing and local input.

### The Bad

**SB7** (Atkins) "seeks to improve the California Environmental Quality Act (CEQA) process by extending and expanding provisions of AB900, which streamlined paperwork and expedited legal challenges to large, multi-benefit housing, energy, and manufacturing projects." By "improving" CEQA, this bill means gutting it, providing a major giveaway to developers in exchange for a few affordable units.

**SB8** (Skinner) This bill slightly alters the state's Density Bonus law that requires that qualifying projects set aside 20 percent of units for low- to moderate-income renters. The existing law has been criticized for not requiring more affordable housing for the bonus received, thus providing only an anemic amount of bang for the buck.

### And the Ugly

**SB9** (Atkins) "promotes

small-scale neighborhood residential development by streamlining the process for a homeowner to create a duplex or subdivide an existing lot in residential areas." The long hand of Wiener and his attempts to end single-family zoning appear in this bill, a copycat of SB1120 that failed last November. It effectively ends single-family zoning, allowing a property owner to divide his or her property in half, build a duplex on both lots with two additional ADUs (Accessory Dwelling Units) for a total of eight units where previously a single-family house stood. See [unitedneighbors.net](https://unitedneighbors.net) for extensive information about this threat, including helpful drawings.

**SB10** (Wiener) "allows cities to upzone areas close to job centers, transit, and existing urbanized areas to allow up to 10 units without having to go through the lengthy CEQA process." This year's version of Wiener's failed SB902 would allow the city to override zoning to approve a 10-unit apartment building on any urban infill site or any parcel within a loosely defined "jobs-rich" or "transit-rich" area, without provision for any affordable housing. The entire readership area

of the *Larchmont Chronicle* would be affected. For more information, see [tinyurl.com/5avuc5tt](https://tinyurl.com/5avuc5tt).

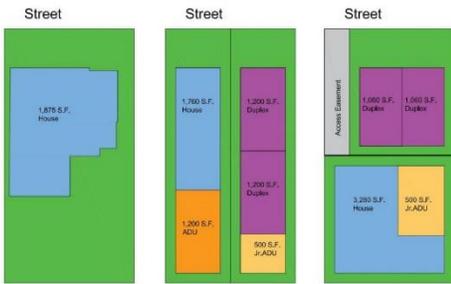
While I applaud the California Senate for adding some sweeteners to this bitter package, what nonetheless remains clear is that again Sacramento's response to the housing crisis is to try to increase housing supply by abolishing single-family zoning, circumventing CEQA, and hoping developers will solve the affordable housing crisis, no matter how many times the legislators are told by their constituents NO.

### Race track history told in photographs at WSHPHS lecture

See photographer Michele Asselin's presentation on her book, "Clubhouse Turn: The Twilight of Hollywood Park Race Track," at a talk through the Windsor Square Hancock Park Historical Society Wed., March 17 at 7 p.m. via Zoom.

Tickets are \$10 for members, \$15 for nonmembers, or \$50 for an autographed copy of the book with the talk.

For more information on this and other talks in the series, visit [windsorsquarehancockpark.com](https://windsorsquarehancockpark.com).



Similar study on a 5,300 S.F. Lot No Limit to Allowed Building Size 4' Side Yard Setback 4' Rear Yard Setback



SB 9 ALLOWS THE EXISTING HOME TO BE A DUPLEX

7,100 S.F.; 4 Units Previously 2,750 S.F. House



[unitedneighbors.net](https://unitedneighbors.net)

7,500 S.F. Lot No Limit to Allowed Building Size 4' Side Yard Setback 4' Rear Yard Setback



TYPICAL HOME



Based on L.A. ordinances: 7,500 S.F. Lot 3,375 S.F. Allowed Building Size 5' Side Yard Setback 15' Rear Yard Setback

SB 9 will be a state law that will override all local zoning.





# Ridgewood-Wilton Neighborhood Association

## RESIDENT INFORMATION VERIFICATION

DATE VISITED: \_\_\_\_\_

RESIDENCE: <ADDRESS OF HOUSE >

PERSON 1: <NAME OF RESIDENT>

EMAIL: <EMAIL ADDRESS>

PHONE: HOUSE OR CELL: (800) 555-1212 ALTERNATE: \_\_\_\_\_

PERSON 2: <SECOND RESIDENT>

EMAIL: <EMAIL ADDRESS>

PHONE: HOUSE OR CELL: (800) 555-2121 ALTERNATE: \_\_\_\_\_

NOTES: \_\_\_\_\_

THE FOLLOWING QUESTIONS ARE TO AID NEIGHBORS OR RESCUERS DURING A MAJOR EMERGENCY SUCH AS A DEVASTATING EARTHQUAKE (FILL OUT, CIRCLE OR CHECK BOX):

- HOW MANY PEOPLE LIVING IN HOME.
- ASSISTANCE REQUIRED FOR DISABLED? OR YOUNG CHILDREN?
- MEDICAL TRAINING?
- FIRE TRAINING?
- RESCUE EQUIPMENT (PRY BARS, CHAIN SAW, BRACING TIMBERS)

DUES (\$20). CHECK # \_\_\_\_\_ CASH RECEIPT \_\_\_\_\_

INTEREST IN JOINING BOARD? \_\_\_\_\_