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Clyde Noguchi - District 2 Rep.
Reynaldo Paduani - District 3 Rep.
Betty Hawkins - District 4 Representative



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Llewyn Fowlkes - District 5 Rep.
Marvin Bell - District 6 Rep.
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Deborah Lee – Community Org. Rep.
Richard Lee - Youth Representative
Outreach Representative - vacant
Eva Cooper-Pace - At-Large Rep.

April 12, 2019

Councilmember Joe Buscaino
Councilmember Marqueece Harris-Dawson
City Hall
200 N. Spring Street
Los Angeles, CA 90012

Re: Council File 19-0002-S38 (SB50-Weiner High Density Multi-Family Housing Development Construction)

Dear Councilmembers Buscaino and Harris-Dawson:

On April 9, 2019, our Board voted 11-0-0 to support Council File 19-0002-S38, which expresses the City Council's opposition to Senate Bill 50 (Weiner). This bill which would allow the State of California to over-ride zoning laws of the City of Los Angeles via higher density multi-family housing developments near major transit stops that are out-of-compliance with local land use regulations and procedures, unless amended to exclude the City of Los Angeles from its provisions.

As currently drafted, SB 50 includes terms and implementation concepts that are not yet adequately defined, such as "jobs-rich" and "sensitive communities." Furthermore, SB50's relationship to other state laws such as the Ellis Act is vague, and lacks innovative incentives to increasing the amount of affordable housing required in return for development incentives beyond the City's own Transit Oriented Communities program.

SB 50 also does not respect the integrity of single family zoning and other local characteristics at a time that the City of Los Angeles is already exceeding the Regional Housing Needs Allocation (RHNA) target for market-rate housing through its Transit Oriented Communities program and moving toward the below-market-rate housing goals.

Sincerely,

Pamela Thornton, Chairperson

Harbor Gateway North Neighborhood Council

cc: Senator Steven Bradford – State Senate District 35
Assemblymember Mike A. Gipson – Assembly District 64
Jenny Chavez, Chief of Staff – Council District 15
Alison Becker, Senior Advisor – Council District 15
Aksel Palacios, Planning Deputy – Council District 15
Solomon Rivera, Chief of Staff - Council District 8
Luciralia Ibarra, Planning Director – Council District 8
Fernando Montes-Rodriguez, District Director - Council District 8
Albizaal Del Valle, Deputy District Director - Council District 8