



LOS ANGELES AREA
CHAMBER OF COMMERCE

March 21, 2018

The Honorable Herb J. Wesson Jr.
Chair of Rules Elections, and Intergovernmental Relations Committee
City of Los Angeles
200 North Spring St.
Los Angeles, CA 90012

SUBJECT: OPPOSE COUNCIL FILE 18-0002-S13 - City's 2017-18 State Legislative Program, opposition to SB 827 (Weiner)

Dear Council President Wesson:

On behalf of the Los Angeles Area Chamber of Commerce, which represents more than 1,650 organizations and 650,000 employees in the region, I am writing in opposition to Council File 18-0002-S13 which would add opposition of SB 827 (Weiner) to the City's State Legislative Program..

SB 827 (Weiner) aims to incentivize building near high quality transit by streamlining the process to permit and create more homes in the appropriate areas throughout the state. We recognize that the City of Los Angeles already has Transit Oriented Development incentives built in through Measure JJJ. However, opposing this bill would be contrary to the goals of addressing housing affordability.

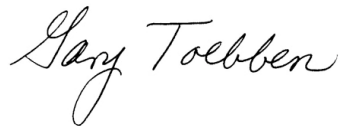
Our housing crisis places a huge burden on employees, many of which face excruciatingly long commutes while paying increasing percentages of their income on rent. Many companies have chosen to leave or not locate here at all because of the housing challenges their employees would face. This bill aims to ease the process and expand housing opportunities for our families, growing workforce and first-time homebuyers.

Senator Weiner has worked with various stakeholders on this bill and unveiled a number of amendments last month to address community concerns. These amendments include a ban on demolishing rent-controlled housing units, requirements for locally adopted mandatory inclusionary housing to be used, local processes for evaluating demolition permits, and an adequate Right to Remain Guarantee.

Los Angeles is investing heavily in building out our public transportation system and addressing our homelessness crisis. We should be doing everything in our power to increase residential opportunities in areas where we are working to relieve congestion with transportation options. Additionally, to get anywhere close to substantially addressing our homelessness problem, we need to ensure supply is adequate enough to maintain affordability and thus more people do not fall into homelessness.

Opposing this bill is step backward in combating our housing crisis here in Los Angeles and in our state. For these reasons, the Los Angeles Area Chamber of Commerce opposes this item. If you have questions please contact Olivia Lee, Manager of Public Policy, at (213) 580-7531 or olee@lachamber.com. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Gary Toebben". The signature is written in a cursive, flowing style.

Gary Toebben
President & CEO





Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Luis Patino <letters@cayimby.org>
Reply-To: luis.patino@me.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 11:18 PM

Dear LA City Councilmembers,

I'm a voter in Los Angeles writing to let you know that I support Senate Bill 827 and I want you to as well.

SB 827 will help end the housing shortage, make rents more affordable and give Angelenos a chance at a better quality life in our city. It will also help us meet our climate goals by making commutes shorter since more people will be able to live near and use transit.

I'm asking you to oppose Councilman Ryu's resolution against SB 827 and help us build more homes near public transit. Thank you.

Best,

Luis



Richard Williams <richard.williams@lacity.org>

abundant housing LA opposition to motion 18-0002-S13 and support for SB 827

Mark Vallianatos <markvalli@gmail.com>

Thu, Mar 22, 2018 at 10:57 AM

To: councilmember.english@lacity.org, councilmember.blumenfeld@lacity.org, councilmember.huizar@lacity.org, councilmember.price@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.bonin@lacity.org, councilmember.cedillo@lacity.org, councilmember.martinez@lacity.org, councilmember.krekorian@lacity.org, councilmember.wessen@lacity.org, councilmember.koretz@lacity.org, councilmember.ryu@lacity.org, councilmember.buscaino@lacity.org, councilmember.ofarrell@lacity.org, councilmember.rodriquez@lacity.org, richard.williams@lacity.org

Dear Councilmembers,

Abundant Housing LA urges you to oppose motion 18-0002-S13, which would unwisely put Los Angeles City on record against SB 827. With recent amendments, SB 827 is a great bill that will help add more homes of all types near transit and that strengthens tenant rights through a right to remain for people living in existing housing.

thank you for considering our views

mark vallianatos
policy director
6263758293

 **AHLA letter on 827 motion revised.pdf**
201K



March 22, 2018

From: Abundant Housing LA

To: Honorable Members of the Los Angeles City Council

Re: Support for SB 827, opposition to motion 18-0002-S13

Abundant Housing LA writes to request that you rescind or defeat resolution 18-0002-S13 to oppose SB 827. With recent amendments, SB 827 is a great bill that will help add more homes of all types near transit and that strengthens tenant rights through a right to remain for people living in existing housing.

Abundant Housing LA is a volunteer pro-housing organization. Our 1500 members support more homes of all types in Los Angeles. We support local pro-housing policies and plans like the permanent supportive housing ordinance and TOC guidelines. But even with these good local laws, production of housing in the City of Los Angeles is far too low to meet our needs. Therefore we also favor state level reform to allow more homes. For instance, we were strong supporters of state laws that made it easier to build ADUs, and believe that these preemptions of local barriers have improved Los Angeles.

SB 827, proposed by state senator Scott Wiener, would enact statewide zoning standards within ½-mile of Major Transit Stops and ¼-mile of High Quality Transit Corridors, eliminating density restrictions and parking requirements as well as establishing new height minimums between 45 and 85 feet in these areas. The Bill also protects rent stabilized housing and gives tenants a new right to remain and to receive relocation assistance that is stronger than existing City of Los Angeles RSO protections. SB 827 also defers to local demolition controls and to inclusionary zoning requirements like JJJ and TOC.

It is true that SB 827 will put modest limits on local control of zoning by implementing a new density bonus program linked to transit adjacency. Solving our severe housing crisis and helping struggling families stay in LA is more important than the procedural details of zoning. We know that you are public servants because you want to help people's lives. SB 827 will do great amounts of good in exchange for a small reduction in local authority.

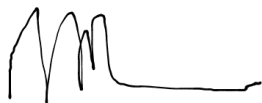
We support SB 827 for the following reasons:

