

Culver City Democratic Club

Active Democrat



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Post Office Box 4254 • Culver City, California 90231-4254

General Meeting On Zoom — 7:15 p.m., Wednesday, September 8, 2021

Program: Water and (Political) Power

President's Message by Jeff Schwartz

Two resolutions will be heard at meeting

Fellow Democrats,

If you attended last month's meeting, you heard compelling presentations from California Democratic Party Vice Chair and State Controller Betty Yee and LA County Democratic Party organizer Mary Ellen Early on why it is essential to defeat the recall of Governor Gavin Newsom. If you missed this program, you'll find [video of it here](#).

Many of you have stepped up. I got 100 anti-recall signs from the LACDP shortly before our meeting and they have all been distributed. Thanks to Michelle Weiner and Disa Lindgren for volunteering to make bike deliveries. Many of you have also phone banked, text banked, or sent postcards. There will be canvassing soon as well. If you have not gotten a sign yet or want to campaign more actively, please email us at CulverCityDemClub@gmail.com.

We need to defeat the recall outright without being distracted by the replacement options. No serious Democrat has jumped into any ring of this circus. As I wrote in last month's message, conservatives know their brand and message are unpopular and are hoping to gain control of the state through an off-cycle recall election which will have less attention and a lower profile than a regular election. Forcing a low-turnout election to overturn the results of one with greater participation is a form of voter suppression.

The same is happening to popular progressive leaders across the state. Reactionaries are hiring legions of paid signature gatherers in attempts to recall District Attorneys Chesa Boudin and George Gascón and LA City Coun-

cilmember Mike Bonin. None of these campaigns offer a replacement candidate or a specific platform. Their only goal is to overturn elections and restore conservative minority rule.

This strategy has come to Culver City. Local conservatives have already pledged thousands of dollars to attempt to recall Mayor Alex Fisch and Vice Mayor Daniel Lee. They seem to have dropped Councilmember Yasmine-Imani McMorris from their recent messaging, perhaps because targeting the only two African-American Councilmembers in the city's history at once wouldn't play well.

Stakes are high. It is extremely likely that Newsom's replacement will loosen or lift mask and vaccine mandates, leading to preventable deaths. Severe national repercussions are also possible. Senator Diane Feinstein is 88 years old. If she steps down, the Governor will appoint her replacement. If that's a Republican, the Senate will tip from 50/50, with Vice President Kamala Harris the tie-breaker, to 49/51, and Joe Biden's legislative agenda will be frozen until Democrats can regain a majority.

At our August meeting, this Club recog-

Continued on page two

TABLE OF CONTENTS

ANNOUNCEMENTS —Page 2

[Proposed resolution against the recall of Councilmembers Alex Fisch, Daniel Lee, and Yasmine-Imani-McMorris —Page 2](#)

[Di's Corner: by Membership Secretary Diane Rosenberg —Page 3](#)

[The progressive case to vote 'NO' on the Newsom recall: by Amar Shergill, Chair of the CDP Progressive Caucus —Page 4](#)

[Resolution Against Elimination of R-1 zoning: by Ron Ostrin —Page 5](#)

[Ron Ostrin urges a YES vote on his resolution —Page 6](#)

[Community members urge a NO VOTE on the resolution to preserve R-1 zoning —Page 7](#)

[Single Family Housing ≠ Exclusionary Zoning —Page 8](#)

[SB9 and SB10: PRO and CON: By Cynthia Hart —Page 9](#)

[In Memoriam: AFL-CIO Secretary-Treasurer Richard Trumka—Page 9](#)

[Resolution undemocratic recall elections —Page 10](#)

[Pete Rockwell urges a NO vote on Ron Ostrin's resolution —Page 10](#)

Continued from page one

nized these stakes and voted decisively to oppose the recall. However, at that meeting and since, the promoters of the local recall have threatened to sit out or even support the gubernatorial recall if Newsom does not oppose SB9 and SB10, bills which would allow but not mandate upzoning. These local conservatives, who call themselves Democrats, are willing to trade moderate Democratic control of the Governor's Mansion and the United States Senate to prevent the removal of some legal obstacles to increased housing density in some areas.

These same people have worked as members and allies of the old-right Chamber of Commerce and the alt-right Protect Culver City PAC to oppose every measure advancing renter, environmental, and worker protection, public safety reform, human-powered and public transit, affordable housing, and equity which has come before the City Council. We are facing a full-on counter-reformation using upzoning as a wedge issue. If our progressive councilmembers are recalled, a reactionary majority could quickly undo an enormous amount of important work. We cannot go backwards.

