

**(no subject)****cris capp** <mydigitalpostman@gmail.com>

Wed, Apr 17, 2019 at 5:04 PM

To: holly.mitchell@sen.ca.gov, assemblymember.kamlager-dove@assembly.ca.gov, councilmember.wesson@lacity.org, mayor.garcetti@lacity.org, markridley-thomas@bos.lacounty.gov, senator.mcguire@senate.ca.gov, senator.wieckowski@senate.ca.gov, senator.galgiani@senate.ca.gov, senator.beall@senate.ca.gov, senator.roth@senate.ca.gov, assemblymember.jones-sawyer@assembly.ca.gov, assemblymember.gipson@assembly.ca.gov  
Cc: cityclerk@lacity.org, clerk.plumcommittee@lacity.org, andrew.westall@lacity.org, david.price@lacity.org, 2PreserveLA@gmail.com

Dear Elected Representatives,

I am writing to strongly express my opposition to SB50, unless amended to exclude the City of Los Angeles from its provisions.

State Senate Bill 50 weaponizes state government code to eviscerate local planning statewide and thereby increases financialization of land use; intensifies inequality; encourages predatory speculative activity; and masks massive wealth transfer by shifting property ownership opportunities away from small owners to corporate investors. The City of Los Angeles has been actively addressing the housing shortage and has its own increased density mechanisms through Measure JJJ and its Transit-Oriented Communities (TOC) program, although not perfect solutions, these guidelines can be tailored to better fit the city's many unique neighborhoods. SB50 seeks to replicate the City's TOC program statewide, but without respecting the integrity of single-family zoning and other local characteristics. SB50 contains inadequately defined language, its relationship to the Ellis Act and affordable housing laws are uncertain and the bill would muddle the City's in-progress Community Plan Updates.

This bill is aimed directly at working-class neighborhoods, areas that have been home to vulnerable populations in Los Angeles for generations including Boyle Heights and Lincoln Heights, the east and north San Fernando Valley, Northeast LA, South Los Angeles, Harbor Gateway and the Harbor Area. Huge swaths of Los Angeles will become Wild West zones of Density Bonus on steroids. It is important to note that the maximum height allowed is not 45 feet or 55 feet in single family areas but rather 75 to 85 feet once the extra 30 feet allowed by the Density Bonus under SB50 is included. This will result in incredible land-flipping and speculation as developers from around the globe are handed the right to buy and demolish entire swaths of Los Angeles homes and up-zone them. For example, the entire Crenshaw Corridor Community along the LAX/Crenshaw Metro Line will be wiped out. Though SB50 now allows sensitive communities to postpone implementation by five years it doesn't change the fact that it's only a temporary reprieve.

Density bonuses that incentivize one-bedroom units is not housing for families. SB50 attacks family housing and replaces it with housing that is not made for children. It is an anti-family, anti-Los Angeles concept. Furthermore, SB50's impact on Los Angeles communities and wealth-building among working-class families would be devastating. Home ownership of a starter home -- a bungalow, an inexpensive tract home, an older home - is the number one way for working class families to build wealth and enter the middle class. This is a time-proven, undeniable truth. It is also undeniable that major real estate interests are behind SB50.

Finally, SB50 will create a system in which zoning height requirements are determined by Metro instead of City Planning. This could easily result in zoning that fluctuates substantially over time as service levels increase or decrease due to transit budgets, ridership, travel patterns, or service strategy. This will no doubt create additional opposition to the expansion of Metro services by neighborhoods that oppose density.

According to UCLA Luskin School of Public Affairs economist Michael Storper, "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. Los Angeles has, according to 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. 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. This is not a problem of lack of zoning capacity. The City of Los Angeles is NOT standing in the way of housing growth.

Los Angeles is already meeting its state-required housing goals while taking different approaches tailored to the unique characteristics of the City's neighborhoods. Please give these policies a chance to work. I strongly urge the

4/18/2019

City of Los Angeles Mail - (no subject)

opposition of SB50, unless amended to exclude the City of Los Angeles from its provisions.

Sincerely,

Cris Capp

[5157 Chesley Ave.](#)

[Los Angeles, CA 90043](#)