1. **It's the first and only proposal that would address our housing shortage on the necessary scale.** In LA County alone, we've accrued a housing deficit of over 1 million homes, causing prices to rise much faster than incomes and pushing many Angelenos onto the streets or out of the state. The City has taken steps in recent years to begin updating plans, but no proposals — approved or pending — would put more than a dent in this backlog or adequately prepare us for decades of continued growth. SB 827 would.
2. **It would strengthen tenant rights and benefits.** SB 827 requires cities to affirmatively pass an ordinance before SB 827 bonuses can be used on any rent stabilized apartments. It also gives tenants in any housing demolished using SB 827 a **right to remain** that includes an obligation for the developer to pay to house tenants during construction and gives tenants a right to come back into a new unit at the same rent as they paid in the former unit.
3. **It would reduce housing shortages, rent increases, displacement, homelessness and Angelenos being forced to leave the region.** In the mid to long term, allowing more homes of all types in Los Angeles is the key to reducing negative impacts from the housing crisis. Shortages allow owners to raise rents; they put old and new residents in competition for housing; and prevent many people who might want to live in our great city from pursuing their dreams. While encouraging more homes is not sufficient to solve all of our housing challenges, it is an absolutely necessary precondition for an LA with homes for all.
4. **It would reverse decades of exclusion from affluent, low-density neighborhoods.** Historians have drawn a direct line between the advent of single family zoning and racist efforts to exclude people of color from specific communities. Current residents of single family zones are not responsible for this history, but we are all answerable to its ongoing legacy of segregation, the racial wealth gap, and more. SB 827 would not eliminate single family zoning altogether, but it does make clear that single family homes should not be the only permissible use in areas of significant investment in public transit, and argues that we must open such areas to residents of all incomes and backgrounds.
5. **It's aligned with policy goals which focus new housing near transit.** Both locally and at the state level we have approved numerous ordinances and bills to encourage housing near transit. We do so out of a recognition that transit-oriented housing is environmentally sustainable and contributes least to traffic congestion, among other benefits. Locally we have also seen reductions in ridership partly because the land use near stations and lines does not allow enough people to live and work close-by. Unfortunately, efforts to turn this policy into practice — like the Expo and Purple Line transit neighborhood plans — have failed to live up to their promise, proposing to add perhaps 5,000 or 10,000 new homes over 20 years next to some of the most transit-accessible and job-rich locations in Southern California. SB 827 would achieve what our local plans have not.

6. **It would create many more resources for affordable housing.** SB 827 would lead to significantly more housing development in Los Angeles and across the state, providing an immediate boost to property and sales tax revenues. It would also generate much greater linkage fee revenues, helping to directly subsidize the creation and preservation of housing for low and moderate income households. Further, the bill does not override local inclusionary requirements, demolition protections, or anti-displacement provisions that the City may wish to enact locally. While we have not calculated the economic impacts yet, SB 827 would also generate many jobs directly in construction and design and indirectly by allowing more people to live and work in Los Angeles.
7. **It would force free-loading cities to allow their fair share of housing.** While housing production in Los Angeles is at historic lows compared to previous decades, we've done more than many. Other cities like Beverly Hills and Hermosa Beach build almost no new housing whatsoever, worsening the housing crisis for the entire region and shunting more of the responsibility onto cities like ours. SB 827 would upend this dynamic and create a level playing field, requiring all cities with quality transit to contribute their fair share toward resolving our housing crisis.
8. **It would dramatically reduce our contribution to global carbon emissions.** Transportation is now the single-largest contributor to carbon emissions in California, and most of that is from passenger vehicles. We have to change how we get around, and we won't succeed without changing how our neighborhoods are built. SB 827 would allow more housing where people can walk, bicycle, and use transit for many of their daily trips — and we could stop forcing Angelenos to move to sprawling communities in Arizona, Nevada, and Texas where per-capita emissions are much greater. Ask any climate expert: If we're serious about reducing per-capita emissions in California, there's nothing more effective than land use reform.

SB 827 holds great promise for Los Angeles and for cities across California, and we believe that combined with good local policy, it will help address our housing crisis and give more people more choices on where to live in the city without leaving our most vulnerable residents behind.

We can afford to do no less.



Mark Vallianatos,
Policy Director, Abundant Housing LA



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Brandon McCormick <brandonrmccormick@everyactioncustom.com>

Thu, Mar 22, 2018 at 10:56 PM

Reply-To: brandonrmccormick@me.com

To: richard.williams@lacity.org

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,

Brandon McCormick

2128 W 30th St Los Angeles, CA 90018-3041

brandonrmccormick@me.com



Richard Williams <richard.williams@lacity.org>

OPPOSE SB827

Jane Crockett <jrcrockett3@gmail.com>
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 10:53 PM

Rules, Elections & Intergovernmental Relations Committee Members:

We strongly **OPPOSE SB 827** on many grounds, but mainly because the housing crisis should not be solved by overriding local zoning ordinances in a one-size fits all top-down bill.

We support Councilmember Ryu-Wesson's resolution requesting LA City Council to also **OPPOSE SB 827**.

Respectfully,

Jane & David Crockett
1556 N Orange Grove Avenue
Los Angeles, CA 90046



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Joseph Hoffman <jhoffman255@everyactioncustom.com>
Reply-To: jhoffman255@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 10:50 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support or at the very least, your consideration.

Sincerely,
Joseph Hoffman
867 S Lucerne Blvd Los Angeles, CA 90005-3711
jhoffman255@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Matthew Kirk <matthewdkirk@everyactioncustom.com>
Reply-To: matthewdkirk@yahoo.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 10:45 PM

Dear Legislative Assistant Richard Williams,

I'm an LA homeowner in CD-10 writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops. Affordable, transit-accessible housing is crucial to the continued growth of LA.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city. It is also contributing to the crisis of homelessness in our city that we have recently taken productive steps to address.

SB 827 recognizes the significant investments that our county's voters have made in public transit, and the fact that the benefits of these public investments cannot be reserved for the lucky few who happen to already live along those transit lines. We must allow for dense development near these lines if we hope to build a sustainable future for LA.

SB 827 deserves your support.

Sincerely,
Matthew Kirk
2128 W 30th St Los Angeles, CA 90018-3041
matthewdkirk@yahoo.com



Richard Williams <richard.williams@lacity.org>

SB 827

Larry Smith <larryks@usa.net>
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 10:36 PM

I support Resolution and OPPOSITION to SB827. SB 827 is the most blatant and insidious attempt to simply hand "the keys to the city" (not to mention tons of money) to out of touch developers with no regard for the concerns or well-being of the local residents. This Machiavellian Senate Bill MUST be defeated!

Larry K. Smith

(323) 816-5493

larryks@usa.net



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Hayes Davenport <hhdavenport@everyactioncustom.com>
Reply-To: hhdavenport@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 10:33 PM

Dear Legislative Assistant Richard Williams,

I'm a CD4 resident writing to ask you to vote against the resolution opposing Senate Bill 827.

We desperately need housing in CD4 and across the city, especially in wealthier council districts like CD4. Density around transit is essential for lowering our carbon emissions. Please work to improve the bill rather than opposing it.

Sincerely,
Hayes Davenport
Los Angeles, CA 90039
hhdavenport@gmail.com



Richard Williams <richard.williams@lacity.org>

Support of resolution to oppose SB827

nathalie.samanon <nathalie.samanon@gmail.com>
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 10:11 PM

Dear Mr. Williams,

I am writing to you to let you know that I strongly oppose SB827 which will destroy our neighborhoods and the authenticity of our city. I've been living in Spaulding square for 16 years and development has been rampant in Hollywood, not solving housing issues but driving up rents, and completely congesting traffic. This bill would eradicate what makes Los Angeles. There have been so many development over the past 15 years but this bill would give developers carte blanche to build whatever they want to make the biggest profit possibly with no regards to the negative impact on the neighborhoods and the communities.

Thank you for your time.

Natalie Samanon
[1444 north orange Grove Avenue](#)
[LA, CA 90046](#)

Sent from my T-Mobile 4G LTE Device



Richard Williams <richard.williams@lacity.org>

CF 18-0002-S13

Travis Longcore <longcore@urbanwildlands.org>
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 9:44 PM

Dear Mr. Williams,

Please add the attached letter to the file for CF 18-0002-S13.