We will consider two resolutions during the business portion of September's General Meeting. One, which I have written (and which appears on this page), opposes any attempt to recall Culver City's Mayor Fisch, Vice Mayor Lee, or Councilmember McMorris, and another is from advocates of the recall regarding zoning. I hope I have made myself clear on both. These representatives were elected with our endorsement and have served thoughtfully and with integrity. The potential local recall is no different from the gubernatorial one: a waste of time at best, a right-wing takeover at worst. The substance of the resolution on zoning is almost irrelevant given its political context and function, but I have joined many Club officers, community leaders, elected officials, and other members in signing a thorough refutation which also appears in this newsletter.

Speaking of high stakes, our September program will be on water, with Scott Houston from the Board of Directors of the West Basin Water District and former LA DWP Commissioner Aura Vasquez confirmed to appear and another expert speaker TBD. See you there!

ANNOUNCEMENTS

Our Club website: www.culvercitydemocraticclub.com

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September 1 — September 14

Phone Bank Against the Republican Recall

[Sign up to Phone Bank Here](#)

<https://www.mobilize.us/cadems/>

<https://westsidedemhq.org/volunteers/>

September 8 • 7:15 PM

[CCDC General Meeting via Zoom](#) [CLICK TO REGISTER](#)

NOTE CHANGE IN TIME DUE TO HOLIDAY

September 12 • 4 PM

[DemocraShe kickoff event](#)

September 13 • 7 PM

[Culver City Council Meeting](#)

September 14

Last day to **VOTE** to Stop the Republican Recall

September 27

[Culver City Council Meeting](#)

October 13 • 7 PM

CCDC General Meeting via Zoom

November 6

Franklin and Eleanor Roosevelt Awards

Save the Date

RESOLUTION AGAINST THE RECALL OF COUNCILMEMBERS FISCH, LEE, AND MCMORRIN

Whereas, Alex Fisch, Daniel Lee, and Yasmine-Imani McMorris were elected to the Culver City Council in free and fair elections with the Culver City Democratic Club's endorsement,

Whereas, they have been dedicated and effective advocates for the platform and values of the Democratic Party, and

Whereas, conservatives have abused the recall process to undermine liberal and progressive elected officials including Governor Gavin Newsom and District Attorneys Chesa Boudin and George Gascón, therefore be it

Resolved, the Culver City Democratic Club opposes any attempt to recall Councilmembers Alex Fisch, Daniel Lee, and Yasmine-Imani McMorris.

Bernie Sanders introduces sweeping, bipartisan legislation to overhaul Congress' role in national security

Senators Bernie Sanders (I-Vt), Chris Murphy (D-Conn.), and Mike Lee (R-Utah) introduced bipartisan legislation to reclaim Congress' critical role in national security matters. The National Security Powers Act specifically safeguards congressional prerogatives in the use of military force, emergency powers and arms exports. In each of these cases, the president is required to consult congressional leaders and obtain congressional authorization before exercising the powers in question. Any congressional authorization will have to meet specific requirements, including an automatic sunset. Under the National Security Powers Act, any activities lacking such authorization will face an automatic funding cutoff after a specified number of days. Rep. James P. McGovern (D-Mass.) will introduce companion legislation in the U.S. House of Representatives in the coming weeks.

"I believe that we have become far too comfortable with the United States engaging in military interventions all over the world, and the time is long overdue for Congress to reassert its constitutional role in matters of war and peace," said Sen. Sanders. "Article I of the Constitution clearly states that it is Congress, not the president, which has the power to declare war. The Framers gave that power to Congress, the branch most accountable to the people, but over many years Congress has allowed its oversight authority to wane and executive power to expand. This legislation is an important

step toward reasserting that constitutional power, and I hope it will lead to a larger discussion, both in the Congress and among the public, about the uses of military force in our foreign policy."

"The founders envisioned a balance of power between the executive and legislative branches of government on national security matters. But over time, Congress has acquiesced to the growing, often unchecked power of the executive to determine the outline of America's footprint in the world. More than ever before, presidents are sending men and women into battle without public debate, and making major policy decisions, like massive arms sales, without congressional input," said Sen. Murphy. "Before it's too late, Congress needs to reclaim its rightful role as co-equal branch on matters of war and national security. The bipartisan National Security Powers Act will make sure that there is a full, open and public debate on all major national security decisions, such as war making, arms sales and emergency declarations."

"Presidents of both parties have usurped Congress' prerogative to determine if, when, and how we go to war. Now America's global standing, treasure, and brave service members are being lost in conflicts the people's legislators never debated. In areas where the Constitution grants broad powers to Congress, Congress is ignored. The National Security Powers Act will change that and return these checks and balances to our government," said Sen. Lee.

