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January 23, 2020

Members of the California Senate Rules Committee
Senate President Pro Tempore Toni G. Atkins (Chair)
Senator Scott Wilk (Vice Chair)
Senator Patricia C. Bates
Senator Bill Monning
Senator Richard D. Roth
State Capitol, Room 400
Sacramento, CA 95814

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.
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
Residents of Beverly Glen
Save Coldwater 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: **Senate Bill 50 (Wiener) OPPOSE**

Honorable President Pro Tempore Atkins and Committee Members:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 43 homeowner and resident associations with approximately 250,000 constituents spanning the Santa Monica Mountains. At its meeting of January 21, 2020, the Hillside Federation voted to OPPOSE revised Senate Bill 50 (Wiener).

This current version of SB 50 is a minor revision of the original. It would remove sound planning and turn it over to developers. It would eliminate our ability to comment on proposed development as there would be no public hearings and a very short time between an application for a project and project approval. It does not provide for any significant additional affordable housing, which is a real problem for working Californians. Our housing crisis will not be solved by allowing developers to build more luxury units. The State should follow the lead of cities like Los Angeles in requiring more affordable housing, not less.

All of our constituent organizations' members live in hillside areas of the City of Los Angeles, and particularly in the Santa Monica Mountains. Virtually all of this area falls within state-designated Very High Fire Hazard Severity Zones. VHFHSZ areas require special consideration to mitigate ever-increasing fire risk and should be entirely exempt from the

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proposed bill. Recent notable wildfires, such as the Getty Fire in the Santa Monica Mountains west of the 405 freeway, have destroyed many hundreds of acres and dozens of local homes, in addition to devastating local habitat areas. State and local agencies studying the effects of climate change on wildfire universally conclude that wildfire seasons are expected to lengthen and the effects of devastating wildfires will continue to worsen.

As currently drafted, SB 50 is grossly inadequate to protect the lives and property of Los Angeles residents in hillside areas or important habitat and recreation areas of the City and neighboring county lands, all in service of market-rate residential density increases made without respect to impacts on local infrastructure and public safety agencies. These sorts of impacts are ordinarily considered during the environmental review process, but SB 50 exempts eligible projects from those requirements.

In addition, a proposed two-year window to allow cities to adopt a revised housing plan in order to preserve local control over their zoning and land use planning is obviously insufficient for a large and complex city such as Los Angeles, and ignores that the City has already implemented a number of planning initiatives to increase affordable housing that are already paying dividends. And developers will not continue to build actual affordable housing projects under existing programs if in two years they will be able to build larger, entirely market-rate projects through a ministerial process on the same parcels instead.

The Hillside Federation strongly OPPOSES SB 50, and we urge you to vote NO.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Charley Mims". The signature is written in a cursive, flowing style.

Charley Mims