



CHATSWORTH
NEIGHBORHOOD COUNCIL
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August 12, 2021

Re: SB 9 Council File 21-0002-S18
SB 10 Council File 21-0002-S21

Dear Councilmember John Lee,

The Chatsworth Neighborhood Council has great concerns with Senate Bill 9 and Senate Bill 10 and the effect that it will have on our residential community and our equestrian community.

If SB 9 passes it would permit a single-family lot to be split in 2 with no requirements for notice, hearing or common improvements like an ADA sidewalk. The new lot will allow 2 more units on a lot that can already have a home and 2 ADUs.

SB9 would prohibit cities from requiring impact on infrastructure demand assessment for water, sewer, electrical capacity or schools. This at a time when we once again are experiencing a draught and blackouts.

SB9 would prohibit cities from requiring any parking within ½ mile of transit and if beyond the ½ mile radius only one parking space per unit. It also prohibits the city from requiring a side or rear yard setback from the property line of more than 48 inches. This would have a negative effect on our Equestrian community.

SB 9 does not require any affordable housing and prohibits local government from requiring it. It also does not require green open spaces which is something that this community values.

If SB 10 passes it would permit up to 14 dwellings on a lot by a vote of a majority council members. This is the part of the bill which would allow apartment buildings to be built in single family-owned neighborhoods that would be the end of the single-family neighborhoods which is what the aspirations of so many families have regardless of race or ethnicity.

SB 10 also stops future City Councils from down-zoning properties once they have been up-zoned and if someone tries SB10 requires studies and infrastructure assessments studies not required in the first place of passing the bill.

SB 10 does not require CEQA assessment or evaluation of more density on infrastructure.

Neither SB 9 nor SB 10 place any requirements on developments that units would be affordable which is the alleged reason for the bills in the first place. The bills would undermine programs that require the provision of affordable units to obtain density bonuses. A developer may not choose to provide affordable housing with all requirements if they can build without such restrictions in R1 parcels.

The CNC feels that planning is best done by local planning departments with local citizen input to address the needs of our local communities. The State of California should not be trying to implement a one size fits all legislation on local communities. Local communities know best what is needed in our communities.

We understand that the two council files SB 9 21-0002-S18 and SB 10 21-0002-S21 are being held up in the Inter-Governmental Relations Committee. We urge you to see that the City Council and you to not support SB 9 and SB 10.

Sincerely,

Jeff Hammond
CNC President

cc: Senator Henry Stern
Assemblymember Suzette Valladares