



Isabel Onate <isabel.onate@lacity.org>

Support Koretz motion CF 18-1226 regarding SB50

Jill Stewart <jilltepleystewart@gmail.com>

Tue, Mar 5, 2019 at 9:10 AM

To: "To: clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>

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 nonexistent.*"

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.

3/5/2019

City of Los Angeles Mail - Support Koretz motion CF 18-1226 regarding SB50

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](#)



SB 50 Analysis of San Francisco and Statewide.pptx
62K



Isabel Onate <isabel.onate@lacity.org>

BABCNC Letter RE: SB-50

Catherine Palmer <council@babnc.org>

Tue, Mar 5, 2019 at 9:28 AM

To: clerk.plumcommittee@lacity.org

Cc: paul.koretz@lacity.org, Hagu Solomon-Cary <hagu.solomon-cary@lacity.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, David Ryu <David.ryu@lacity.org>, Nicholas Greif <nicholas.greif@lacity.org>, Emma Howard <emma.howard@lacity.org>, Robin Greenberg <rgreenberg@babnc.org>, Nickie Miner <nminer@babnc.org>, Robert Schlesinger <rschlesinger@babnc.org>, Barbara Broide <bbroide@hotmail.com>

Dear City Clerk at the Planning Department,

Please find enclosed a board resolution regarding SB-50 from the Bel Air-Beverly Crest Neighborhood Council meeting of January 23, 2019..

The Board supports the Council member's efforts to bring this item to City Council and the Planning Department for review.

We have submitted this as a CIS in the Council File, #18-1226.

Please be so kind as to provide this input to the Committee today.

Thank you and best regards, on behalf of Robin Greenberg, President of the BABCNC,

Cathy Palmer
Board Administrator
Bel Air-Beverly Crest Neighborhood Council
Municipal Building
1645 Corinth Avenue, Room 103-4
Los Angeles, CA 90025
Office: (310) 479-6247
Mobile: (323) 304-7444
council@babnc.org



Isabel Onate <isabel.onate@lacity.org>

Support for Council File 18-1226

J Reichmann <jreichmann@sbcglobal.net>

Tue, Mar 5, 2019 at 9:50 AM

Reply-To: J Reichmann <jreichmann@sbcglobal.net>

To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>

Cc: Jan Reichmann <jreichmann@comstockhills.com>, Constance Boukidis <constanceellen@sbcglobal.net>

The Comstock Hills Homeowners Association, a Ca. Non-Profit Corp. hereby wishes to be a part of the Council record as supporting the motion by Koretz-Harris-Dawson and opposes SB50.

Janet Reichmann, Pres.

CHHOA [1429 Comstock Ave. LA 90024](#)

310-666-9708

jreichmann@comstockhills.com



Isabel Onate <isabel.onate@lacity.org>

PLUM committee, item 18-1226

HHA <info@hollywoodland.org>
To: clerk.plumcommittee@lacity.org

Tue, Mar 5, 2019 at 10:01 AM

Dear members of PLUM:

Item 18-1226: **Please deny SB 50**, the proposed up-zoning housing bill. This bill defies the very premise of Los Angeles single family residential district concept created in the early 1920's. That concept characterized who and what Los Angeles aspired to be: a home place for thousands of hard working Californians and an opportunity to own a piece of the American Dream, property!

SB 50 is a real estate bill not a housing bill.

SB 50 lets developers waive up to 3 zoning and planning rules, including height limits, such as:

- **Setbacks:** Areas for trees, green belts, side yards, back yards, can be cut.
- **Floor area ratio:** Building size/density can grow 47% to 297%.
- **Parking:** Developers can build apartment towers with NO PARKING.
- **Environmental sustainability:** Any development standard adopted by a city, that isn't state law, can be ignored by developers. Local rules for open space, trees, light, etc.
- **Onsite open-space:** Courtyards and balconies can be killed.
- **Historic buildings/zones:** Developers can buy and demolish any home not on the CA Registry of Historic Resources. Historic "zones" lose ALL protection. Only single buildings that seek & meet the tough Historic Resources code are safe from demolition

We urge you to take the time to understand the wants and needs of your citizens who live, work and understand the neighborhood character of Los Angeles, not bureaucrats and lobby groups who are trying to create a one size fits all housing platform.