Thank you,
Travis Longcore

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Travis Longcore, Ph.D.
Science Director
The Urban Wildlands Group
longcore@urbanwildlands.org

 **SB827.pdf**
59K

THE URBAN WILDLANDS GROUP, INC.

P.O. Box 24020, LOS ANGELES, CALIFORNIA 90024-0020, TEL (310) 247-9719

March 22, 2018

Councilmember Herb Wesson, Jr., Chair
Rules, Elections, Intergovernmental Relations and Neighborhoods Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Re: OPPOSITION to California Senate Bill 827 (SB 827) and SUPPORT for Los Angeles City Council Resolution CF 18-0002-S13

Dear Chair Wesson and Members:

The Urban Wildlands Group is a Los Angeles-based conservation nonprofit dedicated to the protection of species, habitats, and ecological processes in urban and urbanizing areas.

Aside from its shocking disrespect for local jurisdictions and devastating impact on communities, SB 827 would be an environmental and ecological disaster. Essentially unconstrained density predicated only on the location of transit routes is a recipe to destroy what is left of nature in the city. Trees and other vegetation are found predominantly on private parcels throughout the many areas that would be impacted by this ill-conceived proposal. Access to greenspace and tree cover is an essential element of livability in all communities. This legislation would eliminate the space needed for a living landscape and biodiversity. That SB 827 is being considered seriously, especially given its complete usurpation of local planning and zoning processes, is an abomination.

We urge you to vote for the Ryu-Wesson motion opposing California SB 827 and to communicate this position vigorously to the members of the California Legislature with districts in the City of Los Angeles.

Sincerely,



Travis Longcore, Ph.D.
Science Director



Richard Williams <richard.williams@lacity.org>

Oppose SB 827, Council File: 18-0002-S13

Casey Maddren <cmaddren@gmail.com>

Thu, Mar 22, 2018 at 9:16 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.wesson@lacity.org

Cc: councilmember.ryu@lacity.org, richard.williams@lacity.org, mayor.garcetti@lacity.org, cityclerk@lacity.org



United Neighborhoods for Los Angeles

www.un4la.com

UN4LA Board

Casey Maddren, President

Grace Yoo, Treasurer

Kim Lamorie, Secretary

Don Andres

Melissa Arechiga

Annie Gagen

Jack Humphreville

Richard Platkin

Cherilyn Smith

March 22, 2018

Rules, Elections & Intergovernmental Relations Committee

Los Angeles City Council

[200 N. Spring St.](http://200.N.Spring.St)

[Los Angeles, CA](http://LosAngeles.CA) 90012

Re: **OPPOSE SB 827**

Dear Committee Members,

United Neighborhoods for Los Angeles (UN4LA) urges you to support Councilmember Ryu's resolution opposing SB 827. This bill is a draconian effort to override local planning control. It is poorly conceived, and does not take into account the need for increased infrastructure and public services that would result from this radical attempt to upzone thousands of parcels throughout the City.

Los Angeles must grow, but it is essential that we plan for growth. SB 827 is a dangerous and ill-conceived piece of legislation that, if passed, would be a disaster for the City of Los Angeles.

Thank you for your time.

Sincerely,
Casey Maddren, President
United Neighborhoods for Los Angeles



Richard Williams <richard.williams@lacity.org>

Please SUPPORT Council File 18-0002-S13

Danielle paschall <dpaschall8@gmail.com>

Thu, Mar 22, 2018 at 9:16 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.wesson@lacity.org, councilmember.ryu@lacity.org, richard.williams@lacity.org

I am urging you to vote FOR Councilmember David Ryu's resolution opposing Senate Bill 827.

SB 827 will destroy the ability for Los Angeles to make intelligent planning decisions.

Senate Bill 827 seems to be written by developers to maximize their land values. SB 827 does not mandate affordable housing, as intelligent planning to increase public transportation would.

SB 827 would be a giveaway to build only luxury housing, and would cause increased gentrification. There is no incentive to build affordable or inclusionary housing in SB 827.

This resolution by Councilmember Ryu deserves your support.

Thank you,

Danielle Paschall
Los Angeles, 90026

Sent from my iPhone



Richard Williams <richard.williams@lacity.org>

Apposition to SB 827

David R Garfinkle <drgarfinkle@sbcglobal.net>


Thu, Mar 22, 2018 at 9:01 PM

Reply-To: David R Garfinkle <drgarfinkle@sbcglobal.net>

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "Councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>

Cc: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "richard.williams@lacity.org" <richard.williams@lacity.org>

Attached is a copy of the letter from the Tarzana Neighborhood Council to State Senator Henry Stern in opposition to SB 827. We urge the Committee to vote to support the resolution by Councilmember Ryu, requesting LA City Council to **OPPOSE SB 827** by Senate Bill by Scott Wiener (D-San Francisco).

 **TNC SB 827 Letter.docx**
94K



TARZANA NEIGHBORHOOD COUNCIL

**P.O. BOX 571016
TARZANA, CA 91357
(818) 921-4992
tnc@tarzananc.org**

March 2, 2018

State Senator Henry Stern
State Capitol, Room 3070
Sacramento, CA 95814

Subject: SB 827

On February 27, 2018, at its regularly scheduled public meeting, the Tarzana Neighborhood Council Board unanimously voted to oppose SB 827 a bill that proposes to override all zoning within a ½ mile radius of a major transit stop or ¼ mile radius of a high quality bus line stop. The bill would override local land use regulations, allow buildings up to 85 feet in height, significantly reduce the required construction setbacks from the property line, and eliminate requirements for on-site parking. All property in Tarzana, including single family zoned property, with the exception of the hillside area, would be affected, as would most of the residentially zoned property in the entire city of Los Angeles. Neighborhood Councils throughout the City, as well as property owner groups, including the Tarzana Property Owners Association, have vigorously opposed the proposed legislation. A resolution to oppose SB 827 has recently been introduced in the Los Angeles City Council (CF-18-0002-S13) as part of its State Legislative Program.

We request that you oppose the bill in committee and in the Senate as a whole if it proceeds to a full Senate vote.

Sincerely,

David R. Garfinkle
Chair, Tarzana Neighborhood Council Land Use Committee



Richard Williams <richard.williams@lacity.org>

SUPPORT Council File 18-0002-S13

Catherine Gudis <cagudis@gmail.com>

Thu, Mar 22, 2018 at 8:56 PM

To: dawson@lacity.org, councilmember.wesson@lacity.org, councilmember.huizar@lacity.org

Cc: councilmember.ryu@lacity.org, richard.williams@lacity.org

Please SUPPORT Council File 18-0002-S13

I am urging you to vote FOR Councilmember David Ryu's resolution opposing Senate Bill 827.

SB 827 will destroy the ability for Los Angeles to make intelligent planning decisions.

Senate Bill 827 seems to be written by developers to maximize their land values. SB 827 does not mandate affordable housing, as intelligent planning to increase public transportation would.

SB 827 would be a giveaway to build only luxury housing, and would cause increased gentrification. There is no incentive to build affordable or inclusionary housing in SB 827. Moreover, it would make quick work of destroying any semblance of design quality — the look and feel of Los Angeles that has given it a sense of place, identity, and revenue!

This resolution by Councilmember Ryu deserves your support.

