



NANDC
 North Area Neighborhood Development Council
 www.NANDC.org



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Aaron Flournoy
 Business Interest
 Representative

May 14, 2019

Hon. Scott Wiener, Author, SB 50, and California Senate Appropriations Committee
 Members: Senator Anthony J. Portantino (Chair), Senator Patricia C. Bates (Vice Chair), Senator Steven
 Bradford, Senator Jerry Hill, Senator Brian W. Jones, Senator Bob Wieckowski
 State Capitol, Rm. 118
 Sacramento, CA 95814

Re: SB 50 [Wiener], amended April 24, 2019; assigned to the Senate California Senate -- OPPOSE

Dear Senator Wiener, Chair Portantino, Vice Chair Bates and all Members:

On April 4, 2019 the Empowerment Congress North Area Neighborhood Development Council (NANDC) reviewed the proposed SB50 and voted to oppose this bill and provide written objection to adopting a plan which removes land use and planning and zoning overlays that help govern the development of our city.

NANDC is a duly elected body of the City of Los Angeles that comments on land use and planning, community interests and neighborhood conservation. NANDC is a self-governed, self-directed and independent organization empowered by the Los Angeles City Charter. Through our Policy Committee, NANDC has worked diligently for two years with the City of Los Angeles Planning Department and area residents to develop the South Los Angeles Community Plans with the future growth goal of: a) building healthy, equitable, livable communities; and b) increasing transparency in planning discussions and resident involvement in land use and design.

The Board considered the draft Bill and voted to oppose SD50. Previously, the NANDC Policy Committee met on March 26, 2019 and recommended that the Board voice its opposition. The matter was placed on the NANDC, April 4, duly noticed General Board Meeting Agenda, and the Board unanimously approved opposing SB50.

The NANDC Board urges non-support of and “no” votes for SB50 for the following reasons:



SB50 is fundamentally in opposition to sound, grass roots neighborhood empowerment whereupon stakeholders have an opportunity to affect decisions that impact their lives

SB50 overrides input into land use planning and therefore constitutes an attack upon local democracy, upon neighborhoods, and upon the Neighborhood Councils and Community Councils in the City of Los Angeles.

SB50 plans to eliminate building standards and codes (e.g. height restrictions, parking requirements, etc.) that the City of Los Angeles and its residents have determined as fundamental to our urban metropolis.

SB50 nullifies the long time efforts of NANDC and many other stakeholders in developing the newly adopted South Community Plan. It destroys decades of planning that conserves and preserves neighborhoods.

SB50 would have devastating effects on large urban communities such as South and Southeast Los Angeles if investors/developers are given carte blanche to completely remove land use and planning authority under our existing Community Plans

SB50 would provide a waiver from maximum controls on density.

SB50 would provide streamlined, ministerial approval, meaning they would be exempt from the California Environmental Quality Act (CEQA); No environmental assessment; No public hearings.

City Councilman Paul Koretz noted SB 50 as "trickle down economics" that would gentrify much of Los Angeles and force the city's large working class further away from their jobs.

Koretz said Wiener's vision of erecting 6-story to 8-story buildings in thousands of low-rise and single-family residential areas is focused on the wrong questions and wrong answers.

"Los Angeles has 100,000 fully approved housing units that have not been built" by developers, Koretz said. It would be absurd to invite developers to now wipe out vibrant existing neighborhoods while they sit like gloating toads on land they can develop right now.

Almost all of NANDC is within close adjacency to "rich" transit options, which benefits our community. But as SB-50 is currently drafted, any property near a transit rich node would give incentives to development regardless of the underlying zone.



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For these reasons, we respectfully urge Sen. Wiener to withdraw the bill; if it is not withdrawn, we respectfully urge your NO vote on SB50. We join the many other stakeholders including the Los Angeles County Democratic Party, the Los Angeles City Council, the San Francisco Board of Supervisors, in opposing this ill-advised legislation.

Respectfully,

Thryeris Mason, President
Empowerment Congress North Area Neighborhood Development Council

cc:

Governor Gavin Newsom
Hon. Kevin De Leon, State Senate District 24
Hon. Holly Mitchell, State Senate District 30
Chief of Staff to Sen. De Leon
Chief of Staff to Holly Mitchell
Hon. Reggie Jones-Sawyer, State Assembly District 59
Hon. Eric Garcetti, Mayor, City of Los Angeles
Hon. Herb J. Wesson, Jr., President, Los Angeles City Council
Hon. Councilmember Gilbert Cedillo, CD1
Hon. Councilmember Marqueece Harris-Dawson, CD 8
Hon. Councilmember Curren Price, CD9
Gerald Gubatan, CD1
Luciralia Ibarra, CD8
Sherilyn Correa, CD9