

Fwd: Council File: 19-0002-S38

Anna Martinez <anna.martinez@lacity.org>
To: Clerk Council and Public Services <Clerk.CPS@lacity.org>

Wed, Mar 27, 2019 at 7:20 AM

----- Forwarded message -----

From: **Krista Perez** <k23perez@gmail.com>
Date: Wed, Mar 27, 2019 at 6:48 AM
Subject: Council File: 19-0002-S38
To: <cityclerk@lacity.org>

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 mechanism 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 in-existent." 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 opposition of SB50, unless amended to exclude the City of Los Angeles from its provisions.

Sincerely,

3/27/2019

City of Los Angeles Mail - Fwd: Council File: 19-0002-S38

K Perez

NO ON SB 50

'Mary Rose' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>
Reply-To: Mary Rose <fyry7rose@aol.com>
To: clerk.plumcommittee@lacity.org

Wed, Mar 27, 2019 at 9:28 AM

Sent from my iPhone (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 700 housing unites will be built soon. More are coming. While we may not be happy about all this change, especially the parking and traffic woes it will create, 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.

Again, I strongly urge you to Vote NO unless it were to clearly exempt Los Angeles for the entirety of SB 50.

Respectfully,
Mary Rose
4015 Mcclung Drive
Los Angeles 90008

Fwd: NO ON SB 50

Anna Martinez <anna.martinez@lacity.org>
To: Clerk Council and Public Services <Clerk.CPS@lacity.org>

Wed, Mar 27, 2019 at 9:30 AM

----- Forwarded message -----

From: 'Mary Rose' via Clerk - CityClerk <cityclerk@lacity.org>
Date: Wed, Mar 27, 2019 at 9:27 AM
Subject: NO ON SB 50
To: <cityclerk@lacity.org>

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

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Again, I strongly urge you to Vote NO unless it were to clearly exempt Los Angeles for the entirety of SB 50.

Respectfully,
Mary Rose
4015 Mcclung Drive
Los Angeles 90008
Sent from my iPhone

VOTE NO ON SB 50**Michelle Williams** <lpgtvolunteers@gmail.com>

Wed, Mar 27, 2019 at 2:48 PM

To: holly.mitchell@sen.ca.gov, assemblymember.kamlager-dove@assembly.ca.gov, councilmember.harris-dawson@lacity.org, 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, mfwms1228@gmail.com

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

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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 700 housing units will be built soon. More are coming. While we may not be happy about all this change, especially the parking and traffic woes it will create, 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.

Again, I strongly urge you to **Vote NO** unless it were to clearly exempt Los Angeles for the entirety of SB 50.

Respectfully,

Michelle Williams
3890 S. Norton Avenue
Los Angeles, CA 90008

"VOTE NO ON SB 50 "**'Rosie Jimenez' via Clerk-PLUM-Committee** <clerk.plumcommittee@lacity.org>

Wed, Mar 27, 2019 at 5:51 PM

Reply-To: "rosie90024@yahoo.com" <rosie90024@yahoo.com>

To: "holly.mitchell@sen.ca.gov" <holly.mitchell@sen.ca.gov>, "assemblymember.kamlager-dove@assembly.ca.gov"

<assemblymember.kamlager-dove@assembly.ca.gov>, "councilmember.wesson@lacity.org"

<councilmember.wesson@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "markridley-

thomas@bos.lacounty.gov" <markridley-thomas@bos.lacounty.gov>, "senator.mcguire@senate.ca.gov"

<senator.mcguire@senate.ca.gov>, "senator.wieckowski@senate.ca.gov" <senator.wieckowski@senate.ca.gov>,

"senator.beall@senate.ca.gov" <senator.beall@senate.ca.gov>, "senator.galgiani@senate.ca.gov"

<senator.galgiani@senate.ca.gov>, "senator.roth@senate.ca.gov" <senator.roth@senate.ca.gov>, "assemblymember.jones-

sawyer@assembly.ca.gov" <assemblymember.jones-sawyer@assembly.ca.gov>, "assemblymember.gipson@assembly.ca.gov"

<assemblymember.gipson@assembly.ca.gov>

Cc: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>, "cityclerk@lacity.org" <cityclerk@lacity.org>,

"andrew.westall@lacity.org" <andrew.westall@lacity.org>, "david.price@lacity.org" <david.price@lacity.org>,

"2PreserveLA@gmail.com" <2PreserveLA@gmail.com>

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

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Again, I strongly urge you to Vote NO unless it were to clearly exempt Los Angeles for the entirety of SB 50.

