

RIVIERA HOMEOWNERS ASSOCIATION
MEETING ON 1/27/2022
SUMMARY

7:03 PM, Pam Popovich, C- President calls meeting to order. Pam invites everyone to become members in the Association for \$25 per year fee. The organization is informing and supporting the residents of the Hollywood Riviera and if you appreciate the work RHA does, then please show your support and join. www.hollywoodriviera.org to join now.

Judy Brunetti, Co-president, has announcements:

- The Torrance Airport Abatement tracking system is due to go up in April. Your airport noise should be lessened. Thank you to Richard Root for his help in keeping us informed and championing the tracking system.
- The Riviera Homeowners Association and Seaside Neighborhood Association are hosting a LIVE ELECTION FORUM with all candidates running in the June election. Three Mayoral Candidates, 2 District 5 City Council Candidates, and 2 Treasurer Candidates are currently scheduled to speak. WEDNESDAY, MARCH 23RD AT 7:00PM AT SOUTH HIGH SCHOOL.

Yvette Antoniou, Treasurer, introduced Redondo Beach Mayor, Bill Brand. Mr. Brand has been serving since 2017 and was on City Council for 8 years prior. He has co-authored the Community Zoning Initiative, which would block the state from most kinds of zoning requirements on Cities and Counties and give control back to local governments. Questions will be taken after the presentation.

MAYOR BILL BRAND'S PRESENTATION (video link includes the Mayor's Powerpoint slides)

Our Neighborhood Voices Initiative

- Fundamental question is **who is better suited to set zoning and other land use regulations for your town?** The best answer is of course, local Cities and Counties, with people you elect directly and live where you live.
- **Sacramento is blaming the Cities.** Scapegoating them instead of collaborating on affordable housing. They blame the housing shortage on local regulations. They are stripping local government of the ability of what goes on in their own town. Sacramento says if there was more supply the housing prices would go down. This is false and one can only look to San Francisco, which is highly dense, to show that prices are some of the most expensive in the State. The Supply Vs. Demand Law isn't true for housing. The State is not helping in getting affordable housing for Cities.
- In the last 4 years, these Bills have been circulating and trying to gain traction for passing. SB827, SB50, SB1120 and now, **SB9 which was just signed into law.**
 - *no allowance for affordable pricing
 - *lot splits allowed and building 4 units allowed
- **What do we do now?** Mayor Brand drafted a Constitutional Amendment to make zoning and land use locally controlled. Assemblyman Al Muratsuchi supported the amendment and with State Senator Stephen Glazer co-authored a Bill known as **ACA7, OUR NEIGHBORHOOD VOICES INITIATIVE.**

To amend the Constitution, **it must pass Legislature vote by 2/3 (it did not pass) or get enough signatures to get on the Ballot for us to vote.** Therefore, we need to mobilize now.

- **What the Initiative Does:**
 - *Amends Article XI of the California Constitution.
 - *Transfers power for zoning and land use from Sacramento to local agencies
 - *Exceptions for Coastal Act and large infrastructure projects
 - *Does not affect Fair Housing Laws or CEQA requirements. Allows counties and cities to set their own standards. SB9&SB10 can be superseded by local zoning and land use laws.

- **Now officially called the BRAND-HUANG-MENDOZA LAND USE INITIATIVE**
 - *Filed with Attorney General on August 25th in time to make November 2022 ballot.
 - *Will require over 1 million signatures and several million dollars to qualify by .

- **Proponents of the Initiative are bipartisan.**
 - John Heath – Co-Founder, United Homeowners Association, LA
 - Jovita Mendoza – City Council Member, City of Brentwood
 - Dennis Richards – Former Planning Commissioner, City and County of San Francisco
 - Peggy Huang – Mayor of Yorba Linda
 - Bill Brand – Mayor, Redondo Beach

- **Support from Many Statewide Community Groups and Agencies**
 - Southern California Association of Governments (SCAG)
 - Livable California and United Neighbors
 - CALE – California Alliance of Locally Elected Officials
 - CCLE – California Cities for Local Control

- **Here Comes Wall Street!**

- *“Bubble watch: Investors are 51% of Southern California’s homebuying surge” – Daily Breeze 22 Nov

- *Investors, not homeowners, were 19% of the LA County real estate market this past summer

- *Investor ownership is climbing dramatically worldwide:
Blackstone, Invitation Homes, Cerebus

- *As Pandemic Evictions Rise, Spaniards Declare “war” on Wall Street Landlords” – NY Times 21 Nov

These investment properties will be turned into rentals. Right now, only 1 parking space per unit is required and NO PARKING spaces are required if the units are within a HALF MILE of a bus stop of a certain frequency. Investor Groups are driving the price increases.