Thank you,

Catherine Gudis
[1342 Lucile Avenue](#)
[Los Angeles, CA 90026](#)



Richard Williams <richard.williams@lacity.org>

Support for Resolution which OPPOSES SB 827

Alicia Meinertzhagen - Quintessentially Estates <Alicia@quintessentiallyestates.com>
To: "richard.williams@lacity.org" <richard.williams@lacity.org>

Thu, Mar 22, 2018 at 8:53 PM

Hi Richard,

I was advised that you were the person to e-mail to register my support for the resolution that **opposes** the Senate Bill SB 287.

I am a resident and owner in Spaulding Square, and my home address is [1324 N Orange Grove Ave, 90046](#). I am obviously keen to protect and preserve this historic neighborhood, as well as having strong thoughts against a number of the proposals within the bill.

Also, as you will see from my signature I work in real estate - so I understand perhaps better than most that this is **not** a bill that will create a viable solution to the current housing crisis. Nor will it increase the levels of low-income housing to a point where it might override the accompanying negative impacts on our single-family residential neighborhoods.

Sincerely,

Alicia Meinertzhagen

Alicia Meinertzhagen

Estates Director

CalRE# 01984646

Quintessentially Estates Los Angeles

Coldwell Banker Residential Brokerage

[301 N. Canon Drive, Suite E](#)

[Beverly Hills, Ca 90210](#)

o. +1 (310) 385-3174 c. +1 (646) 824-6379

www.quintessentiallyestatesla.com



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Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Kyle Jenkins <krljenkins@everyactioncustom.com>
Reply-To: krljenkins@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 8:14 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Kyle Jenkins
Venice, CA 90291
krljenkins@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Jonah Bliss <jonahbliss@everyactioncustom.com>
Reply-To: jonahbliss@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 7:50 PM

Dear Legislative Assistant Richard Williams,

I live in a fantastic four-plex right by Wilshire / La Brea and would be THRILLED to have more neighbors, making for a more vibrant and inclusive neighborhood.

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Jonah Bliss
741 S Mansfield Ave Los Angeles, CA 90036-4328
jonahbliss@gmail.com



Richard Williams <richard.williams@lacity.org>

Melrose Hill Neighborhood Association opposition to SB827

ed hunt <edvhunt@earthlink.net>

Thu, Mar 22, 2018 at 7:45 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.wesson@lacity.org, councilmember.ryu@lacity.org, richard.williams@lacity.org, Hollywood Alliance <downtownhollywoodalliance@gmail.com>
Cc: MITCH O'FARRELL <councilmember.ofarrell@lacity.org>, Craig.Bullock@lacity.org

Dear Councilmembers, Please note that our Melrose Hill Neighborhood Association is opposed to SB 827 and hope you will also vigorously oppose it. Control of our planning and zoning should be local and not from Sacramento. Please include us on your mailing list for any future actions, drafts, agendas, and notifications of public hearings related to this opposition. Sincerely,

THE MELROSE Hill NEIGHBORHOOD ASSOCIATION
Edward Villareal Hunt, AIA, ASLA; President, 323-646-6287



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Richard Vu <vuongr@everyactioncustom.com>
Reply-To: vuongr@usc.edu
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 7:32 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Richard Vu
2950 PORTLAND Los Angeles, CA 90007
vuongr@usc.edu



Richard Williams <richard.williams@lacity.org>

Oppose SB 827.

Maria Pavlou <tailfeathersmpk@gmail.com>

Thu, Mar 22, 2018 at 7:26 PM

To: councilmember.huizar@lacity.org, dawson@lacity.org, councilmember.wesson@lacity.org

Cc: councilmember.ruyu@lacity.org, richard.williams@lacity.org

The Sherman Oaks Homeowners Association opposes SB 827 and is in support of the Rhy-Wesson resolution. This bill impacts Los Angeles negatively. It removes local control on land use matters, eliminates set backs and density restrictions that help lessen impact on R1 residential areas. More housing can be achieved in many different ways that would not affect us negatively. Building to the density allowable can achieve increased housing stock without harming residential communities. Please support this resolution 18-0002-S13 for the good of Los Angeles.

Maria Pavlou Kalban
Chairperson SB 827 Committee
Sherman Oaks Homeowners Association



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Maxwell Ballenger <ballengerm@everyactioncustom.com>
Reply-To: ballengerm@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 7:04 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

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SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Maxwell Ballenger
2100 Voorhees Ave Apt C Redondo Beach, CA 90278-2438
ballengerm@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Jamison Bradley <jsbradley523@everyactioncustom.com>
Reply-To: jsbradley523@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 6:54 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Jamison Bradley
10405 Irene St Apt 209 Los Angeles, CA 90034-3647
jsbradley523@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Alyssa Kang <alyssatim90@everyactioncustom.com>
Reply-To: alyssatim90@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 6:49 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Alyssa Kang
633 E 223rd St Unit B Carson, CA 90745-8801
alyssatim90@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Marcos Rodriguez Maciel <marcosrm14@everyactioncustom.com>
Reply-To: marcosrm14@yahoo.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 6:43 PM

Dear Legislative Assistant Richard Williams,

I am a resident of Los Angeles and District 4. I'm writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Marcos Rodriguez Maciel
Los Angeles, CA 90046
marcosrm14@yahoo.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Alex Freedman <afreedman17@everyactioncustom.com>
Reply-To: afreedman17@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 6:21 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Alex Freedman
1805 N New Hampshire Ave Los Angeles, CA 90027-4231
afreedman17@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827

Barbara Eich <beich@pacbell.net>
Reply-To: Barbara Eich <beich@pacbell.net>
To: "richard.williams@lacity.org" <richard.williams@lacity.org>

Thu, Mar 22, 2018 at 6:17 PM

We are strongly OPPOSED to SB 827 and support your resolution opposing it. The bill would destroy neighborhoods that add uniqueness to Los Angeles.

Barbara and Joe Eich
Spaulding Square



Richard Williams <richard.williams@lacity.org>

Re: Council File 18-0002-S13 - Please Don't Oppose SB 827

Julian Siminski <letters@cayimby.org>
Reply-To: julian.siminski@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 6:06 PM

Dear LA City Councilmembers,

I'm a voter in Los Angeles writing to let you know that I support Senate Bill 827 and I want you to as well.

SB 827 will help end the housing shortage, make rents more affordable and give Angelenos a chance at a better quality life in our city. It will also help us meet our climate goals by making commutes shorter since more people will be able to live near and use transit.

I'm asking you to oppose Councilman Ryu's resolution against SB 827 and help us build more homes near public transit.

Thank you,
Julian Siminski



Richard Williams <richard.williams@lacity.org>

Oppose SB827 - NO on SB827

Marc Fogel <marc5656@gmail.com>

Thu, Mar 22, 2018 at 6:04 PM

To: richard.williams@lacity.org, Kathy Fogel 496 <m.fog@ca.rr.com>, Lesley O'Toole <lesleyotoole@gmail.com>, Zev Yaroslavsky <zev@yaroslavskyinstitute.org>, rolay1@aol.com, Barbara Yaroslavsky <barbara.yaroslavsky@gmail.com>

Dear Richard,

I've lived in Spaulding Square HPOZ for 20 years. I am very upset about what will happen to my beautiful, historic, unique neighborhood if SB 827 passes.

