

P.O. Box 27404
Los Angeles, CA 90027
www.hillsidefederation.org



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March 30, 2021

Argyle Civic Assn.
Beachwood Canyon NA
Bel-Air Assn.
Bel-Air Hills Assn.
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
Crests Neighborhood Assn.
Dixie Canyon Assn.
Doheny-Sunset Plaza NA
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland HOA
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
LFIA (Los Feliz)
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon NA
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon HOA
Oaks Homeowners Assn.
Outpost Estates HOA
Pacific Palisades Res. Assn.
Residents of Beverly Glen
Save Coldwater Canyon!
Save Our Canyon
Shadow Hills POA
Sherman Oaks HOA
Silver Lake Heritage Trust
Studio City Residents Assn.
Sunset Hills HOA
Tarzana POA
Torreyson Flynn Assn.
Upper Mandeville Canyon Assn.
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

Re: **Oppose SB 10**

Dear Legislators:

The Hillside Federation, founded in 1952 represents 46 resident and homeowner associations spanning the Santa Monica Mountains and their 250,000 constituents. Our mission is to encourage and promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles. At our meeting on March 16, the Federation voted to oppose SB 10 as it is currently written.

SB 10 does not require that a single unit of affordable housing be built. While Los Angeles is in desperate need of affordable housing, it has plenty of expensive housing. The Hollywood area has seen massive housing projects built; however they are all luxury units that few can afford. As a result approximately 22% of those units are vacant. Since many of these buildings required tearing down existing affordable housing, the net result was a *loss* of affordable housing units. SB 10 would only encourage the building of more luxury units whose owners would be unlikely to take public transit and should require more parking spaces. The trickle-down effect of building lots of market-rate housing has been demonstrated to be a pipe dream. It does not result in more affordable housing.

SB 10 would undermine local control of city planning departments. It would allow 10-unit market-rate apartment almost anywhere in the city. Projects would not have to comply with the city's General Plan or with any community plan.

SB 10 would override local land use protections that have been approved by local voters to protect open spaces and define communities. In Los Angeles Prop U 1986 reduced the size of high-rises in commercial areas near homes. SB 10 would negate that protection.

SB 10 can best be described as a gift to developers. It has nothing to do with providing more affordable housing. The Hillside Federation urges you to stop SB 10 now.

Sincerely,

Charley Mims

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