"Everything has changed over the last few decades: when we fight, how we fight, and why we fight. I'm proud that there is now a bicameral, bipartisan effort in the House and Senate to reform our national security apparatus so it works in the modern age, for a modern Congress, and for a modern military. I look forward to working with my colleagues and the Biden administration to put an end to endless wars, reexamine broad executive powers, and build a more safe and peaceful world," said Rep. McGovern.

The National Security Powers Act is divided into three parts—war powers reform, arms export reform, and national emergencies reform—all unified by a set of standard rules and procedures that reassert and safeguard congressional prerogatives. In each case, the president is required to consult congressional leaders and obtain congressional authorization before exercising the powers in question. Any congressional authorization will have to meet specific requirements, including an automatic sunset. Any activities lacking such authorization will face an automatic funding cutoff after a specified number of days.

Comments expressed in the newsletter are the opinions of the authors and do not necessarily represent the position of the Culver City Democratic Club

Di's Corner:

by Diane Rosenberg

Update on Club member Charlotte Gunther: Still doing well. She has a wonderful attitude. Misses everyone and looks forward to when we all get together in person.

Long time Club member Jimmie Woods Gray, on Tuesday August 3, became President of the City of Los Angeles Board of Fire Commissioners. We congratulate her on her promotion.

For information on becoming a member of the Culver City Democratic Club call Diane Rosenberg at (310) 398-5328

Click on the circle to join the Club or renew your membership online



The Progressive Case to Vote 'NO' on the Newsom Recall

by Amar Shergill, Chair
CDP Progressive Caucus

Californians will soon receive ballots asking them whether to recall our Governor, Gavin Newsom.

Some Democrats might conclude, 'California is a Democratic state, so I don't really need to worry about voting.' This is just plain wrong.

Some Progressive Democrats might say, 'I'm not really that happy with the state government, so I'm just going to sit this one out.' Also wrong...and dangerous.

We need all hands on deck to fight this recall; every progressive, every Democrat, every person that wants to ensure we have a reasonable and competent leader at the helm of the fifth largest economy in the world.

We know that Governor Newsom will sign almost every progressive bill passed by the Democratic-controlled legislature,

while a Republican replacement will not.

Governor Newsom will continue to deploy resources to limit the spread of COVID, while a Republican replacement will pander to anti-vaxxers and put us all at greater risk.

Should Senator Feinstein retire or fall ill, Governor Newsom will appoint another reliable Democrat to the US Senate and keep the Democratic majority intact, while a Republican replacement will bring all DC legislation to a halt by appointing a Trump-friendly train wreck.

Those are the stakes: all progressive legislation in California; surviving the pandemic; and the balance of the US Senate.

Of course, Governor Newsom could also lock in a resounding victory if he made this election a referendum on California's support for the federal Green New Deal and the state Medicare for All bill, CalCare. These two policies are overwhelmingly popular and would unleash the largest grassroots activist network the state has ever seen. Those of us

who mobilized to win the 2020 California Democratic Presidential Primary for Bernie Sanders and helped him raise record amounts in small donations would be motivated like never before if Governor Newsom and the Democrats committed themselves to this policy agenda. There simply would be no stopping a statewide campaign that was focused on issues that fundamentally change people's lives while also leading the nation towards a better future.

With that said, progressives cannot condition our opposition to the recall on the expectation that it will result in a bold new progressive agenda coming out of the Capitol. The stakes are too high for this all-or-nothing strategy.

For the next few weeks, Democrats, progressive and otherwise, need to throw off the summer blahs, put their walking shoes on, and devote some time to defeating the recall. It may not be as energizing as the Bernie campaign or the Nina Turner campaign, but it is definitely worth the effort. We need to get in the game.



Cartoon written by Greg Wright—illustrated by Steve Greenberg

RESOLUTION AGAINST ELIMINATION OF R-1 ZONING

Whereas, Upzoning is nothing more or less than the deregulation of land use. Deregulation has been a central strategy of conservatives since the Nixon Administration. Hiding behind the notion that the markets are hampered by the “red tape” of governmental bureaucracy, free-market and anti-big government conservatives have tried to apply the hammer of deregulation to weaken or eliminate “government interference” in most aspects of American life: civil rights, special education, rent control, voting rights, wildlife protections, climate change, and protections from threats to the environment caused by corporate irresponsibility and overdevelopment. The YIMBY movement has been pushing for eliminating R-1 housing here in Culver City and throughout the State with Senate Bills 9 and 10.

