

LaBrea Hancock Homeowners Association
Board Meeting – Tuesday, March 19, 2019

MINUTES

Board Members in Attendance:

Tammy Rosato
Phil Messina
Jane Prentiss
Bob Eisele
Cathy Roberts
Bill Dannevik
Brad Jewett

Absent Board Members:

Justin Urcis
Michelle Owen
Jill Brown
Genia Quinn

Block Captains, Guests,
Community Members:

Frank Rosato
Diana Eisele
Donna Etson

The meeting of the Board was called to order by Tammy Rosato at approximately 7:45 pm

Approval of minutes from the January 15, 2019 and February 10, 2019 meetings by voice vote.

The following officers were nominated, seconded, and approved unanimously by a show of hands:

President – Tammy Rosato
Vice President – Bob Eisele
Secretary – Cathy Roberts
Treasurer – Brad Jewett

Reviewed the community input sessions regarding the Purple Line TNP and encouraged everyone to respond to the survey. The link was sent out again after the meeting. We also discussed the meeting held with CM Ryu on Feb 21 with a coalition of neighborhoods regarding the TNP.

No news regarding safety on 6th Street as we are awaiting an update from Rob Fisher of CD4.

Discussed using the “my311” app regarding the cleanup of the alley behind the 300 block of S. Sycamore and the former OSH property. New tarps have been requested for the 400 S. la Brea property due to graffiti.

All were encouraged to vote on March 31 in the GWNC Elections.

During Public Comment, Board member Brad Jewett made a motion to close the Facebook presence for LBHHOA created by a community member. The motion was unanimously approved. Subsequently, the page was changed to represent the homeowner and not the neighborhood.

During Public Comment, Board member Bob Eisele encouraged everyone to write a letter opposing SB 50.

The meeting was adjourned at 8:50 pm.



Senate Bill 50: UNPRECEDENTED GENTRIFICATION & DISPLACEMENT across working-class & middle-class CALIFORNIA. Far, far WORSE than SB 827.

How SB 50 wipes out WORKING-CLASS and MIDDLE-CLASS communities from SAN DIEGO to HAYWARD, BURBANK to VACAVILLE, COMPTON to SANTA ANA, OAKLAND to EAST LOS ANGELES

- "The neighborhoods for luxury and affordable housing, are very different, and it is *unlikely that any increases in high-end supply would trickle down* to less advantaged groups." ***Urban studies researcher Richard Florida, in CityLab***

<https://www.citylab.com/life/2019/01/zoning-reform-house-costs-urban-development-gentrification/581677/>

- "I demonstrate that the short-term, *local-level impacts of upzoning are higher property prices, but no additional new housing.*" ***MIT scholar Yonah Freeman***

<https://journals.sagepub.com/doi/abs/10.1177/1078087418824672?journalCode=uarb&>

- "Population growth in towers around railways stations will fail as an affordable housing strategy, even if zoning and height rules are scrapped." ***Nicole Gurran & Peter Phibbs, Univ. of Sydney; Rachel Ong & Steven Rowland, Curtin University***

<https://theconversation.com/affordable-housing-policy-failure-still-being-fuelled-by-flawed-analysis-92993>

State Sen. Scott Wiener will harm the lives of thousands of Californians. Wiener has turned his 2018 failed law, SB 827, into a far worse, scorched-earth, demolition derby. Please contact these senators to kill the SB 50 Demolition Derby: 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

Coalition to Preserve LA / 2preservela@gmail.com



Coalition to Preserve LA Analysis: SB 50 is Far Worse than SB 827

SB 50 Will Kill Cherished Neighborhoods, Gentrify Working-Class Communities and Worsen Housing Affordability, Displacing Tens of Thousands of People. It's a Russian Nesting Egg that, Once Unpeeled, Reveals Severe Harm to Renters and Homeowners Statewide

1) SB 50 wipes out all single-family zoning within these two "transit" areas:

SB 50 bans cities from rejecting big residential luxury developments containing a small number of affordable units if **A)** they are proposed within a ¼-mile radius of a busy bus stop, or **B)** within a ½-mile radius of any rail or train stop.

2) SB 50 wipes out single-family zones in 1000s of neighborhoods with good schools

SB 50 overturns single-family zoning in areas "above-median income, jobs-rich, with good public schools" that lack major transit (*It allows tall apartments to replace houses in middle-class areas with good schools and jobs. Wiener's term of art, "jobs-rich" has no definition*).

3) SB 50 forces 'sensitive communities' to upzone themselves by 2025

SB 50 openly threatens "sensitive communities" — low-income, diverse areas. It requires them to upzone their Community Plans in 5 years to conform to SB 50, **annihilating their homeowner areas**. *If not, Wiener's SB 50 will do it for them. This is morally wrong.*

4) Hurts renters with false protections that can't be enforced

SB 50 claims "protection" for renters by preventing developers from demolishing rental units unless they've been vacant 7 years. Few cities have this data. L.A. has only spotty knowledge of whether a unit has been vacant. Investors will buy out renters, claim the building was vacant, and demolish it. SB 50 turns developers into the fox guarding the rental hen-house.

5) SB 50's luxury towers create misery, falsely promising "trickle down"

Last year, [83% of apartments built in California's 3 largest cities](#) were unaffordable luxury units. [Rents and homelessness soared](#) in those 3 cities. SB 50 digs a deeper hole, strongly incentivizing market-rate towers that contain only a few affordable units. It takes 25 years for this luxury housing to "trickle down," California's Legislative Analyst agrees, in *Perspectives on Helping Low-Income Californians*: ["Housing that likely was considered 'luxury' when first built declined to the middle of the housing market within 25 years"](#).

6) Rewards construction of 85-ft towers next to single-family homes.

SB 50 encourages 75-ft and 85-ft-tall luxury towers in single-family areas that are either too close to transit or too close to jobs and good schools. The height limit is **NOT 45 feet and 55 feet**, as Sen. Scott Wiener falsely implies in SB 50. *Density Bonus allows 30 feet higher.*

7) Cities can't stop a luxury tower unless it "hurts public safety."



MAKE YOUR VOICE HEARD

**GWNC Elections will be on
Sunday, March 31st, 2019**

Polling Place: The Barking Lot

336 N. Larchmont Blvd. Los Angeles, CA 90004

10am - 4pm

**Before You Vote, Check Voter Requirements
and Find Your Candidates at:**

www.greaterwilshire.org/election-2019

The GWNC is an elected advisory body to the City of Los Angeles, made up of volunteer stakeholders, that is devoted to the mission of improving our communities and bringing government closer to us.

