

Vote NO on SB50 (Los Angeles Council Files: 19-0002-S38 & 18-1226)

Libby Estell <libby.estell@gmail.com>

Sat, Mar 23, 2019 at 8:42 AM

To: mayor.garcetti@lacity.org, markridley-thomas@bos.lacounty.gov, holly.mitchell@sen.ca.gov, assemblymember.kamlagerdove@assembly.ca.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, councilmember.wesson@lacity.org, councilmember.harris-dawson@lacity.org
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. It's 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. 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.

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

Sincerely,

Libby Estell
[1701 Middleton Pl](#)
[Los Angeles, CA 90062](#)

Sent from my iPhone

Vote NO on SB50 (Los Angeles Council Files: 19-0002-S38 & 18-1226)

Lena Hobson <hobsonlena23@gmail.com>

Sat, Mar 23, 2019 at 7:20 AM

To: councilmember.wesson@lacity.org, mayor.garcetti@lacity.org, markridley-thomas@bos.lacounty.gov, holly.mitchell@sen.ca.gov, assemblymember.kamlager-dove@assembly.ca.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 express that I am vehemently opposed to Sen. Scott Wiener's bill, SB 50, as this bill is the greatest attack on home ownership in California history.

SB 50 rewards developers who would buy and destroy single-family homes in neighborhoods, such as my own, Historic Leimert Park, by shifting property ownership opportunities away from hard working individuals to wealthy corporate investors. This bill is aimed at working-class neighborhoods and will negatively impact the American dream, of so many, of becoming a homeowner. I was born and raised in Los Angeles and am a proud resident of Leimert Park. Historically, for working class, communities of color, including my family, home ownership has been key in building wealth. SB 50 will eviscerate the pathways to this opportunity. I feel the legacy that I want to leave for my daughter is in jeopardy with SB 50.

SB 50 up-zones thousands of single-family areas so developers can erect anti-family housing with NO parking, few setbacks for trees and yards, and almost entirely one-bedroom units. It gives incentives to developers to build units that are not intended for families; this is undeniable. Additionally, it is a false pretense that this bill is championing the cause for affordable housing; it serves to benefit major real estate interests.

My neighborhood is a treasure and my neighbors and I value the community that we are so invested in. We are proud homeowners and the pride of ownership is evident as you travel through Leimert Park, block-by-block, which notably, consists of both single-family homes and multi-units. Ours however, is a planned community, under local control as it relates to zoning, that maintains and respects the integrity of the neighborhood.

I implore you to oppose this bill. Protect our neighborhoods and listen to our voices. One size does not fit all!

Sincerely,

Lena Hobson
Homeowner
[3886 Dublin Ave](#)
[Los Angeles 90008](#)

Sent from my iPhone

PLEASE VOTE NO ON SB 50

Gail Molen <gail.molen@gmail.com>

Sat, Mar 23, 2019 at 1:05 PM

To: holly.mitchell@sen.ca.gov, assemblymember.kamlager-dove@assembly.ca.gov, Herb Wesson <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, 2Preserve LA <2PreserveLA@gmail.com>

(Los Angeles City Clerk: Reference Council Files 19-0002-S38 and 18-1226)

The purpose of this email is to implore you to Vote NO on SB 50, unless it were to clearly exempt Los Angeles for the entirety of SB50.

SB 50, State Sen. Scott Weiner's newest version of last year's terrible SB 827 bill, is yet another deeply undemocratic, disrespectful and destructive attempt to take away from Los Angeles and all other California towns and cities (and their residents) their fundamental and important role to control local zoning and shape the future of their communities.

SB 50 and related bills are authoritarian power grabs by Sacramento legislators which would, if they were enacted, cause our communities and neighborhoods to be wrecked with helter-skelter, out of scale, out of compatibility and unstoppable development. Just as perniciously, they would eliminate the democratic participation of ordinary citizens in our city's affairs.

There is nothing more important to Los Angeles' property owners, renters and all taxpayers than what happens where they live, what happens to the quality of life in their city and neighborhoods, and what happens to the value of their properties. Los Angeles residents are presently able to influence the decisions of their city officials and have a meaningful voice in shaping the policies that impact our lives, homes, neighborhoods and our property investments. We can go lobby our city councilperson's in their district offices, or drive downtown to City Hall for City Council hearings, as well as commission and committee hearings, so our voices can be heard.

If zoning decisions are moved to Sacramento, how can any of us effectively make our concerns or positions heard? Sacramento is hundreds of miles away. It would be an unreasonable burden for citizens to have to take an entire day off to travel to the Capitol, and the loss of income and the cost of travel is prohibitive to all except professional lobbyists. This is profoundly wrong and unjust.

Another Point: The City of Los Angeles is already doing its part to address the need for more housing through the passage of Measure JJJ and the creation of Transit Oriented Communities. As it is doing its part, L.A. does not deserve a cannon shot at it by a legislator looking to make a name for himself and have his political ambitions funded by real estate development lobbyists.

Here in the Leimert Park and adjacent areas of Los Angeles, where we live, we already have a host of density housing developments underway under TOC. Over 500 housing units will be built soon. More are coming. We are not happy about all this change, especially the parking woes it will create, but at least we can go to our City Councilmember and pressure him or her to encourage developers to sit down with the community and try to work out changes in design and colors to make their projects more in keeping with neighborhoods. There are some developers who have done this, and the results for the community are more positive. None of this would happen if SB 50 and similar bills were to pass.

Respectfully,

Gail Molen
4226 Edgehill Drive
Los Angeles, CA 90008