Whereas, SB 9 and 10 will eliminate R-1 zoning, which threatens middle class and people of color communities. Developers can tear down single family residences and put in up to 4 and 10 units. Politicians promise more diversity, minimal displacement and affordable housing, but where laws eliminate single family zoning, neighborhoods get richer, whiter and younger. Families build wealth when they own their own home. As neighborhoods upzone, existing home prices go down once families sell and density increases. Wealth evaporates for people of color and the middle class. It turns current homeowners to permanent renters. It incentivizes Mom and Pop landlords to sell their rent controlled apartments to developers who scrape the lot and build luxury housing no longer under rent control. It harms renters and increases the cost of rent to them. It's a massive transfer of wealth to corporate landlords, major developers, hedge funds and Wall Street. SB9 and 10, by eliminating R-1, robs homeowners of an essential way to build generational wealth in communities of color and the middle class.

Whereas, there are places within cities where summertime heat can soar, and giant swings in temperature are observed over a matter of blocks. Neighborhoods with little tree cover, few grassy areas and a lot of concrete can be as much as 15 to 20 degrees hotter than the surrounding areas. During heat waves, these so-called urban heat islands are deadly. Extreme heat is an invisible yet dangerous consequence of human-caused climate change, killing more people each year on average than any other weather-related event, according to the National Weather Service. The urban heat island effect amplifies a heat wave's already-oppressive temperatures: areas with a lot of asphalt, buildings and freeways absorb the sun's energy then radiate heat. Areas with green space — parks, rivers, tree-lined streets — absorb less. High density development will cause Culver City to have such negative impact on its environment. The demolition of buildings in a rampant matter, the scraping of the tree top canopy and the lessening of green space will have an irrevocable and detrimental effect on Culver City's environment and climate, exacerbated by eliminating R-1 zoning, therefore be it

Resolved, that the Culver City Democratic Club adamantly opposes any attempts to eliminate R-1 Housing in its entirety or in a wholesale manner and also opposes SB 9 and 10. It supports measured and reasonable growth especially around transit oriented centers, but not unrestrained growth harmful to the environment and solely to satiate Big Tech, Wall Street and hedge funds. It supports affordable housing and housing for the homeless, but not hyper gentrification and displacement of the middle class and people of color, and be it further

Resolved, that this resolution will be transmitted to: Governor Gavin Newsom, Speaker Anthony Rendon, Senate President Pro Tem Toni Atkins, California Assembly Member Isaac Bryan, State Senator Sydney Kamlager, State Senator Scott Weiner, and the Culver City Council.

Submitted by Club member Ron Ostrin

Housing deregulation does not create affordable housing

By Ron Ostrin

California State Senate Bills 9 and 10 seek to eliminate single family R-1 zoning throughout the state. The majority of the Culver City Council not only agrees with turning over their control of local zoning to the state, but the majority also believes this deregulation could lead to an increase of affordable housing for people of color, older residents on a fixed income, and young families. History has shown that deregulation does not lead to an increase of the public good.

Akin to trickle-down Reaganomics and the 1999 repeal of Glass-Steagall—deregulation only serves the for-profit interest of private investors. What incentives do private investors have in developing affordable housing? Are we supposed to believe that, after paying markedly above asking price, a for-profit developer will build affordable housing instead of using its new freedom to build 6-14 or more units at market rate?¹

SB 9 and 10 foster free market libertarian trickledown economics, not the progressive politics it claims to seek. It gives the green light for institutional investors to outbid prospective homeowners and entices current homeowners to sell. It gives free reign for institutional investors to choose profit over affordable housing. It ignores the environmental impact of upzoning, which will leave profit in the pocket of the institutional investors and the clean-up bill in the pocket of the citizens. It empowers institutional investors to become Culver City's urban planners. It is a recipe for incentivizing gentrification, destabilization of neighborhoods, making provision of infrastructure more costly, and empowering the construction of luxury and market rate housing that will cause the cost of housing to rise.

The fallacious reasoning by deregulation supporters generally goes upzoning + densification = affordable housing. Or as supply goes up, demand goes down, therefore price goes down. This is a grossly oversimplified appeal to the "law" of supply-and-demand. Real estate is not widgets. Real estate is a limited geographical commodity, and the law

of supply and demand will always be affected by this limited supply, especially in high cost areas where demand is constantly pulling. Case studies such as San Francisco and Playa Vista demonstrate that density and overcrowding increases, not decreases, housing costs.

Akin to trickle-down Reaganomics and the 1999 repeal of the Glass-Steagall—this deregulation will only lead to disaster. There is no reasonable argument in how the elimination of R-1 Zoning would increase affordable housing. By allowing single family zoning to remain, two inexpensive accessory dwelling units can be added to it which will be less costly than all new construction. You will have three relatively inexpensive units for housing rather than overbuilt and expensive new construction.

As Mark Lipman wrote to "up-zone our neighborhoods so that some developer can step in and subdivide the property into three and four parts for millions in profits—that's how we unravel and destroy our existing community. And finally, when they disingenuously point to homelessness as the reason to up-zone,

OPINION

we need to point to the criminally high vacancy rates that exist both here in Culver City and throughout Los Angeles County, which keep existing rents high for all of us, while letting over a thousand people die homeless on the streets every year."

