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Council Meeting: 07/12/22

Agenda Item No. 13.A

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**Subject:** Public Comments on July 12th Whittier City Council Agenda  
**Date:** Monday, July 11, 2022 9:59:46 PM

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Dear Whittier City Council,

As a Whittier voter, I am writing to comment on two items on your [agenda](#) for the July 12th Council meeting: Item 12.E, the LAFCO Pre-Zoning Ordinance, which I would support if amended, and Item 13.A, the proposed 42-home development at 9829 La Serna Drive, which I support.

The LAFCO pre-zoning ordinance should take into account the need to maintain mobile home rent control and the way in which annexing additional land to the City of Whittier will affect the city's regional housing needs allocation (RHNA). Los Angeles County has a Mobilehome Rent Stabilization Ordinance, but Whittier does not. The proposed annexation includes the Whittier Downs Mobile Home Park at 11730 Whittier Boulevard, which would lose important tenant protections if annexed. I urge you to adopt a rent stabilization program for mobile homes that is at least as protective as the County's ordinance. Longer term, I also think it makes sense to adopt a rent stabilization ordinance citywide, within the limits set by state law. Expanding the supply of housing, protecting tenants from displacement and better funding affordable housing are all important strategies to end our housing affordability crisis. Furthermore, the City should make clear what effect on our RHNA is anticipated from the annexation. It would make sense for our obligation to plan for more housing to increase given how our population and land area would increase with the annexation.

I enthusiastically support the 42-home development at 9829 La Serna Drive. I also expressed my support at the most recent Planning Commission meeting, at which the project was denied in a 2-2 vote. Simply put, we must expand the supply of housing in Whittier to bring costs under control. Whittier is obligated by state law to plan for over 3,439 homes over the next eight years. Thus, the current project represents only 1.2% of the city's total RHNA. This project is attractively designed and meets City standards, including our excessive off-street parking requirements, which add to housing costs and make people more dependent on cars, which in turn exacerbates the climate crisis and regular air pollution. It is unfortunate that such a simple, straightforward project is being put through multiple public hearings during which it is being attacked with subjective standards of review. We cannot ignore the thousands of people in Whittier who are suffering under intolerably high housing costs and often do not have the spare time and privilege of attending these meetings. It's time to stand up for common sense and approve this project.

Sincerely,  
David J. Barboza (he/him)  
[Homes For Whittier](#)

CC: CM; ACM; CA; Council; Original to CC; Public Binder; Department