Regards,

Hollywoodland Homeowners Association



Isabel Onate <isabel.onate@lacity.org>

PUBLIC COMMENT for today's PLUM meeting: ITEM NO. (2) 18-1226

Beth McNamara <beth@bethmcnamara.com>
To: clerk.plumcommittee@lacity.org

Tue, Mar 5, 2019 at 10:18 AM

RESIDENT SUPPORTING KORETZ'S MOTION TO OPPOSE SB50

The bill is a demolition derby that will wipe out some of LA's most stable neighborhoods, including HPOZs, and allows developers to buy up and destroy our starter home communities where **working-class family wealth is created via home ownership, an undeniable core value in American life.**

There is a RENT CRISIS in Los Angeles, not a housing supply crisis. Any bills based on the false narrative of a housing crisis is written and paid for by special interest speculative real estate industry (which includes big banks and foreign capital).

As a 30 year resident who was able to buy a home 15 years ago so that I could raise my kids NOT in an apartment building, I am so sick and tired of having to fight back attacks by City Hall and the State on neighborhoods in LA. This is not NYC and should never be NYC. There are residents in this city who worry 24-hours a day that they will be evicted, displaced or go bankrupt trying to pay the rent in Los Angeles.

There is no "concern for housing", there is only concern by our current City Council and the Mayor to return the financial donations of the big bank and real estate firms with policies that allow them to increase values on existing properties and then steroid upzone the parcels with ZERO regard for public health (air quality, water permeability, trees) or quality of life (traffic, lack of parks, safe sidewalks) and most important community.

If we as a society do not show any regard for community, then LA will just be a city of buildings; people will not matter and a healthy society will not exist.

I support Councilmember Koretz's opposition to SB50 and until City Council cleans its house of pay-to-players who seem to only be in office to serve special interest groups then I OPPOSE all upzoning and city planning because I cannot trust that any action or policy coming out of City Council is for the people.

The corruption must end. SB50 must be defeated.

Citizens and their quality of life must be given priority over special interest profits.

Elizabeth McNamara
Resident and taxpayer in CD10



Isabel Onate <isabel.onate@lacity.org>

CF 18-1226 KORETZ / HARRIS-DAWSON - SUPPORT

Jane Demian <jane.demian1@gmail.com>
To: clerk.plumcommittee@lacity.org

Tue, Mar 5, 2019 at 7:33 AM

I am writing to urge the PLUM committee to support Councilmembers Koretz and Harris-Dawson's Motion to instruct the Department of City Planning, with the assistance of the City Attorney, to prepare a report with analysis on Senate Bill 50 detailing its potential impacts to the City's land use regulatory process and zoning to Historic Preservation Overlay Zones, affordable housing incentive programs such as Transit Oriented Communities (TOC), and Community Plan Updates; and to include background information on SB 50's proposed concepts of major transit stops and job-rich areas.

http://clkrep.lacity.org/online/docs/2018/18-1226_mot_12-12-2018.pdf

After reviewing this bill with housing advocate colleagues, we have noted several issues that concern us. The bill's requirements will be detrimental to "sensitive communities" with very little protections for tenants, affordable housing requirements are vague with only mention of Density Bonus as the basic metric for Affordable Housing inclusion into otherwise market rate units, and upzoning of parcels will be required, not just adjacent to transit but also adjacent to "job rich" zones. Once the parcel is upzoned it becomes more valuable and developers then trade those parcels for huge windfall profits without building anything, certainly no affordable housing. This bill is a giveaway to developers who can then sue the City for not conforming to their development plans in accordance with this bill.

I urge you to please support this Motion.

Best regards,

Jane Demian

Assembly District 51 Delegate

Housing Advocate

323-243-3113



Isabel Onate <isabel.onate@lacity.org>

RE: CF 18-1226 KORETZ MOTION REGARDING SB50

La Brea <labreacoalition@gmail.com>

Tue, Mar 5, 2019 at 7:22 AM

To: clerk.plumcommittee@lacity.org, Council Member Koretz <paul.koretz@lacity.org>, Aviv Kleinman <Aviv.Kleinman@lacity.org>

Cc: Barbara Broide <bbroide@hotmail.com>

FULL LETTER ATTACHED TO BE PLACED IN COUNCIL FILE.

The La Brea Willoughby Coalition ("LWC") strongly supports the Koretz motion CF 18-1226, regarding SB50 to be heard in PLUM on March 5. LWC especially raises concerns on state takeover of local issues and the critical need to assess comprehensive impacts of such bills.