Respectfully,

3/28/2019

City of Los Angeles Mail - "VOTE NO ON SB 50 "

Rocio Jimenez
5025 S Van Ness Avenue
Los Angeles, CA 90062

CMCA: homes threatened by SB50!

Janice Ozaki <jlozaki@hotmail.com>

Wed, Mar 27, 2019 at 5:41 PM

To: "holly.mitchell@sen.ca.gov" <holly.mitchell@sen.ca.gov>, "assemblymember.kamlager-dove@assembly.ca.gov" <assemblymember.kamlager-dove@assembly.ca.gov>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "markridley-thomas@bos.lacounty.gov" <markridley-thomas@bos.lacounty.gov>, "senator.mcguire@senate.ca.gov" <senator.mcguire@senate.ca.gov>, "senator.wieckowski@senate.ca.gov" <senator.wieckowski@senate.ca.gov>, "senator.galgiani@senate.ca.gov" <senator.galgiani@senate.ca.gov>, "senator.beall@senate.ca.gov" <senator.beall@senate.ca.gov>, "senator.roth@senate.ca.gov" <senator.roth@senate.ca.gov>, "assemblymember.jones-sawyer@assembly.ca.gov" <assemblymember.jones-sawyer@assembly.ca.gov>, "assemblymember.gipson@assembly.ca.gov" <assemblymember.gipson@assembly.ca.gov>

Cc: "cityclerk@lacity.org" <cityclerk@lacity.org>, "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>, "andrew.westall@lacity.org" <andrew.westall@lacity.org>, "david.price@lacity.org" <david.price@lacity.org>, "2PreserveLA@gmail.com" <2PreserveLA@gmail.com>

Dear Elected Representatives,

As a **homeowner AND resident** of Crenshaw Manor in Los Angeles, I am writing to express my strong opposition to SB50, unless amended to exclude the City of Los Angeles from its provisions.

SB50 does not respect the integrity of single-family zoning and other local characteristics of residential neighborhoods. Although SB50 allows sensitive communities to postpone implementation by five years, this only temporarily delays our neighborhood homes from succumbing to encroachment by apartment complexes towering up to 85 feet, if the Density Bonus is included. This will result in incredible land flipping as developers buy and demolish residential homes, potentially wiping out the entire Crenshaw Corridor Community along the LAX/Crenshaw Metro Line.

The City of Los Angeles' Chief Legislative Analyst recommends "OPPOSITION to SB50 unless the bill is amended to exclude the City of Los Angeles from its provisions." I support LA City Council's resolution to oppose SB50.

Sincerely,

Janice Ozaki
Ed Mervinsky
[3770 Wellington Rd](#)
[Los Angeles, CA 90016](#)

Sent from [Outlook](#)

NO on SB 50**'Vanessa Castine' via Clerk-PLUM-Committee** <clerk.plumcommittee@lacity.org>

Wed, Mar 27, 2019 at 10:35 AM

Reply-To: Vanessa Castine <castinevan12@aol.com>

To: holly.mitchell@sen.ca.gov, assemblymember.kamlager-dove@assembly.ca.gov, councilmember.harris-dawson@lacity.org, 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

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As an elderly homeowner who has lived 51 years in Leimert Park, I strongly urge you to Vote NO unless it were to clearly exempt Los Angeles for the entirety of SB 50.

Respectfully,

Modestine Castine and Vanessa Castine
[4070 8th Avenue, Los Angeles, CA 90008](#)