



Members of Long Beach City Council,

State Senator Scott Wiener's SB 50 is moving through legislation to increase the density in single-family neighborhoods in our city. SB 50 has strong support from the state's major Real Estate developers and the building industry. Under SB 50, any neighborhood within one-half mile of a train station or one-quarter mile from a regular bus route would be required by state law to allow four or five-story apartment buildings, potentially built curb to curb, and with no on-site parking. The building square footage could be 2.5 or 3.25 times the lot size and six to eight times the density currently allowed in single-family (R1) neighborhoods and there is nothing the City Council could do about it because SB 50 will remove your authority to decide on the future planning and zoning of our city. SB 50 allows the state to take over local zoning. We believe that efforts to increase development of housing must take into consideration local needs and values. All the hard work, planning and communities' participation and input you received to come up with an effective and feasible local Land Use Element (LUE) will disappear. City officials will be at the mercy of the legislators in Sacramento. Based on SB 50's transit criteria, almost all single family neighborhoods in the city would be negatively affected by this bill.

This is a terrible bill. It's simply a state takeover of local zoning. For these and other reasons, several cities, including Los Angeles, have opposed SB 50. We urge you to do the same and send a clear message to Sacramento politicians that Long Beach is opposed to any bill that destroys local control.

Sincerely,

Lakewood Village Neighborhood Association (LVNA) Board

For and on behalf of LVNA Board

Khalil Gharios, President