



BRENTWOOD Community Council

149 S. Barrington Ave., Box 194, Los Angeles, CA 90049

www.brentwoodcommunitycouncil.org

April 13, 2019

BY EMAIL

Honorable Herb J. Wesson, Jr. (councilmember.wesson@lacity.org)

Chair, Rules, Elections and Intergovernmental Relations Committee (REIRC)

Honorable Marqueece Harris Dawson (councilmember.harris-dawson@lacity.org) and

Honorable Nury Martinez (councilmember.martinez@lacity.org), Members, REIRC

RE: CF-19-0002-S38 – SUPPORT Resolution to Oppose SB 50; Request to Expedite Committee Consideration

Dear Councilmembers:

The Brentwood Community Council (BCC) is the most broad-based community organization and voice of the Brentwood community. The Brentwood Community Council opposes SB 50 and requests the City Council to take a stand in opposition of SB 50.

The BCC supports the resolution sponsored by Councilmembers Koretz and Harris-Dawson in the above referenced file and urges the REIRC to schedule this matter for consideration on an expedited basis. Time is of the essence as the bill has passed the in the Senate Housing Committee and is scheduled to be heard on April 24 in the Senate Committee on Finance and Governance. SB 50 is legislation that constrains local control of zoning and is of concern to the Brentwood community.

Sincerely,

Hon. Wesson, Dawson and Martinez
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Michelle Bisnoff, Chair

cc: Hon. Mike Bonin (mike.bonin@lacity.org)
Hon. Paul Koretz (paul.koretz@lacity.org)
Samuel Choi, REIRC Legislative Assistant (w/ request for filing in CF 19-0002-S38 (Samuel.choi@lacity.org)

WLASNC Board FY 2017-2018

Jamie Keeton - Chair/ At Large Rep.
Eric Nakamura - Vice Chair/ Business Rep.
Jay Handal - Treasurer/ Organizational Rep.
Naomi Kageyama - Secretary/ Business Rep.

Steven Kwok - North West Rep.
vacant - North East Rep.
Arman Ghorbani - South East Rep.
Jean Shigematsu - South West Rep.
Galen Pindell - At Large Rep.
Dylan Wright - At Large Rep.
Ron Migdal - At Large Rep.
Desa Philadelphia - At Large Rep.
Jay Ross - At Large Rep.
Danilo Torro - Business Rep.
vacant - Organizational Rep.



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Dept. of City Planning
Council District #11
State Assemblyman Richard Bloom
State Senator Ben Allen
State Senator Scott Wiener
County Supervisor Sheila Kuehl

Re: Opposition to SB50

To the City of Los Angeles, County of Los Angeles and State of California,

At the Jan . 23, 2019, meeting of the Board of Directors for the West Los Angeles Sawtelle Neighborhood Council, the Board voted 11-0-0, to oppose SB 50, and encourage the City Council to adopt a Resolution to oppose SB50.

Facts and background:

1. Los Angeles has enacted its own Transit-Oriented Communities Regulations, which provide density bonuses in exchange for affordable housing near transit stations.
2. Density bonuses can be provided near “job rich” centers, which are vaguely defined, such as schools in low-density neighborhoods.
3. New infrastructure would be required for the increase in population.

Findings and justifications:

1. Local land use control should be respected, and Los Angeles has developed a plan that already meets the goals of SB 50.
2. Job-rich centers and bus lines may move, but the high-density buildings would remain.
3. Uncertain funding mechanisms exist for newly required infrastructure.

Ex parte communications: None disclosed by any committee members.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Krista Kline, Jessica Salans, Council District #11 (Len.Nguyen@LACity.org, Krista.Kline@LACity.org, Jessica.Salans@LACity.org)

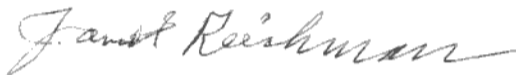
Comstock Hills Homeowners Association
1429 Comstock Avenue Los Angeles, Ca. 90024
jreichmann@comstockhills.com
310 666-9708

In re: Council File: 19-0002-S38

Our Board of Directors has voted unanimously in opposition of SB50 (Wiener) and supports the motion put forth by Councilmembers Koretz and Harris-Dawson. We are approximately 300 single family dwellings within close proximity of Century City (an employment center) and Santa Monica Blvd., a transit hub once the Purple Line Extension of the Subway is completed. We already see the results of development upzoning due to the Transit Oriented Corridor. It creates density while eliminating parking established requirements. And no provisions are made for upgrading the City's failing infrastructure as we see aging sewer lines burst in our neighborhoods.

We accept that TOC is a reality. But what we cannot accept is the decimation of R-1 properties in our vintage neighborhoods with the promise that affordable housing will magically occur. We will see market rate apartments with a few token low income units. Developers are not building because they care about affordable house. They expect a big return on their investments.

Zoning changes mandated by the State is taking the power from the many City planners who understand communities on a local level. Wiener's philosophy of banishing single family dwellings because they are unfair to those who need housing is politically transparent. Developers will cash in mightily while existing neighborhoods will forever be compromised by the greed of others. It's bad for the environment, bad for increased traffic and will do nothing to help the homeless.



Jan Reichmann, Pres.
Comstock Hills Homeowners Association