L.A. will become another SF, NYC or Tokyo.
That would be a CRIME!!!!

I OPPOSE SB827 IN THE STRONGEST TERMS POSSIBLE!!!

AS MY ELECTED COUNCIL MEMBER I WANT YOU TO OPPOSE SB827 in tomorrow's vote.

**I usually don't get involved in local politics BUT this is different.
SB827 will ruin Los Angeles. We can't let that happen.**

Respectfully
Marc Fogel
1328 N Orange Grove Ave
LA CA 90046

310 684 0599



Richard Williams <richard.williams@lacity.org>

CF 18-0002-S13; Item 13 on 3/23/18 Rules Cmtee agenda/resolution (Ryu-Wesson) in opposition to SB 827 (Wiener)

Barbara Broide <bbroide@hotmail.com>

Thu, Mar 22, 2018 at 5:54 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>
Cc: "david.ryu@lacity.org" <david.ryu@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "mike.bonin@lacity.org" <mike.bonin@lacity.org>, "richard.williams@lacity.org" <richard.williams@lacity.org>, "nicholas.greif@lacity.org" <nicholas.greif@lacity.org>, "david.hersch@lacity.org" <david.hersch@lacity.org>, "jeffrey.ebenstein@lacity.org" <jeffrey.ebenstein@lacity.org>, "krista.kline@lacity.org" <krista.kline@lacity.org>, Faisal Alserri <faisal.alserri@lacity.org>

Attached please find correspondence sent on behalf of WESTWOOD SOUTH OF SANTA MONICA BLVD. HOMEOWNERS ASSOCIATION (WSSM) in support of the proposed resolution opposing SB 827 as introduced by Councilmembers Ryu and Wesson.

Also attached is a current listing of those cities across the state that have already adopted positions opposing SB 827.

We trust that Los Angeles will join that list shortly.

Thank you for your consideration,

Barbara Broide, President

Westwood South of Santa Monica Blvd. HOA represents over 3800 residential single family and condominium property owners in the area located between Santa Monica & Pico Blvds. and Sepulveda & Beverly Glen Blvds. in West Los Angeles.

2 attachments

 **WSSM to Rules Committee 3-22-18.docx**
21K

 **Cities Opposed to SB 827.docx**
14K

Westwood South of Santa Monica Blvd
Homeowner's Association
Incorporated November 8, 1971
P. O. Box 64213
Los Angeles, CA 90064-0213

March 22, 2018

Los Angeles City Council Rules Committee
Hon. Herb J. Wesson, Jr., Chair; Hon. Jose Huizar
and Hon. Marqueece Harris-Dawson
Los Angeles City Hall
Los Angeles, CA 90012
Transmitted via email: councilmember.wesson@lacity.org;
councilmember.huizar@lacity.org; councilmember.harris-dawson@lacity.org

Re: CF 18-0002-S13; Item No. 11 on 3/23/18 Rules Committee agenda/Resolution (Ryu-Wesson) in opposition to SB 827 (Wiener)

Dear Rules Committee Chair Wesson and Members Huizar and Harris-Dawson:

We are most pleased to learn that the Rules Committee will be considering the Ryu/Wesson motion to oppose SB 827 this week. It is critical that the City of Los Angeles add its voice to the growing list of cities opposing this fatally flawed legislation that seeks to apply a "one size fits all" approach to the very complicated and necessary process of community land use planning. As you know, SB 827 essentially abolishes local input into land use planning within one half mile of high quality transit from jurisdictions and charter cities.

Already, 93 cities have adopted resolutions to oppose SB 827. The list of those cities is attached to this letter for your reference.

Those of us long involved with matters related to community planning understand well the challenges our city and others face in seeking to provide affordable housing. Los Angeles has already adopted strong measures to address this challenge through Measure JJJ and the policies governing Transit Oriented Communities. Our Westwood South community has never turned away an affordable housing project and, in fact, has strongly supported the two low income projects that have come before us in recent times to be built in our area. However, we do not support the wholesale rezoning of land near transit lines without regard to infrastructure, historical structures, and other factors that define community.


It is essential that Los Angeles act to protect local authority and control over land use and planning. Sadly, those advocating for SB 827 appear to have adopted the popular YIMBY philosophy that endorses a "trickle down" Reaganomic-like theory of housing

that will likely result in increasing gentrification and the loss of affordable housing stock. We are troubled by the growing YIMBY lobby that seems to accuse those in favor of local control of being NIMBYs. That characterization is a broad attack on those of us who favor local control and local planning to meet reasonable population growth figures. We seek to work with City leadership to forge a livable Los Angeles mindful of the many factors that go into building strong and sustainable communities.

We urge your support and adoption of CF 18-0002-S13 and trust that it will move forward to the full Council quickly.

Thank you for your consideration.

Sincerely,



Barbara Broide
President

cc: david.ryu@lacity.org; paul.koretz@lacity.org; mike.bonin@lacity.org;
richard.williams@lacity.org; nicholas.greif@lacity.org; david.hersch@lacity.org;
jeffrey.ebenstein@lacity.org; krista.kline@lacity.org

Cities Opposed to SB 827 (Wiener)

Vacaville	Compton	Beverly Hills	Huntington Beach
Fountain Valley	Hercules	Ripon	West Covina
Lodi	Glendora	Manteca	San Anselmo
Visalia	Central Valley division	Manhattan Beach	Malibu
Rancho Cordova	Rancho Palos Verdes	Riverbank	Calabasas
Tulare	La Canada	Duarte	Novato
Modesto	Flintridge	Fountain Valley	San Rafael
Covina	Hesperia	South El Monte	Grand Terrace
Rosemead	Fontana	Norwalk	Petaluma
Novato	Yorba Linda	Westlake Village	Mountain View
Downey	Ontario	Waterford	Laguna Hills
Napa	Pinole	Mt Shasta	South Pasadena
Signal Hill	Palmdale	Rancho Santa Margarita	Gateway Cities
Newark	Corte Madera	Downey	Merced Chamber of Commerce
Lakewood	Chino Hills	Costa Mesa	Tri-Valley Cities
San Marino	Diamond Bar	Albany	
Lakeport	Sunnyvale	Colton	
Danville	Ross	Cypress	
Whittier	Villa Park	Azusa	
Fremont	Pasadena	Lawndale	
Vallejo	Monterey Park	Claremont	
Torrance	Calif. Contract Cities Assoc.	Orinda	
El Segundo	Redondo Beach	Cloverdale	
Villa Park	Manhattan Beach	Milpitas	
Brentwood	La Verne	Cloverdale	
Laguna Hills	Foster City	Monrovia	
Agoura Hills		Baldwin Park	
Windsor			



March 22, 2018

Council President Herb Wesson, Jr.
Los Angeles City Council
200 N. Spring St., Room 430
Los Angeles, CA 90012

RE: Council File #18-0002-S13 — Resolution to oppose SB 827 (Wiener).

Dear Council President Wesson,

CCA is committed to building Downtown Los Angeles' vibrancy and increasing investment in the region and we are writing to oppose the resolution against Senate Bill (SB) 827. The proposal would establish proven planning principles throughout California, targeting new housing development to places where transit investments warrant denser and more walkable communities.

