

Warning 4–10 Apts Next Door

Single family homes under attack again by California's Democratic controlled legislature. They want to DESTROY our neighborhoods with

fourplexes & 5 story, 10 unit apts
on EVERY single family home lot!

If Senate Bills (SB) 902, 995, 1120 & Assembly Bills pass **before Aug 30th** they'd:

- ☒ **ELIMNATE** single family (SF) zoning throughout California,
- ☒ **Allows** developers & city councils they've bought control of local zoning, and
- ☒ **Allow** developers to **replace** any SF home & environmentally protected coast, canyons, and open space with 4 – 10 unit, 5-story apartments^{1 2 3.4}
- ☒ State Sen. Scott Wiener, who wrote SB902 & 1120 has called yards and single family homes “immoral.”³
- ☒ These bills also allow **high density, high rises apartments** on SF lots if they're within **½ mile of a bus stop** – which is most of East Long Beach – because apartment tenants will **only ride the bus and won't own cars** – so developers **aren't require to provided off-street parking**.
- ☒ Above is typical parking in SF neighborhoods, imagine parking with 4 – 10 apartments on each single family lot; HORRID! These senate bills plus Assembly Bills (AB) 1279, 2345, 3107:



- ☒ Don't require setbacks from neighbors,
- ☒ Don't require developers to pay for increased water, sewer, road, and electrical capacity for 20X more people
- ☒ Allow 100 foot tall buildings with up to 120 apartments on a SF lot under certain conditions that developers can manipulate³



Governor Newsom already signed the Democrat legislators' law allowing an **800 square foot granny flat on every single family lot AND converting a SFH garage or spare room into a 3rd dwelling**.⁵

- This Granny Flat law plus SB 902, 995, and 1120 increase density in single family neighborhoods from 6 families per acre, which is 6 suburban lots, to a density of 24 to 62 families on those same 6 suburban lots
- Act NOW to protect and preserve your home, investment, and your single-family neighborhood from overcrowding and New York City's brand of gross, ultra-urban density
- So **unless we act NOW, this week**, we can welcome fourplexes & huge apartments as our new neighbors.
- If you own, want to own, or live in a house with a yard in a quiet, single family neighborhood, **please make your opinion heard: call, write, email, or fax the Governor, and your California assemblyperson and senator right now**. Tell them vote "NO" on: SB 902, 995 & 1120, and AB 725, 1279, 2345, 3040, 3107³ and
- **KEEP Single Family Zoning!**
- How to contact the Governor & your legislators is on the reverse

¹ <https://beachcomber.news/content/four-homes-single-family-lots>

² <https://www.kqed.org/news/11805850/sen-wiener-wants-to-abolish-single-family-only-neighborhoods-in-california>

³ <https://www.culvercityobserver.com/story/2020/07/23/real-estate/goodbye-california-zoning-laws/9112.html>

⁴ <https://www.livablecalifornia.org/9-bad-bills-sb-1120-sb-902-sb-1085-sb-995-and-ab-725-ab-1279-ab-2345-ab-3040-ab-3107/>

⁵ <https://www.smdp.com/sacramentos-heavy-handed-housing-bills-will-bring-upheaval-to-santa-monicas-single-family-areas-zoning-and-local-plans/194486>

⁶ <https://www.latimes.com/california/story/2019-10-10/california-single-family-zoning-casitas-granny-flats-adus>

Government Contact Information

- Assemblyperson for Long Beach south of Del Amo Blvd
 - Patrick O'Donnell, Dem
 - Online contact: <https://a70.asmdc.org/> then press <CONTACT PATRICK> button
 - Write him at: State Capital, P.O. Box 942849, Room 4001, Sacramento, CA 94249-0070
 - Phone: (916) 319-2070 Fax: (916) 319-2170
- State Senator for Long Beach, Lena Gonzalez, Dem
 - Online contact at: : <https://sd33.senate.ca.gov/> then press <CONTACT> button, then select: <SEND AN EMAIL> button/link
 - To write her: State Capitol, Room 2068, Sacramento, CA 95814
 - **Phone:** (916) 651-4033
- Find your legislators & their contact info at: <http://FindYourRep.legislature.ca.gov/>
- Contact the Governor
 - Online at: <https://www.gov.ca.gov/> then press the <Contact> button/link,
 - Write him at: Governor Gavin Newsom
1303 10th Street, Suite 1173, Sacramento, CA 95814
 - Phone him at: (916) 445-2841, or fax him at: (916) 558-3160

Draft Comments to Governor & Representatives

I humbly offer the following sentences/comments for your use when you contact your **legislators** & Governor

- I am completely against the legislature's continuing efforts to eliminate Single Family Zoning, take away local zoning control, and increase the density of Single Family neighborhoods above 6 dwellings per acre. I'm specifically against SB 902 & 1120, and AB 725, 1279, 2345, 3040, 3107.
- They are destructive bills: they destroy the character and fabric of millions of people's lives, they are government overreach, dictatorial, and destroy the balance between local and state powers.
- It's wrong and unethical to try and solve the housing shortage by ripping apart single family communities and people's homes – who did not cause or contribute to the housing shortage.
- Calling single family homes "immoral" and trying to make single family home owners and residents pay for governments' past, self-servicing actions that caused the housing shortage, is what's immoral and your authoritarian efforts are illegal.
- Do the right thing: 1) keep single family neighborhoods and zoning at 6 dwellings per acre, and 2) solve the housing shortage without shafting the middle class, SF homeowners and residents to buy the support of the working poor, and pay back the developers and unions for their campaign contributions.
- Don't destroy our way of life. Preserve and protect single family zoning SFZ and keep SF density at 6 dwellings per acre.

and I humbly offer these additional comments you might want to send to the **governor**

- Please work to prevent passage of these bills and if they do pass, please VETO them.
- Please introduce a legislation that says Single Family Zoning and density cannot be changed and single family neighborhoods cannot be negatively impacted by zoning and density of adjoining lots/parcels without approval of 3/4 of all existing residents and owners of all single family lots in California
- Please introduce legislation to rescind the recently passed law allowing 1 or 2 Additional Dwelling Units (ADU's) on any single family lot.

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