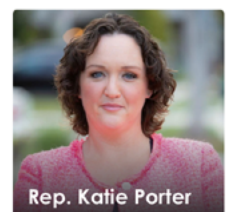
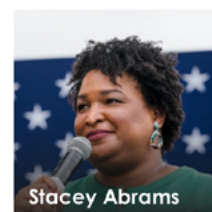
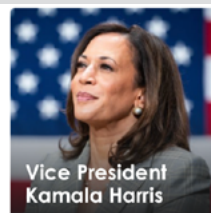
SB 9 and 10 is a fraud and a betrayal to the middle class and people of color. Let's not let the Democratic Party be a part of it. Let's pass this resolution against SB 9 and 10 before the Democratic coalition crumbles, as it will lose the suburbs if they pass. Say no to SB 9 and 10 and no to hyper gentrification and irreparable harm to the environment.

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Here are some of the Democrats opposed to the Republican Recall of Governor Gavin Newsom

"Right-wing Republicans in California are trying to recall Gavin Newsom for the crime of telling people to wear masks and for listening to scientists during COVID. Extremist Republicans have done enough to undermine democracy already. We must all unite to oppose the recall in California."

—Bernie Sanders



Community members urge a NO VOTE on the resolution to preserve R-1 zoning

We, the undersigned progressive members of the Culver City Democratic Club, urge our fellow CCDC members to vote NO on the “Resolution Against Elimination of R-1 Zoning” submitted by Ron Ostrin. Exclusionary (“R-1”) zoning—that is, the ban on multi-family housing in the majority of our town’s residential areas—has inflicted economic, social and environmental damage to our city and region, and is opposed by national Democratic leaders across the ideological spectrum, Sierra Club California, and the California Democratic Party. The time has come to end exclusionary zoning.

Exclusionary zoning bars most of our neighborhoods to all but the wealthy, which has the effect of disproportionately excluding People of Color.

Culver City’s multi-family neighborhoods are significantly more affordable than its R-1 zones. The Culver City census tract with the highest percentage of multi-family housing (Clarkdale: 66%) has a median household income that is [less than half](#) of the one with the lowest percentage of multi-family housing (Vets’ Park West: 19%). Furthermore, the higher the share of multi-family housing in any given Culver City neighborhood, [the greater the likelihood that its residents are People of Color](#). Since [most of our residential land is zoned R-1](#), Culver City has a higher proportion of white residents (45%) than LA County (26%), and our median family income is also far higher than the County’s. Allowing more Clarkdale-type

homes to be built in our Vets’ Park-type neighborhoods would extend greater housing opportunities to a more diverse range of families.

Exclusionary zoning causes gentrification throughout the region.

With most of our residential land reserved exclusively for detached single family homes, Culver City is not building the additional housing units it needs to keep pace with local job creation. Over the past 15 years, [for each new housing unit constructed in Culver City, we’ve added 49 new jobs](#). The result of this jobs/housing imbalance? [Skyrocketing home prices in Culver City](#) (doubling in just the past eight years) as those 49 families bid on the one available home. What are the unlucky 48 families supposed to do? They snap up homes in surrounding communities of color that they couldn’t get here, [contributing to gentrification](#). The displacement of Black and brown families from their own historic communities is a direct consequence of the land use decisions that have been made here in Culver City.

Exclusionary zoning brings higher per capita carbon emissions and contributes to climate change.

Culver City staff has analyzed [the environmental impact of our current home zoning](#), relative to alternatives that allow more multi-family housing in proximity to jobs and transit. Their conclusion: on a per-capita basis, our current (majority R-1) home zoning results in higher greenhouse gas emissions, more vehicle miles traveled, more residential energy use, more

water use, less walking, less biking, and less public transit use. As climate disaster looms, it’s no wonder that [Sierra Club California calls for an end to exclusionary home zoning](#), while IPCC lead author and [Nobel Laureate climate scientist Daniel Kammen](#) emphasizes Culver City’s environmental imperative to “re-evaluate zoning citywide, emphasizing density near transit and permitting missing middle housing in its R-1 neighborhoods.”

Exclusionary zoning is opposed by national Democratic leaders across the ideological spectrum.

President Joe Biden’s own [American Jobs Plan](#) (2021) notes: “For decades, exclusionary zoning laws—like minimum lot sizes, mandatory parking requirements, and prohibitions on multi-family housing—have inflated housing and construction costs and locked families out of areas with more opportunities.” In urging an end to R-1 zoning in wealthy, job-rich cities like ours, the Biden Administration echoes the call of other Democratic leaders like [Bernie Sanders](#), [Elizabeth Warren](#), [Cory Booker](#), [Julián Castro](#), and [Alexandria Ocasio-Cortez](#), as well as the [California Democratic Party’s own platform](#), which calls for “infill and mixed-use zoning that provides jobs-housing balance, while still protecting the environment.”