Most importantly, SB 827 treats the housing crisis with the urgency that it deserves. It is aggressive, but so are the economic forces that are pushing our residents and businesses to the edge. [State officials](#), [gubernatorial candidates](#), and [outside experts](#) all agree that protecting residents and stabilizing housing prices in California will require the construction of approximately 3.5 million homes by 2025 — including at least 1 million homes in LA County — and SB 827 can help us get there.

We commend the City Council for the proposals you have championed including the Transit Orientated Community Guidelines, Affordable Housing Linkage Fee, Permanent Supportive Housing Ordinance, Interim Motel Conversion Ordinance, and Proposition HHH. These policies are a step in the right direction but they only begin to chip away at the housing deficit that's accumulated over the past 30+ years.

SB 827 is our opportunity to meaningfully address the heart of the housing crisis and put an end to continued rent increases, out of reach home prices, growing homelessness and displacement, and economic fragility caused by a rising and unsustainable cost of living. As the largest city in California we must lead on this issue, setting the example while also holding our neighboring cities to a higher standard.

Last year the state made great progress on housing and climate by passing the 15-bill housing package and extending cap-and-trade, but our work is far from done. Californians will continue to suffer high housing costs, breathe dirty air, and spend too much time stuck in traffic until much more housing is built where it's needed most: near transit. SB 827 will further improve the quality of life for Californians by making housing more affordable, reducing pollution and per-capita carbon emissions, and increasing the effectiveness of transit and active transportation resources.

Downtown LA is the mass transit hub for all of Southern California, and with the support of the City Council, Mayor, and other elected leaders, we continue to improve connectivity with important projects like the Regional Connector. Our community has embraced density more than any other place in the City of LA, and vigorously encourages alternative modes of transportation like walking and biking.

CCA, and the Downtown community we represent, have been and will continue to be a part of the solution. As a part of our own efforts, we recently released two white papers that speak directly to housing production and affordability: one addressing [the construction of micro-units](#) and the other reassessing the goals set by [Regional Housing Needs Assessments](#). But we need more communities to do their part if we're ever going to solve the housing crisis. SB 827 would help us achieve that goal.

We appreciate the thoughtfulness of Senator Wiener's recent amendments and believe SB 827 is an essential step towards tackling the severe housing shortage at the heart of this crisis. We especially appreciate inclusion of LA's Transit-Oriented Communities (TOC) guidelines into the bill's framework, as we believe it is a model for smart planning and equitable development. SB 827 builds on the success of the TOC guidelines by expanding them into areas where transit access is excellent but out-of-date zoning has been used to prevent more people from enjoying it. We also support his proposed tenant protections, which strike an important balance between community stability and long-term growth.

CCA recognizes that further amendments will occur as SB 827 moves ahead, and we will look forward to continued refinements to the bill — including efforts to address any unintended impacts and ensure that new housing goes where it's needed most and where infrastructure is best able to support it. We hope that, rather than opposing the bill, your office and the rest of the City Council will identify areas of the bill that need improvement and find constructive solutions to them. We stand ready as partners to do that work together.

We support SB 827 and urge City Council to do the same — to take a courageous stand and directly address the housing crisis. We appreciate your consideration, and thank you for your leadership on this critical issue.

Sincerely,



Jessica Lall
President & CEO

cc: Members of the Rules & Intergovernmental Relations Committee:
Councilmember José Huizar, Council District 14
Councilmember Marqueece Harris-Dawson, Council District 8



Richard Williams <richard.williams@lacity.org>

Fwd: OPPOSITION to California Senate Bill 827 (SB 827)

sharon.dickinson@lacity.org <sharon.dickinson@lacity.org>
To: Richard Williams <richard.williams@lacity.org>

Tue, Mar 27, 2018 at 8:52 AM

On Thursday, March 22, 2018 at 5:47:37 PM UTC-7, Carol Eisner wrote:

Dear Assemblymember Bloom, Senator Mitchell, and Members of the California Senate Committee on Transportation and Housing (cc staff),

I **OPPOSE California Senate Bill 827**, which would exempt residential development projects within a ½ mile radius of a major transit stop or a ¼ mile radius of a high-quality transit corridor from a variety of existing controls related to height, parking, density, and floor area ratio. I worked hard to obtain new zoning for our neighborhood – R1R3 – RG ALONG WITH NUMEROUS NEIGHBORS IN Crestview, Los Angeles, Herb Wesson’s Council District 10. We spent two years of hard, volunteer work to help maintain the integrity of our neighborhood, its charm, affordability; Because of our anti-mcmansion work, our smaller homes would have been replaced with much larger, MORE EXPENSIVE HOMES. Your bill would kick out renters, replace smaller duplexes and apartments and the charming ethnic quality that attracts diverse residents.

SB 827’s arbitrary state infringement into local land use and planning policy flies in the face of time-honored traditions of transparency and community engagement, and would wreak havoc on city infrastructure, affordability, diversity, equity, and the environment. It would eviscerate local input in land use decisions; moot the City’s current efforts to update community plans and a general plan tailored to the geographic, demographic, socioeconomic, and environmental needs of Los Angeles; and would actually work *against* some of our local initiatives to create more affordable housing.

Regions, cities, towns, and neighborhoods are unique, and the responsible stewardship of our communities requires thoughtful planning and land use policy integrating local input and expertise.

SB 827’s ‘one size fits all / top down’ approach is at odds with its stated goals, and the bill should be withdrawn without delay.

Carol Eisner

Los Angeles, CA 90035

Board Member, League of Women Voters of Los Angeles

(310) 839-1400

carol@eisnerpr.com

EISNER PUBLIC RELATIONS





Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Brandon Ruiz <bkruiz@everyactioncustom.com>
Reply-To: bkruiz@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 5:43 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

A resolution against SB 827, and its failure, will only exacerbate Los Angeles' housing crisis. While SB 827 is not ENOUGH, it is certainly a start to at least slowing the dramatic increases in housing prices across Los Angeles over the past decade or so.

Sincerely,
Brandon Ruiz
5839 W Olympic Blvd Apt 2 Los Angeles, CA 90036-4655
bkruiz@gmail.com



Richard Williams <richard.williams@lacity.org>

Please SUPPORT Council File 18-0002-S13

Melanie.Parsons@teachers.org <Melanie.Parsons@teachers.org>

Thu, Mar 22, 2018 at 5:26 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.wesson@lacity.org

Cc: councilmember.ryu@lacity.org, richard.williams@lacity.org

Dear members pf the Council,

I am urging you to vote **FOR** Councilmember David Ryu's resolution **opposing Senate Bill 827**.

SB 827 will destroy the ability for Los Angeles to make intelligent planning decisions.

Senate Bill 827 seems to be written by developers to maximize their land values. **SB 827 does not mandate affordable** housing.

SB 827 would be a giveaway to build only luxury housing, and would cause **increased gentrification**. There is no incentive to build affordable or inclusionary housing in SB 827.

This resolution by Councilmember Ryu deserves your support. The voters, also deserve your support.