To sincerely serve, protect, and respect,

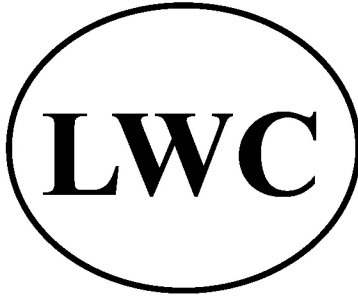
Lucille Saunders, President,

La Brea Willoughby Coalition

--

"...To have a functioning democracy, you need an educated citizenry." Thomas Jefferson

 **LWCSUPPORTKORETZMOTCF18-1226.pdf**
74K



March 5, 2019

RE: CF 18-1226 KORETZ MOTION REGARDING SB50

The La Brea Willoughby Coalition (“LWC”) strongly supports the Koretz motion CF 18-1226, regarding SB50 to be heard in PLUM on March 5. LWC especially raises concerns on state takeover of local issues and the critical need to assess comprehensive impacts of such bills.

To sincerely serve, protect, and respect,

Lucille Saunders, President,

La Brea Willoughby Coalition



Isabel Onate <isabel.onate@lacity.org>

CF 18-1226 (Koretz) - Support Koretz motion

Barbara Broide <bbroide@hotmail.com>

Tue, Mar 5, 2019 at 1:41 AM

To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>

Cc: Paul Koretz - cd 5 <paul.koretz@lacity.org>

Please accept this personal letter voicing strong support for Councilmember Koretz's recent motion to charge City staff to create a report that analyzes the impact of SB 50, now being considered in the California legislature.

The measure, as proposed in its current form and in its earlier form considered last year in the legislature, undermines the role of municipalities such as Los Angeles to carry out local land use planning. Its "one size fits all" approach across the state is inappropriate and ill-conceived. While its author claims to have addressed earlier shortcomings in the bill, he has not done so and, in fact, this year's measure is worse than the previous version.

Los Angeles has stepped up to the plate with the TOC program and other measures to incentivize the construction of new housing -- both market rate and low income.

Perhaps it would be appropriate for our LA City policymakers to press Sacramento to develop new funding mechanisms for low income housing since many traditional funding sources for such housing have disappeared in recent years.

Thank you for your consideration,

Barbara Broide
Los Angeles



Isabel Onate <isabel.onate@lacity.org>

PLUM 3/5/19 - Item 2 - File# 18-1226

The SEO Doctors <theseodoctors@gmail.com>
To: clerk.plumcommittee@lacity.org

Tue, Mar 5, 2019 at 7:37 AM

SB 50

Yes. Please do elaborate. Or at least point in the direction. From what I've quickly read, SB 50 is whack. It allows building large structures in small neighborhoods that are completely out of character. Overstepping any authority local municipalities may have to control depletive and predatory development.

Korie Schmidt
(310)600-2278
TheSEODOctors@gmail.com

CF 18-1226 -Support for Mr Koretz motion

'Holly Tilson' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Mar 5, 2019 at 12:36 PM

Reply-To: Holly Tilson <rhubarb999@aol.com>

To: clerk.plumcommittee@lacity.org

Cc: paul.koretz@lacity.org

CF 18-1226

To whom it may concern,

Please accept this personal email as public comment.

I strongly support Mr Koretz's motion directing City staff to create a report that analyzes the impact of SB50 and it's effects on the city of Los Angeles. The citizens of LA and the city of LA should have local control over land use and planning where we live.

Existing LA's zoning will accommodate a population of 8+ million people. We have just approached the 4 million mark. There is no reason to up-zone any of LA, in my humble opinion, especially considering LA has not upgraded or added more infrastructure. Study after study has shown market rate rental units and/or ownership units residents do not use mass transit on a daily basis. These developments just displace current affordable rental areas and/or low rise neighborhoods. No one verifies that these promised low income/affordable units remain low income and/or affordable. If a tenant's income exceeds the allowable limits they cannot be asked to vacate the low income unit they qualified for based on income alone. In practical terms, another low income resident will never have access to this unit unless the other tenant moves. LA city doesn't track this but should to guarantee it's tax payers are getting all the affordable housing they support, not just promises and the density/pollution/congestion they bring. SB50 will wipe out entire R1/low rise neighborhoods across the city with it's vague, undefined and arbitrary wording.

Please support this motion and analyze SB50's (and similar/future SB's) impacts with honest/transparent/impartial due diligence for the residents you represent.

Sincerely,
Holly Tilson
Los Angeles

In Support of Koretz motion CF 18-1226 motion re: SB50

David Ewing <moreseriousbus@gmail.com>

Tue, Mar 5, 2019 at 11:09 AM

To: clerk.plumcommittee@lacity.org

Dear PLUM Members:

No one in Sacramento has Scott Wiener's talent for bomb-throwing. His stated intentions are noble, but his legislation is completely heedless of unintended consequences or collateral damage. We all understand there are those who, inspired by Silicon Valley, believe disruption is the best way to create change. As Mark Zuckerberg put it, "Move fast and break things.

Unless you are breaking stuff, you are not moving fast enough."