We, the undersigned, choose to stand with those Democratic leaders and with our own state party by voting **NO** on this defensive exclusionary zoning resolution. We urge our fellow CCDC members to join us.

Kate Ainslie
Michael Ainslie
Haifaa Al Moammar
Carolyn Allport
Paula Amezola de Herrera
Nancy Barba
Jon Barton
Marc Bauer
Tammy Bersing
Jennifer Biswas
Brady Borcherding
Carlene Brown
Jennifer Carter
Jessica Cattelino
Linda Childs
Denise Clary
Mary Daval
Stephanie Dudley
Triston Ezidore
Alex Fisch

Bubba Fish
Prisca Gloor
Dylan Gottlieb
Jeanna Harris
Jessica Harwood
Sebastian Hernandez
Dante Herrera
William Herrera
Barbara Honig
Anne Diga Jacobsen
Bronwyn Schrecker Jamrok
Greg Jamrok
Stephen Jones
Donna Kent
John Kent
Kelly Kent
Katy Krantz
Julie La Rue
Daniel Lee
Andrew Leist

Disa Lindgren
Jim MacGaffey
Hector Marin
Erin Maynes
Yasmine-Imani McMorris
Patrick Meighan
Maggie Meinschein
Darrel Menthe
Melissa Minkin
Paavo Monkkonen
Jared Morgan
Maren Neufeld
Art Nomura
Megan Oddsen Goodwin
Lisette Palley
Norman Palley
Elias Platte-Bermeo
Leah Pressman
Jim Province
Freddy Puza

Pete Rockwell
Emilien Sahli
Karim Sahli
Meghan Sahli-Wells
Lucy Scardino
Jeff Schwartz
Karlo Silbiger
Shifra Teitelbaum
Shannon Theus
Amy Thiel
Deb Thierry
Robert Turner
Rebecca Tuttle
Rick Tuttle
Claudia Vizcarra
Michelle Weiner
Danny Young
Sarah Young
Noah Zatz

Single Family Housing ≠ Exclusionary Zoning

By Kimberly Ferguson

To state this plainly—Single family housing DOES NOT EQUAL exclusionary zoning. Nor is it racist to aspire to own one's own home in an area which is predominantly made up of single family residences!

Homeowners and renters alike need to beware of the misrepresentation and misuse of terminology such as exclusionary housing to confuse and convince citizens of legislative changes they wish to make to our general plan that have nothing to do with each other! It is political rhetoric!

Politicians are trying to make you believe that if we wipe out completely single-family housing zones, this will somehow equate with equality and affordable housing! It is a bold face lie!

Exclusionary zoning was a despicable historical practice which became unconstitutional around 1917. It did prohibit certain races, ethnicities, religions and genders from purchasing housing in very specific areas. This wretched practice was outlawed and has been unenforceable ever since. However, there was a practice which continued for decades thereafter known as Redlining that was used by banks, mortgage and financial groups to make it nearly impossible to qualify for loans in certain districts. Again outlawed and no longer possible in California.

Even if they want you to believe that this elimination of R1 - Single Family housing zones will somehow magically create more affordable housing by a theory of trickle-down economics, they could not be more wrong! The good and bad news is that the value of real estate in urban California will only continue to increase and there will always be those willing and able to afford to buy at these exorbitant prices. Therefore, there will not be lower income or work force households available or created unless it is required by law and enforced! You see, this is a separate issue and the point which politicians should be making!

Allowing random development of denser housing in residential areas will only cause more damage to delicate infrastructures such as sewers, gas, electric and not to mention parking and

traffic congestion increases!

Additionally, public services such as schools, police and fire services will be in further demand. Developers are acutely aware of how this change in zoning will

OPINION

help them, they will not be required to pay for upgrading any utilities or infrastructure. This coupled with the new state laws allowing for assisted dwelling units and junior assisted dwelling units everywhere, they will no longer have to provide parking for these added units.

Don't get me wrong, I am all for thoughtful and well-planned increase of the density of our housing stock starting from the transit corridors of each community and re-developing commercial sites to mixed use plans. For example in Culver City, what is about to be a positive experiment in this type of redevelopment is the 11111 Jefferson Boulevard project. This development will create 230 new homes, 19 of which will be for low-income housing, plus 2 for workforce housing units and the rest will be at market rate housing. The complex has been designed in cooperation for the local community and the developers have listened to the concerns of those in the neighborhood. They made significant changes in their design for that purpose. There will be park areas, direct access to mass transit, office space, restaurants, a gym, ample parking and a design that will blend well with the surroundings. While there could certainly always be more, they even included more affordable housing than the minimum requirement!