Thank you,

Melanie



Richard Williams <richard.williams@lacity.org>

Resolution to oppose SB 827

Vivien Park <v_park@hotmail.com>

Thu, Mar 22, 2018 at 5:19 PM

To: "richard.williams@lacity.org" <richard.williams@lacity.org>

Dear Mr. Williams,

I am a resident and homeowner in beautiful Los Angeles and I am writing to voice my support of the resolution to oppose SB 827. Development decisions need to remain in local control and should not be given to the state to dictate. Please stand firm against SB 827 and 828.

Sincerely,
Vivien Park

Get [Outlook for iOS](#)



Richard Williams <richard.williams@lacity.org>

Pleas vote to oppose SB827

Byron Dumbrill <byron.dumbrill@gmail.com>
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 5:19 PM

Richard,

I'm a Spaulding Square resident/ homeowner and neighborhood association board member writing to ask you to support Councilman Ryu's resolution to oppose SB827. My wife and I both believe that local control over zoning is the best way to build a city, as do the 160 other residents in our neighborhood.

We're long time residents and we love our neighborhood, community and city. While SB827 may purport to solve some of our housing problems, it's really just a giveaway to big developers, none of whom have any interest in the community other than extracting profit and moving on.

Thanks for your support,

Byron Dumbrill
1334 N Orange Grove Ave

BD



Richard Williams <richard.williams@lacity.org>

OPPOSE SB 827

Philip A. Gasteier <PAG@Inbyb.com>

Thu, Mar 22, 2018 at 4:59 PM

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>

Cc: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "richard.williams@lacity.org" <richard.williams@lacity.org>

Please support Resolution by Councilmember Ryu-Wesson, requesting LA City Council to **OPPOSE SB 827**, Senate Bill by Scott Wiener (D-San Francisco). Item, # 11 **March 23, 2018**, Special Meeting Rules, Elections & Intergovernmental Relations Committee @9:00AM.

PHILIP A. GASTEIER

4125 Los Nietos Drive

Los Angeles CA 90027



Richard Williams <richard.williams@lacity.org>

Please SUPPORT Council File 18-0002-S13

Steven Luftman <friendsoflyttonsavings@gmail.com>

Thu, Mar 22, 2018 at 4:53 PM

To: José Huizar <councilmember.huizar@lacity.org>, councilmember.wesson@lacity.org, councilmember.harris-dawson@lacity.org

Cc: councilmember.ryu@lacity.org, richard.williams@lacity.org

I am urging you to vote FOR Councilmember David Ryu's resolution opposing Senate Bill 827.

SB 827 will destroy the ability for Los Angeles to make intelligent planning decisions.

Senate Bill 827 seems to be written by developers to maximize their land values. SB 827 does not mandate affordable housing, as intelligent planning to increase public transportation would.

SB 827 would be a giveaway to build only luxury housing, and would cause increased gentrification. There is no incentive to build affordable or inclusionary housing in SB 827.

This resolution by Councilmember Ryu deserves your support.

Thank you,

Steven Luftman
Los Angeles, 90035



Richard Williams <richard.williams@lacity.org>

SB 827 letter of support, CF #18-0002-S13

Shane Phillips <sphillips@ccala.org>
To: "richard.williams@lacity.org" <richard.williams@lacity.org>
Cc: Marie Rumsey <mrumsy@ccala.org>

Thu, Mar 22, 2018 at 4:29 PM

Hi Richard,

Please add CCA's letter of support for SB 827 to Council File #18-0002-S13.

Thank you,



CCA
CENTRAL CITY
ASSOCIATION
OF LOS ANGELES

Shane Phillips

Director of Public Policy

626 Wilshire Blvd., Suite 850 | Los Angeles, CA 90017
office: (213) 416-7535 | fax: (213) 624-0858

sphillips@ccala.org
ccala.org



2018 03 22 - Rules Cmte - SB 827 Transit Upzoning - CCA Letter.pdf
376K



March 22, 2018

Council President Herb Wesson, Jr.
Los Angeles City Council
200 N. Spring St., Room 430
Los Angeles, CA 90012

RE: Council File #18-0002-S13 — Resolution to oppose SB 827 (Wiener).

Dear Council President Wesson,

CCA is committed to building Downtown Los Angeles' vibrancy and increasing investment in the region and we are writing to oppose the resolution against Senate Bill (SB) 827. The proposal would establish proven planning principles throughout California, targeting new housing development to places where transit investments warrant denser and more walkable communities.

Most importantly, SB 827 treats the housing crisis with the urgency that it deserves. It is aggressive, but so are the economic forces that are pushing our residents and businesses to the edge. [State officials](#), [gubernatorial candidates](#), and [outside experts](#) all agree that protecting residents and stabilizing housing prices in California will require the construction of approximately 3.5 million homes by 2025 — including at least 1 million homes in LA County — and SB 827 can help us get there.

We commend the City Council for the proposals you have championed including the Transit Orientated Community Guidelines, Affordable Housing Linkage Fee, Permanent Supportive Housing Ordinance, Interim Motel Conversion Ordinance, and Proposition HHH. These policies are a step in the right direction but they only begin to chip away at the housing deficit that's accumulated over the past 30+ years.

SB 827 is our opportunity to meaningfully address the heart of the housing crisis and put an end to continued rent increases, out of reach home prices, growing homelessness and displacement, and economic fragility caused by a rising and unsustainable cost of living. As the largest city in California we must lead on this issue, setting the example while also holding our neighboring cities to a higher standard.

Last year the state made great progress on housing and climate by passing the 15-bill housing package and extending cap-and-trade, but our work is far from done. Californians will continue to suffer high housing costs, breathe dirty air, and spend too much time stuck in traffic until much more housing is built where it's needed most: near transit. SB 827 will further improve the quality of life for Californians by making housing more affordable, reducing pollution and per-capita carbon emissions, and increasing the effectiveness of transit and active transportation resources.

Downtown LA is the mass transit hub for all of Southern California, and with the support of the City Council, Mayor, and other elected leaders, we continue to improve connectivity with important projects like the Regional Connector. Our community has embraced density more than any other place in the City of LA, and vigorously encourages alternative modes of transportation like walking and biking.

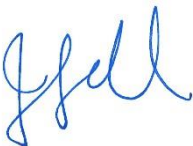
CCA, and the Downtown community we represent, have been and will continue to be a part of the solution. As a part of our own efforts, we recently released two white papers that speak directly to housing production and affordability: one addressing [the construction of micro-units](#) and the other reassessing the goals set by [Regional Housing Needs Assessments](#). But we need more communities to do their part if we're ever going to solve the housing crisis. SB 827 would help us achieve that goal.

We appreciate the thoughtfulness of Senator Wiener's recent amendments and believe SB 827 is an essential step towards tackling the severe housing shortage at the heart of this crisis. We especially appreciate inclusion of LA's Transit-Oriented Communities (TOC) guidelines into the bill's framework, as we believe it is a model for smart planning and equitable development. SB 827 builds on the success of the TOC guidelines by expanding them into areas where transit access is excellent but out-of-date zoning has been used to prevent more people from enjoying it. We also support his proposed tenant protections, which strike an important balance between community stability and long-term growth.

CCA recognizes that further amendments will occur as SB 827 moves ahead, and we will look forward to continued refinements to the bill — including efforts to address any unintended impacts and ensure that new housing goes where it's needed most and where infrastructure is best able to support it. We hope that, rather than opposing the bill, your office and the rest of the City Council will identify areas of the bill that need improvement and find constructive solutions to them. We stand ready as partners to do that work together.