- **How Can Riviera Homeowners Help?**

- *website: ourneighborhoodvoices.com

- * Donate! Donate! Donate!

- *Endorse initiative on our website

- *Volunteer for signature gathering

Sign the endorsement but also you must sign the petitions going around (two separate things). Please donate so Petition Signers can be hired. We need help in getting signatures.

In closing, Mayor Brand reminded us that SB9&10, which eliminates single family housing, will not solve affordable housing in our communities, and is not what we want. Residential development does not pay for our cities.

The formal presentation ended and now the Mayor will take Questions.

QUESTIONS FOR MAYOR BRAND:

1. If this initiative does not get onto the ballot, or does not pass, then will investors speculators defecto planning be able to override the City Council?

Yes! It will be too late to do anything.

The City has passed an Urgency Ordinance stating that a request for a lot-split be an “actual person,” not an LLC or other Financial Vehicle. We will see if that holds up. This is all new territory, so we are not sure what we can do.

SB9 requires that owner must hold property for 5 years before selling to deter flipping.

Also, you agree to live in one of the units for at least 3 years.

A lot of the requirements are “loosey goosey” and very difficult to enforce.

2. Do you know how many signatures you have?

No, but Mayor knows we are a long way from getting the needed one million plus we must have by April 30th of this year. Therefore we need donations to hire signature gatherers, and we need volunteer signature gatherers.

3. How can I get ahold of your PowerPoint slide presentation to send to my friends and post on social media?

The Mayor will share and RHA will have link on the website soon for you.

4. Can you let us know how this initiative will impact the housing element we are dealing with in the 5th cycle?

The state will no longer be able to up-zone your areas. The housing element will still be there and HCD, Housing and Community Development, will still be there, to get more affordable housing, but they are not going to have the teeth anymore to force cities to up to up-zone areas. Cities are working on getting affordable housing. RHNA, Regional Housing Needs

Assessment, is still around but does not require affordable housing!! The Del Amo development is an example. The City Council required 20% affordable housing in the development. We did that, not the State! RHNA is not what is propertyed to be and not what people think it is.

5. Do you how many different groups are out there gathering signatures?

No but our momentum is gathering though, but we won't get the signatures necessary with volunteers only. Donations are needed to hire gatherers as well as volunteers. **Our real shortage right now is money**, and we are in competition with companies out there who have plenty of money.

Suggestion from Judy English, treasurer of RHA asking everyone to donate at least \$10 to the cause or whatever you can give.

Amy Josefeck thanks Mayor Brand and RHNA number is just under 5,000 for Torrance. People go on website and sign up under endorsement page but is not the same as signing the petition. Two different things. Please do both.

Ourneighborhoodvoices.com is the website to endorse the initiative and donate. Then please sign a petition. 2-step process.

Mayor Brand mentions Over 60 housing bills have been passed in the last 5 years that take away local for housing. If you think you're safe, you are mistaken.

6. Is City of Carson supporting this?

Yes, Carson, Torrance, and Redondo Beach are soon to file a law suit against the State on SB9. They are also suing the State on SB10 as unconstitutional. They will get away with it if we do not do something about it. SB10 overrides the will of the voters.

Mayor Brand says that many cities up and down the State are trying to pass resolutions to this bill. This needs to translate into signatures.

Judy Brunetti, RHA co-president tells us she is working with Seaside and Southwood to rotate a sign-up every weekend for the petition at Ralphs parking lot. 10-2.

7. [Are towns under 5,000 except from these laws?](#)

No! There is a lot of misinformation out there.

Mayor Brand says this has turned into a movement and keep this going because the State will keep coming after our communities

8. [Does the signature have to be from Beach Cities or anywhere in California?](#)

It can be any registered voter from California, but the signatures on each page of the petition need to be residents from the same county.

Pam Popovich, co-pres of RHA, suggested to gather neighbors to sign.

9. [Can renters sign the petition?](#)

Amy Josefeck responds. Yes! It will affect renters as well. The gimmick is that density creates cheap housing, but this is not the truth. Housing will not be cheaper. Developers are dictating you cannot have a single-family home.

Mike Griffiths said SB9&10 will override the Hillside Overlay!!

DONATE! DONATE! DONATE!!!