This is an example of what city leaders should be advocating. Not allowing developers to infiltrate neighborhoods turning single family lots randomly into fourplexes with no regard to the intrusion and their neighbor's peaceful enjoyment of their homes not to mention the deprivation of light and privacy.

Even as it stands now, we actually have a housing vacancy glut, which equates to a housing crises. Multi-unit developers/landlords have refused to provide housing for lower income renters even if they have units that have been sitting

vacant for months because they are not required to. They would rather leave units vacant and take rental income losses on their taxes then provide rentals at a lower rate...saying things like..."it just doesn't pencil out." Please, give us a break.

Your state legislators are passing bills now (SB9 and SB10) that will allow development anywhere in residential housing zones, with no requirement to consult the surrounding neighbors, nor to pay for infrastructure, traffic, parking and environment impact studies. The potential developer should then be required to pay for the entire cost of the upgrades necessary to comply with the final reports and pay for the carbon offset. **THERE IS NO REQUIREMENT TO CONSULT ANYONE NOR PAY FOR THE INCREASED PRESSURE PUT ON LOCAL SERVICES.** We haven't even discussed the extra cost for policing, fire department and school services!

In my opinion these bills, in Culver City or statewide, just don't provide the proper structure to protect all of us from random and reckless development which will be only at market rate, not for affordable housing.

Our politicians are taking the easy way out, not doing the detail work of planning incremental development and just giving developers a free reign over our residential neighborhoods! Please don't be lured in by their misrepresentations. Please make sure your local city councils do NOT eliminate proper zoning for residential neighborhoods especially if they claim doing this will provide affordable housing—it will not. Contact your local and state representatives to tell them to stop this reckless removal of zoning and planning!

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SB9 and SB10—PRO and CON

By Cynthia Hart

Two bills intended to generate more housing—SB9 and SB10—are quickly making their way through the Legislature. I have rarely seen legislation that put so many well-meaning people at such odds with each other. I am reminded of [the story of the blind men and the elephant](#).

I have heard it said that supporting these bills is the “only” Democratic position. Although the legislative committee voted to include SB9 on the list of endorsed legislation, the bill was pulled from the consent calendar in the general session where it failed to garner enough votes from the central committee to win party endorsement.

When this all began I knew almost nothing about zoning. I have since learned that “ministerial approval” means approval by city staff without the kind of public hearing and long nights in the council chambers that are now routine. “By right” means that the applicant has the right not to be denied. “Requires” means requires. CEQA (the much-maligned California Environmental Quality Act) generally

requires state and local government agencies to inform decision makers and the public about the potential environmental impacts of proposed projects, and to reduce those environmental impacts to the extent feasible.

Please note that SB9 and SB10 have been amended a few times, and they are subject to further amendment as the legislative sausage is made.

SB9—California HOME Act What the author says ([Fact Sheet](#))

“Senate Bill 9 provides options for homeowners by streamlining the process for a homeowner to create a duplex or subdivide an existing lot. Any new housing created as a result of this bill must meet a specific list of qualifications that ensure the protection of historic districts, and existing tenants vulnerable to displacement.”

“Recent amendments clarify that only up to four units are permitted on a single-family parcel.”

What SB9 says: ([Text](#))

SB10—Local Control for Increased Housing Density

What the author says ([Fact Sheet](#))

“SB10 allows cities to upzone areas close to job centers, transit and existing urbanized areas to allow up to ten units without having to go through the lengthy CEQA process. SB10 will make it easier for cities to build housing affordable to young people and working families.” ([Senate Housing Package](#))

What SB10 says ([Text](#))

What opponents of SB9 and SB10 are saying:

- From [HousingIsAHumanRight.org](#)

- From [a number of city officials from nearby cities](#)

- From Cynthia Davis and Susie Shannon at the [LivableCalifornia.org website](#)

What proponents of SB9 and SB10 are saying:

- From [Vox.com](#)

- From the [LA Times Editorial Board](#)

- From California Yimby: [SB9](#) and [SB10](#)

How much would it matter either way? [Manuela Tobias examines that question in CalMatters.](#)

IN MEMORIAM

AFL-CIO Secretary-Treasurer Richard Trumka

[“The working people of America have lost a fierce warrior at a time when we needed him most.” —Senator Chuck Schumer](#)

Last month, we said farewell to my Secretary-Treasurer, Richard Trumka. He was Secretary-Treasurer of the AFL-CIO, and even though I have never in my working life had the opportunity to be a member of an actual union, I claim him as mine because I know that my working life has been better because of the hard work of the labor movement. During the darkest days of the Trump administration, his fireside chats on Facebook brought hope and light and heart to working people like me.

