



February 22, 2021

The Honorable Anthony Portantino  
California State Senate  
VIA EMAIL

### **WPRA Opposition to SB 9**

Dear Senator Portantino –

The West Pasadena Residents' Association **strongly opposes SB 9** as an excessive, misguided and fatally flawed attempt to pre-empt local land use control, with the outcome of promoting market rate housing at the expense of homeowners, renters, neighborhoods and the critical goal of producing very low and low income housing.

SB 9 is deceptively misrepresented as a "duplex" bill, but in fact between lot splits, duplexing on the split lots, and allowing "granny flats," as many as eight units — four full homes and four accessory units – could be built on one former lot.

While promoted as housing relief, in fact neighborhoods of all income levels are threatened with excessive development and in many cases, gentrification as well. Street parking, fire safety and our beautiful trees would also be at risk. Fanciful justifications based on transit and car sharing will not make up for the loss of vehicle use that so many working people and families depend upon.

WPRA urges you to again oppose this attempt to promote unacceptable and destructive concepts, as you did last year's SB 1120. WPRA understands and supports the critical need for additional affordable housing in California, but not through mass bulldozing of neighborhoods. There are better solutions than statewide, cookie-cutter giveaways to developers.

Thank you for considering our point of view.

Respectfully,

A handwritten signature in black ink that reads "Dan Beal".

Dan Beal  
President, West Pasadena Residents Association  
For the Board of Directors