

Google Groups

I OPPOSE SB 50

toby horn <thorn626@gmail.com>

Mar 5, 2019 8:10 AM

Posted in group: **Clerk-PLUM-Committee**

Dear PLUM,
Please go on record to vigorously oppose SB50.

Thank you,

Toby Horn
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Google Groups

Support CM Koretz's Motion re SB 50

Shelley Wagers <shelley@wagersmail.net>

Mar 5, 2019 8:52 AM

Posted in group: **Clerk-PLUM-Committee**

I strongly endorse Councilmember Koretz's proposal to study SB 50.

From where I sit, SB 50 looks like an unprecedented Sacramento power grab that will neuter local governments and decimate neighborhoods.

At the very least, SB 50 calls for close scrutiny.

Shelley Wagers

City of Los Angeles resident, homeowner, and voter

Google Groups

Support Koretz motion CF 18-1226 regarding SB50

Jill Stewart <jilltepleystewart@gmail.com>

Mar 5, 2019 9:11 AM

Posted in group: **Clerk-PLUM-Committee**

To members of the Los Angeles City Council PLUM Committee:

This Community Impact Statement is written on behalf of the 6,000 members of Coalition to Preserve LA, which has held four workshops on proposed Senate Bill 50 by Scott Wiener, comprised of 450 residents citywide.

Residents of Los Angeles strongly oppose SB 50. This experimental bill is a demolition derby aimed directly at working class homeowners in areas including Boyle Heights and Lincoln Heights, the east and north San Fernando Valley, Northeast LA, South Los Angeles, Harbor Gateway and the Harbor Area. It encourages and financially rewards developers to become their own zoners and planners in huge swaths of Los Angeles that, under SB 50, would become Wild West zones of Density Bonus on steroids.

Even if you have read this complex and multi-layered bill, you may have missed some of the devastating new practices it would allow. The maximum height allowed is not, as Scott Wiener implies, 45 feet or 55 feet in single family areas, but 30 feet above that level -- you must add in the 30 feet allowed by Density Bonus under SB 50.

What does this mean? It means incredible land-flipping and speculation as developers from around the globe are handed the right -- the right -- to buy and demolish entire swaths of Los Angeles homes and up-zone them to heights of up to 75 or 85 feet. Their choice. Developers would also choose from their own menu of things to throw out: local development standards, setbacks for trees, yards for children, all can be chosen by developers as something they can throw out.

Who will be wiped out? According to the globally respected UCLA Luskin School of Public Affairs economist Michael Storper, named one of the World's Most Influential Scholars, "The proof for the claim that housing is expensive primarily because of supply restrictions -- rather than changes in income distribution in the New Economy -- is *inexistent*."

Professor Storper attacks the pure guesswork underway among housing policy makers -- and we believe Wiener leads the pack. Los Angeles has, we understand from information provided by the Department of Building and Safety and from the city's Housing Department, 70,000 to 120,000 units of UNBUILT fully permitted housing units. Investors are sitting on these approvals, flipping land, and driving up costs. In San Francisco, the City Planning Commission has found 47,000 UNBUILT fully permitted housing units.

This is not a problem of lack of zoning capacity. The cities and counties are NOT standing in the way of housing growth. But Wiener is attempting to turn cities -- and counties -- into the problem, and as Housing as a Human Right has just shown, **Wiener is being heavily funded by major real estate interests.**

The city's own unbuilt zoning capacity, according to the Los Angeles City Planning Department's own data, allows for a city of 7 million people RIGHT NOW. Our current zoning is extremely liberal and there is zero justification for upending it once again.

Please strongly oppose the reckless and utterly wrong-footed SB 50. Please also be alert for, and oppose, a series of satellite bills from Nancy Skinner, Laura Friedman and other badly misinformed legislators who have created bills aimed at further ramping up the power that SB 50 would have to up-zone working class Los Angeles -- by broadening the up-zoning areas and handing developers the power to be their own zoners and planners.