Arlene Holt Baker, former Executive Vice President of AFL-CIO, said “Don’t agonize. Organize! And tell the Senate to pass the [PRO \(Protect the Right to Organize\) Act](#).” The Pro Act would expand labor protections related to employees’ rights to organize and collectively bargain to improve the terms and conditions of their lives.

[“Pass the PRO Act. Pass it now, Senate. ... Pass the John Lewis Voting Rights Act and the For the People Act now. Enough talking. That’s what Rich would say. Rich would say, ‘Enough talking.’” —Arlene Holt Baker](#)

—Cynthia Hart



**AFL-CIO Secretary -Treasurer
Richard Trumka died August 5**

The reason I'm in favor of SB9 and SB10: Climate Change

by Pete Rockwell

In 1956, my family moved to Marin County, across the Golden Gate Bridge from San Francisco. We moved into a brand new three bedroom, two bath house with a two-car garage and lawns in the front and back. At least, there was plenty of dirt in front and back if you wanted to plant grass. The place cost sixteen thousand dollars. My brother lives in the house now, and I'd guess the land the house is built on is worth half a million dollars. The house itself probably isn't worth very much.

California is too spread out. Most of the suburbs like the one I grew up in are ten, twenty, or thirty miles from where most of the jobs are. The freeways were built in the

the houses covered by it. After the bills are signed, the owner of a single-family house on what was an R-1 lot will have more ways he can build on his property.

The idea behind SB9 and 10 is to increase density in the areas where people are anxious to move to, like Culver City. One way to do that is scatter a few multi-family buildings in areas where there are now only lots with one house for one family. The place I live now used to be a movie studio in Culver City. Now it still has a gate with a security guard, but inside the fence are fourteen three-story buildings full of condos. It would be hard to build a development like this today.

We're trying to guess the future. Nobody knows how many homeowners will build more places to live on their property, or over what period of time. The character of the neighborhood will change, but that's bound to happen no matter what. My guess is that in a hundred years Culver City will look a lot more like down-

town Los Angeles than it does now, whether SB9 and 10 become law or not.

Change is bound to come, and it's our job to manage the change as best we can. These bills don't look to me like what the big developers or their lobbyists would have written if they had been making up their wish list. SB10 provides for up to ten units in certain areas (such as—close to transit). However, the city does not have to adopt the provisions of SB10 unless it wants to. The provisions in SB9, on the other hand, would be mandatory.

[Here is a San Jose Mercury News opinion piece on the subject of residential zoning.](#)

OPINION

fifties and sixties, and repaired at great expense from time to time. You can drive seventy miles an hour on those freeways, when there are no other cars. But there are never any times like that, and at rush hour it can take an hour and a half to drive thirty miles.

The idea behind SB9 and 10 seems to be: allow more people to subdivide their property so they can build two duplexes where one house used to stand. If a large number of homeowners choose to do it, there will eventually be more housing in the state. California is somewhere near dead last when compared with other states on housing availability.

Citizens of good will—friends of mine—have told me there are plenty of vacant residences. I became more skeptical of that statement after I read [this article about residential vacancies](#).

Reading the words of SB9, it's clear that changes have been made to it along the way. An effort is being made in this bill to keep the resulting developments "Mom and Pop"-sized projects and keep large corporations out. For instance, the owner has to live on the property.

Also, there is nothing in the bill that *requires* anyone to subdivide their property if they don't want to. It does appear to me that simply signing the bill into law would have the immediate effect of raising the property value of some of

Comments expressed in the newsletter are the opinions of the authors and do not necessarily represent the position of the Culver City Democratic Club

RESOLUTION OPPOSING UNDEMOCRATIC RECALL ELECTIONS

Adopted by the Executive Board of the California Democratic Party August 29, 2021

Whereas in the past decade, there has been a dramatic rise in the number of recall elections, with the year 2011 setting a benchmark of 150 recall efforts nationwide; recalls have become part of the Republican toolkit to disenfranchise voters and thwart the will of the electorate; and

Whereas recalls can be initiated without cause or merit and are funded by wealthy donors seeking personal gain, or by partisan interests wanting to force the party in power into spending enormous amounts of capital, and, the recall process often costs the taxpayers' millions of dollars; and

Whereas recalls are inherently undemocratic; as in California, where less than 7% of the voting population can initiate a recall of a governor who was elected by a majority of voters in the previous major election, and, if that recall is successful, a new governor can be elected with less than 20% of voters in a potentially low turnout special election; therefore be it

Resolved that the California Democratic Party supports all necessary actions to stop the undemocratic use of recalls which perverts our electoral process.