That is not a responsible approach to urban planning, where the lives of people, communities, and cities are at stake.

Please bring some grown-up perspective to Wiener's playpen and oppose SB 50.

Thank you,
David Ewing
Venice

Support Councilmember Koretz SB50 motion on PLUM agenda today at 2:30

poosy6603 via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Mar 5, 2019 at 12:23 PM

Reply-To: poosy6603@aol.com

To: clerk.plumcommittee@lacity.org

Cc: councilmember.koretz@lacity.org, councilmember.ryu@lacity.org

We would like to express our support of Councilmember Koretz motion on today's (March 5th) PLUM Committee Agenda...Agenda Item #2...

Councilmember Koretz Motion (excerpt)..SB50:

..."a state bill that proposes to upzone large cross-sections of the City.

If adopted, this bill would grant projects exemptions and modifications from local zoning regulations if they are located within

a 1/2 mile of a major transit stop or within a job-rich area, and include affordable housing.

Given the possible problematic implications, detailed analysis is needed to fully evaluate the potential impacts to the City.

I THEREFORE MOVE that the Council instruct the Department of City Planning, with the assistance of the City Attorney, to prepare a report-back with analysis on Senate Bill 50 detailing it's potential impacts to the City's land use regulatory process and zoning including but not limited to potential impacts to Historic Preservation Overlay Zones, affordable housing incentive programs such as Transit Oriented Communities (TOC), and Community Plan Updates...."

We agree with the Motion and applaud Councilmember Koretz.

Thank you for your attention,

Jim and Ann Geoghan
Whitley Heights
Hollywood, Ca.
CD4


PLUM Committee Agenda

http://ens.lacity.org/clk/committeegend/clkcommitteeagend26128897_03052019.html

Agenda Item #2

Councilmember Koretz Motion..

http://clkrep.lacity.org/onlinedocs/2018/18-1226_mot_12-12-2018.pdf?fbclid=IwAR0krN2es62IFL2JS5N25Z1O4YAEbDjbsuCQt1vkzHXBmPh9rDMJoZdYk

 18-1226_mot_12-12-2018.pdf
1044K

MOTION

The population of the City of Los Angeles continues to grow, and with that growth comes the need for more housing. The challenge is to accommodate residential development in a sustainable way that respects the collection of the unique neighborhoods that characterizes Los Angeles, while at the same time ensuring residents a high quality of life, a vibrant economy, and accessibility to jobs, open space, and urban amenities.

The City's General Plan lays out the strategy to meet this challenge by directing new homes to centers that are rich in transit, amenities, and jobs in order to support this growth through planned, sustainable infill development. To implement this vision and devise local strategies for development, the City is working with neighborhoods to implement 35 Community Plan updates and a number of Transit Neighborhood Plans. These planning efforts, along with other citywide policies, determine the mix, location, and intensities of land uses and provide opportunities for housing, jobs, transit, and basic amenities for all segments of the population.

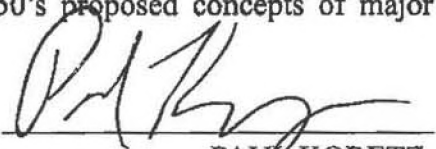
The City has been making significant strides to meet its demand for more housing. In Fiscal Year 2017-18, the City permitted more than 24,000 housing units — a number which exceeded previous estimates over the course of the last thirty years. The City's recently established Transit Oriented Communities (TOC) Program is continuing to assist in the production of additional housing units. In its first year, the TOC Program has seen more than 10,000 units proposed near transit stops with nearly 2,000 of those units restricted as affordable.

On December 3, 2018, Senator Scott Wiener introduced Senate Bill 50 (Weiner) — a state bill that proposes to upzone large cross-sections of the City. If adopted, this bill would grant projects exemptions and modifications from local zoning regulations if they are located within ½ mile of a major transit stop or within a job-rich area, and include affordable housing. Given the possible problematic implications, detailed analysis is needed to fully evaluate the potential impacts to the City.

I THEREFORE MOVE that the Council instruct the Department of City Planning, with the assistance of the City Attorney, to prepare a report-back with analysis on Senate Bill 50 detailing its potential impacts to the City's land use regulatory process and zoning including but not limited to potential impacts to Historic Preservation Overlay Zones, affordable housing incentive programs such as Transit Oriented Communities (TOC), and Community Plan Updates. The report should also include background information on SB 50's proposed concepts of major transit stops and job-rich areas.


DEC 12 2018

PRESENTED BY: _____



PAUL KORETZ,

Councilmember, 5th District

SECONDED BY: _____



ORIGINAL