



## PPCC Executive Committee Statement re SB 9 and 10

The Pacific Palisades Community Council (PPCC) Executive Committee is gravely concerned that the legislature has passed and Governor Newsom has signed into law both SB 9 and 10 – despite the strong opposition of the City of Los Angeles, 240 other California cities and the League of California Cities (SB 9), and hundreds of organizations statewide, including Pacific Palisades Community Council (PPCC) and the Westside Regional Alliance of Councils. These divisive bills were opposed by many legislators, including Senator Allen and Assemblymember Bloom, and will likely have major consequences. We believe, justifiably so, that the bills will have **serious adverse impacts on the safety of communities in the Very High Fire Hazard Severity Zone (VHFHSZ – all of the Palisades)**. These concerns were conveyed to the Governor. Nonetheless, SB 9 and 10 will now go into effect on January 1, 2022.

### What will these bills do?

- **SB 9:** effectively **does away with single-family zoning in California**. Allows for up to 4 market-rate dwelling units (plus potentially 2 more accessory dwelling units), by right, on most parcels where only one single family home was previously allowed – thus *eviscerating local control over land use and zoning*.
- **SB 10:** permits local governing councils, by a 2/3 majority vote, to **override voter-approved land protection initiatives** and to enact ordinances allowing for construction of apartment or condominium buildings, with up to 14 market-rate units, in neighborhoods formerly zoned single-family that are located in so-called “jobs rich,” “transit-rich” or “urban infill” areas (i.e., almost everywhere in major cities).
- Both bills: **do not require any amount of affordable housing**. Many believe they will lead to gentrification and displacement and, according to experts, will have the opposite effect of what was intended (i.e., lead to more market-rate and even luxury housing, benefiting developers).
- Both bills: **fail to require infrastructure improvements, disallow community input and eliminate environmental review**.
- **Most important for Pacific Palisades** – **neither bill has an unconditional exemption for parcels in the VHFHSZ**. The density created by these bills (more people, more cars) – *which Governor Newsom expressly acknowledged in his signing statement* – will lead to **clogged routes of ingress and egress during wildfire evacuations**, endangering the lives and safety of residents and first responders alike.

These controversial bills were enacted in an attempt to alleviate a dire shortage of housing in California and to override local legal and zoning obstacles to denser housing. Trying to assuage resulting concerns, some proponents have claimed that we are not likely to see widespread increases in housing supply or changes in neighborhoods as a result. If that is the case, why were the bills proposed in the first place, let alone enacted?

### What can we do to protect our community from the bills’ impact?

The PPCC Executive Committee will be discussing this issue with other westside community leaders and city officials, to see if **local regulations** can be crafted that would at least mitigate some of the adverse impact on areas in the VHFHSZ. We’ll also turn to our elected state representatives to explore whether **follow-on state legislation** might be brought that would better protect VHFHSZ areas from the effects of mandated density. Meanwhile, PPCC supports **ACA 7** (Muratsuchi) – a bill to place on the ballot a measure that would make zoning a “local affair,” notwithstanding SB 9 and 10 (bill pending in committee; will not be taken up until the legislature returns from recess in 2022). We will keep the community informed of all efforts.

*Executive Committee, Pacific Palisades Community Council  
September 18, 2021*