

SEASIDE MATTERS



The Jensen home on Carol Drive shines with the spirit of Independence Day.



And speaking of independence, are you ready to lose most of yours when your next door neighbor's single family home is torn down and converted into two buildings, AND each building houses up to 14 separate living spaces?

What sounds like the plot to a **HORROR MOVIE** is playing right now in Sacramento! The movie, entitled **SENATE BILLS 9 AND 10**, is produced by Senator Scott Wiener, and stars all our State elected officials. Developers who are writing the script say that these bills will 'ease California's housing crisis' and 'open home ownership to marginalized populations.' Yet there is no requirement to provide affordable housing! Moreover, these bills incentivize developers to replace lower cost houses in residential areas with multiple expensive units.

These bills are being debated in Sacto. this month!!!

WRITE SENATOR BEN ALLEN AND ASSEMBLYMEMBER AL MURATSUCHI TODAY!

SENATE BILL 9 okays setbacks of only 4 ft., reducing green space and trees. **Ends single-family zoning** to allow **6 units where one home** is now standing. An existing lot can be split into two lots, and one home built upon EACH of the lots, PLUS an ADU and a J-ADU can be added onto each. **No affordable units required.**

SENATE BILL 10 allows 14 units of luxury apartments on ANY lot except publicly-owned land, that is within ½ mile of a bus stop. **No additional infrastructure required.** Opposed by the Sierra Club and anti-gentrification groups. **May be heard in Senate as early as MONDAY, JULY 12TH.**

SNA President's Message

State prioritizes density over single-family homes

Today's President's Message reprints portions of a Daily Breeze article published on 4/7/21 by columnist Susan Shelley. I concur with Shelley's sentiments, but to be clear, I speak only for myself and not for the rest of the SNA Board nor the SNA membership - Tricia Blanco, President

"If Sacramento politicians and Los Angeles city officials have their way, we could be halfway there by the end of the year. By "there," I mean an irreversible policy shift ... where **single-family zoning no longer exists**, having been abolished ... as an unsavory and embarrassing relic of a time when racial segregation was ... enforced by law or informally enforced by the real estate industry.

But that's history. Today, the attack on single-family zoning is just a manipulative trick to **benefit developers**. Rather than protect anyone's rights, it deprives everyone, regardless of race, ethnicity or national origin, of the opportunity to buy and own a single-family home in a low-density neighborhood with reasonable confidence that the property will continue to be a single-family home in a low-density neighborhood.

Senate Bill 9, legislation that has cleared the state Senate and is now pending in the Assembly, would abolish single-family zoning. Every single-family lot in the state would be **automatically rezoned for a duplex**, and each duplex could have one or perhaps two "accessory dwelling units," also known as ADUs or granny flats. A small lot that currently is home to one household could quickly become home to four or six households. **Cities would be powerless** to require off-street parking or charge fees to cover the extra infrastructure costs that increased density would inevitably bring.

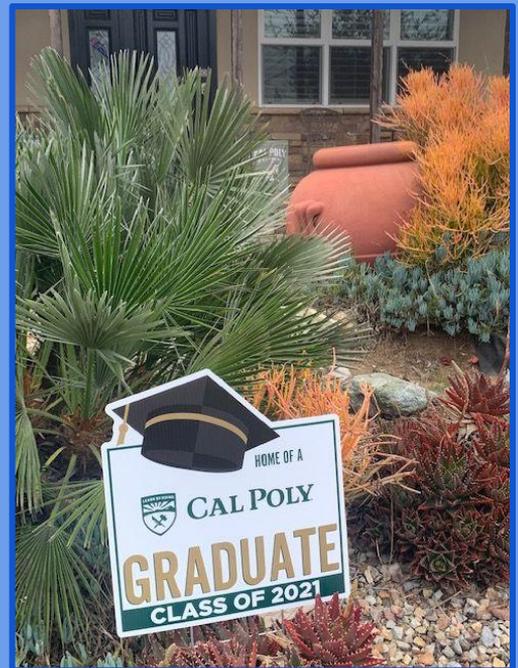
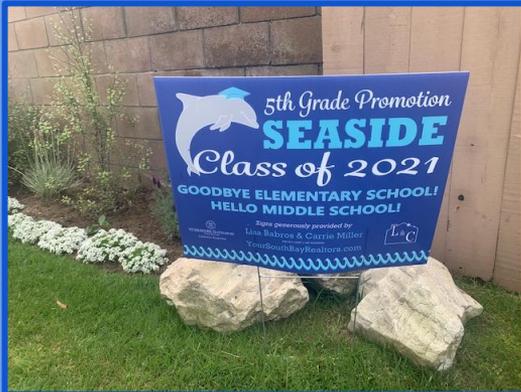
Senate Bill 10, which also has cleared the state Senate and is pending in the Assembly, would allow cities to abolish single-family zoning by passing an ordinance that allows **apartment buildings with up to 10 units** to be built on what are now single-family lots, if they are located in areas that are "transit-rich" or "urban infill." As defined, that's nearly everywhere.

If you're bothered by the prospect of homes on your street turning into construction sites and then into multifamily housing with few or no parking spaces, **call your state representatives** and let them know what you think."

Muratsuchi: <https://a66.asmdc.org/contact>

Ben Allen: <https://sd26.senate.ca.gov/contact/>

June 2021: Seaside Families Celebrate their Grads!



Summer Fun in Torrance!



Summer Movie in the Park 2021!

Enjoy the Pixar film *ONWARD*, rated PG, on **Saturday, August 28**, at Greenwood Park, 1520 Greenwood Ave. Movie begins at dusk, about 8 .



Discover 100 things to do in Torrance!
<https://discovertorrance.com/100-things-to-do-in-torrance/>



Wilson Park Splash Pad! Open 10 AM - dusk.

The answer may not be at the beach, but we should at least check.



Read, sleep, walk, surf, swim and smile at Torrance Beach!

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