Home ownership of a starter home -- a bungalow, an inexpensive tract home, an older home -- is the No. 1 way for working class families to build wealth and enter the middle class. This is a time-proven, undeniable truth.

Scott Wiener, caught up in the unique disaster unfolding in San Francisco due to massive land-buying by big tech, cannot see how wrong he is. Wiener is a crusader, and crusaders create havoc. SB 50's impact on Los Angeles communities and wealth-building among working-class families would be devastating.

One final note: **Density Bonus incentivizes one-bedroom units. SB 50 attacks family housing and replaces it with housing without children. It is an anti-family, anti-Los Angeles concept.** We must fight it with clear voices.

Please see attached chart from a San Francisco City Planning Commissioner on SB 50's devastating impact on San Francisco and cities statewide.

Sincerely,

Jill Stewart
Executive Director
Coalition to Preserve LA
6500 Sunset Blvd.
Los Angeles CA 90028

EXAMPLE: The Impact of Senate Bill 50 on San Francisco



S.F. UNDER SB 50

WHAT DOES SB 50 CHANGE?

TODAY in S.F.

Discretionary Decisions and Local Control = **98% of Projects**

(The city rules on Height, Density, Setback, Lot Merger, Use Size, Parking, Massing, Exposure, Rear Yard, Floor Area Ratio, Demolition Control, Design Standards, Impact Fee)

Part-Discretionary Decisions and some State Control = **1% of Projects**

SB 50 is “weaponized” by Wiener/Skinner’s quiet 2017 changes to the 1982 **Housing Accountability Act (HAA)**, to turn this process upside-down.

HAA bans your city/county from rejecting all projects that:
~ “Are code-complying and do not need exceptions to Planning Code or Zoning.”

Under HAA, a city/county can only reject a code-compliant project if:

~ “It directly harms public health & safety based on objective written standards.”

Discretionary Decisions and Local Control = **5% of Projects?**

Statewide, **1000s of projects become “code-complying”** & by-right. No city/county can **CHANGE** or **STOP** them.

Part-Discretionary Decisions plus some State Control = **1% of Projects?**

Density Bonus (DB) in Effect TODAY

No Discretionary Decisions and
All State-Controlled = **1% of Projects**

Under Senate Bill 35, **DB** today **MANDATES** that a developer can choose up to 3 exemptions from a broad menu of: **Concessions / Incentives / Waivers**

It **redefines “code compliance”** by letting **DEVELOPERS** choose **exemptions** from YOUR CITY’S Planning Code & Zoning, as long as the project contains affordable units based on the extra height that is granted.

Today, **YOUR CITY MUST** approve all projects invoking **Density Bonus** and can only shape projects up to 10%, but **WITHOUT** any loss of units.

If your city rejects a **Density Bonus** project or makes it infeasible via design requirements, you can (will) be sued by the developer and ordered by a court to approve the project and pay attorney fees & fines.

SB 50’s Projected Dramatic Effect on S.F.

No Discretionary Decisions and
All State-Controlled = **94% of Projects?**

SB 50 MANDATES Density Bonus on Steroids:

- Minimum height of 45’ within ½ mile of high-quality rail stops, allowing 75’ heights due to DB
- Minimum height of 55’ within 1/4 mile of “high quality” rail or bus stops, allowing 85’ due to DB
- **YOUR CITY’S “Jobs-rich/good school/above-median” areas are instantly rezoned to 75’ or 85’ heights.**

**** THE MANDATES AUTOMATICALLY ELIMINATE SINGLE-FAMILY ZONING & DENSITY CONTROL in ALL ABOVE AREAS, STATEWIDE. ****

Any city can be sued for challenging developers who would be empowered to waive up to 3 DB menu items to upzone single-family areas: Height, Density, Floor Area Ratio, Massing Setbacks, Rear Yard, Exposure, Lot Mergers, Use Size, Parking, Demolition Controls, Design Standards. Impact Fees