

**Fwd: Vote NO on SB50 (Los Angeles Council File: 19-0002-S38)**

Gloria Pinon <gloria.pinon@lacity.org>  
To: Clerk - Public Use - Clerk Council and Public Services <Clerk.CPS@lacity.org>

Fri, Mar 22, 2019 at 8:08 AM

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

From: **Caelli Lynch** <caeli@caelimay.com>  
Date: Fri, Mar 22, 2019 at 1:58 AM  
Subject: Vote NO on SB50 (Los Angeles Council File: 19-0002-S38)  
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>  
Cc: <cityclerk@lacity.org>, <andrew.westall@lacity.org>, <david.price@lacity.org>

Dear Elected Representatives Mitchell, Kamlager-Dove, Garcetti, Ridley-Thomas & Wesson,

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

3/26/2019

City of Los Angeles Mail - Fwd: Vote NO on SB50 (Los Angeles Council File: 19-0002-S38)

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,

~ Caeli Lynch  
[4226 S. Bronson Ave](#)  
[Los Angeles, CA 90008](#)

**Fwd: Vote NO on SB50 (Council File: 19-0002-S38)**

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

Fri, Mar 22, 2019 at 8:10 AM

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

From: **Olivia Eagleson** <ojeagleson@gmail.com>  
Date: Fri, Mar 22, 2019 at 7:43 AM  
Subject: Vote NO on SB50 (Council File: 19-0002-S38)  
To: <cityclerk@lacity.org>

Dear Elected Representatives,

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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.

3/26/2019

City of Los Angeles Mail - Fwd: Vote NO on SB50 (Council File: 19-0002-S38)

Sincerely,  
Olivia Eagleson  
Leimert Park Resident

## Fwd: Position Outlined - Proposition SB50

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

Fri, Mar 22, 2019 at 8:11 AM

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

From: Lucas Worthing <lukeeye@gmail.com>  
Date: Fri, Mar 22, 2019 at 7:46 AM  
Subject: Position Outlined - Proposition SB50  
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>  
Cc: <cityclerk@lacity.org>, <andrew.westall@lacity.org>, <david.price@lacity.org>

Dear Elected Representatives,

Good morning... As a local Los Angeles based designer & architect to be, I am writing to strongly express my **opposition** to SB50.

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.

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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,

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LUCAS WORTHING

**W + Co-op**

4247 [Seventh Avenue](#)  
Los Angeles 90008  
[lucas@wco-op.com](mailto:lucas@wco-op.com)  
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**Fwd: Council File: 19-0002-S38 - OPPOSITION to SB 50**

Gloria Pinon <gloria.pinon@lacity.org>

To: Clerk - Public Use - Clerk Council and Public Services <Clerk.CPS@lacity.org>

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

From: Lori Eatmon <laeatmon@gmail.com>

Date: Fri, Mar 22, 2019 at 10:02 AM

Subject: Council File: 19-0002-S38 - OPPOSITION to SB 50

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 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) that 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 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, 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 is not 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 world swoon over 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 for more density, 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 housing policy that will devastate 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 path to 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 with Metro 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 cost -- is in the fact that it 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, 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 Department of Building and Safety, is 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; it is a problem of lack of political will.

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 the support they deserve unless amended to exclude the City of Los Angeles from its provisions.

Sincerely,

Lori Eatmon

4207 Sutro Avenue #3

Los Angeles, CA 90008

**Fwd: Council File: 19-0002-S38**

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

Fri, Mar 22, 2019 at 11:12 AM

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

From: [Acutetoddler@gmail.com](mailto:Acutetoddler@gmail.com) <[Acutetoddler@gmail.com](mailto:Acutetoddler@gmail.com)>  
Date: Fri, Mar 22, 2019 at 11:01 AM  
Subject: Council File: 19-0002-S38  
To: [cityclerk@lacity.org](mailto:cityclerk@lacity.org) <[cityclerk@lacity.org](mailto:cityclerk@lacity.org)>

This e-mail is in support of the City of Los Angeles opposing State Senate Bill 50 (SB50). Home ownership is a way to acquire well in this country. To rezone areas that are near rapid transit will clearly harm communities of color which already have low home ownership rates. Those in the community who are renting will be impacted as well because landlords who dont live in the community will sale to large developers for the money. The winners of this are not the homeless, low-income or middle class it is once again the wealthy seeking to get wealthier.

Carolyn Watson  
Lemiert Park Resident

[Sent from Yahoo Mail on Android](#)

**Fwd: Vote No on SB 50 (Los Angeles Council File: 19-0002-S38)**

Anna Martinez <anna.martinez@lacity.org>

Fri, Mar 22, 2019 at 11:53 AM

To: Clerk Council and Public Services <Clerk.CPS@lacity.org>, Gloria Pinon <gloria.pinon@lacity.org>

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

From: **Lena Hobson** <hobsonlena23@gmail.com>

Date: Fri, Mar 22, 2019 at 11:48 AM

Subject: Vote No on SB 50 (Los Angeles Council File: 19-0002-S38)

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>

Cc: <cityclerk@lacity.org>, <andrew.westall@lacity.org>, <david.price@lacity.org>

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

**Fwd: Council File: 19-0002-S38**

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

Fri, Mar 22, 2019 at 11:46 AM

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

From: 'Natalie Allan' via Clerk - CityClerk <cityclerk@lacity.org>  
Date: Fri, Mar 22, 2019 at 11:42 AM  
Subject: Council File: 19-0002-S38  
To: <cityclerk@lacity.org>  
Cc: SHANESAW REID <shanereid2@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.

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Sincerely,

Natalie Allan & Shane Reid  
[3945 6th Ave LA 90008](#)