We support SB 827 and urge City Council to do the same — to take a courageous stand and directly address the housing crisis. We appreciate your consideration, and thank you for your leadership on this critical issue.

Sincerely,



Jessica Lall
President & CEO

cc: Members of the Rules & Intergovernmental Relations Committee:
Councilmember José Huizar, Council District 14
Councilmember Marqueece Harris-Dawson, Council District 8



Richard Williams <richard.williams@lacity.org>

Please Support SB 827, Re: Council File 18-0002-S13

"Azad Amir-Ghassemi" <letters@cayimby.org>

Thu, Mar 22, 2018 at 4:28 PM

Reply-To: azadag@outlook.com

To: richard.williams@lacity.org

Dear Council President Wesson and members of the Rules Committee,

The housing crisis has not gotten better despite piecemeal solutions (linkage fees, bonds) because fundamentally we do not allow enough housing to be built. The city is zoned to capacity. This hurts the poorest members of society who are moving out of the city, state, and county at alarming numbers (95% of people who leave Los Angeles county have a HS degree or less, or whose households earn \$70,000). 827 would allow development in areas that have denied it for the longest, and it would allow it in the areas that have the best public transportation options. Land economics would insist that it would NOT speed up gentrification, and displacement because it would allow development in areas where at risk community members are not located.

Further it would help with our environmental issues: transportation is now the largest source of greenhouse gas emissions in the state. To address air quality and climate change, we must not only invest in public transit must allow Angelenos to have the option to live near and use that transit.

By eliminating parking minimums and allowing greater density around transit stations, Senate Bill 827 will do just that. It is an essential part of our city and our state's efforts to fight climate change and it deserves the LA City Council's support.

I oppose Councilmember Ryu's anti-SB 827 resolution and ask you to do so as well. We need more homes near transit.

Thank you,
Azad Amir-Ghassemi



Richard Williams <richard.williams@lacity.org>

Support Ryu-Wesson Resolution Opposing SB827

Bob Hillside Anderson <bobhillsideordinance@roadrunner.com>

Thu, Mar 22, 2018 at 4:20 PM

To: Jose Huizar <councilmember.huizar@lacity.org>, Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, Herb Wesson <councilmember.wesson@lacity.org>

Cc: David Ryu <david.ryu@lacity.org>, richard.williams@lacity.org

Dear Councilpersons Wesson, Huizar, and Harris-Dawson,

I have carefully studied SB827 and strongly oppose the bill. Please support the Ryu-Wesson Resolution opposing this bill which would decimate single family housing in Los Angeles. Although he probably means well, Senator Weiner does not understand the major differences between housing in Southern California versus the San Francisco Bay Area, and has drafted a bill with good intentions and severe unintended consequences.

Thank you.

Bob Anderson Sherman Oaks CA (CD4)
Board Member, Sherman Oaks Homeowners Association (SOHA)
213-364-7470



Richard Williams <richard.williams@lacity.org>

Rules Committee..3-23-2018...Agenda Item #11..Support Councilmember Ryu Opposition to SB827

Bill Miller <nyc.bill@aol.com>

Thu, Mar 22, 2018 at 4:19 PM

To: richard.williams@lacity.org

Cc: councilmember.ryu@lacity.org, councilmember.wesson@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.huizar@lacity.org

Dear Mr. Williams,

This is for the Rules Committee, Regarding Agenda Item #11...Councilmember Ryu's opposition resolution to SB827...at their Friday, March 23, 2018 Rules Committee Meeting...

Thank you

I support Councilmember Ryu's opposition to SB827..

'One size fits all' planning..all the same for the whole state of California, which is huge and very diverse, is absolutely ridiculous.

Communities being 'planned' with no city oversight, based on distance of a bus stop is just as ridiculous.

Bus stops come and go..but the horrible SB827 developments they wind up with will remain and the neighborhoods that were destroyed to allow SB827 developments can never be replaced, including 'historically 'preserved' overly zones' that SB827 creators assure will no longer be 'preserved' or protected.

Please do not let the planned 'YIMBY' assault on City Hall tomorrow influence your decision....

Many are not from Los Angeles, or even from California..

Many do not live in Los Angeles.

Many have set up camp in Sacramento, are YIMBY Sen. Scott Weiner groupies, and are working to get SB827 passed by Sacramento Representatives..

YIMBYS are all young single, white, predominantly males, all the same age..30 something, they work for developer and real estate interests and are front men for developers.

The lack of diversity in the YIMBY movement, makes the movement pretty suspicious.

They don't care a fig about how SB827 projects will destroy L.A. neighborhoods, it's history, it's historic communities, displace many residents, or cause gentrification in well established, L.A. communities, some historic, like Boyle Heights, and Crenshaw.

Razing our city, destroying L.A. neighborhoods, lives, families, is no solution for the supposed housing shortage. Let the cities take care of this themselves, they know their own neighborhoods better than Sacramento and developer funded YIMBY Scott Weiner.

How many city jobs, planning dept. jobs, other city dept. jobs, Office of Historic Resources jobs (since HPOZ's will be gone) etc. will fall by the wayside if this bill passes??

No JOBS..No AFFORDABLE HOUSING in the midst of a HOMELESS CRISIS..

A perfect storm....thanks to the selfish, entitled YIMBYS

Please support Councilmember Ryu's SB827 opposition resolution.....
KILL THIS BILL!

Thank you,
William A. Miller

37 Progressive Groups From L.A. Oppose State Level Housing Bill
<https://knock-la.com/why-37-major-progressive-groups-from-los-angeles-oppose-state-level-housing-bill-sb-827-acfce942b641>



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Jared Bendifallah <jbendifallah@everyactioncustom.com>
Reply-To: jbendifallah@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 4:18 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Jared Bendifallah
1285 Palisades Dr Pacific Palisades, CA 90272-2152
jbendifallah@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Catherine Girod <cgirod@everyactioncustom.com>
Reply-To: cgirod@aol.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 4:11 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Catherine Girod
Los Angeles, CA 90027
cgirod@aol.com



Richard Williams <richard.williams@lacity.org>

item #11 SUPPORT Ryu-Wesson Resolution, 18-0002-S13 AND OPPOSE SB 827

Suellen Wagner <swag1274@aol.com>

Thu, Mar 22, 2018 at 4:06 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.wesson@lacity.org, councilmember.ryu@lacity.org, richard.williams@lacity.org

Cc: councilmember.ryu@lacity.org, richard.williams@lacity.org

RE ITEM # 11: Resolution by Councilmember Ryu-Wesson, requesting LA City Council to OPPOSE SB 827, Senate Bill by Scott Wiener (D-San Francisco).

Dear RULES, ELECTIONS, AND INTERGOVERNMENTAL RELATIONS COMMITTEE,

I am writing to ask that you to pass the Resolution by Councilmembers Ryu and Wesson and move to forward for a for vote by the City Council. SB 827 is a dangerous usurpation of local government control that will bring chaos and division to the City of Los Angeles, and will degrade our quality of life. Sacramento needs to leave the governance of Los Angeles to our own local elected officials.

Please support your constituents by supporting 18-0002-S13 and opposing SB 827.

Sincerely,

Suellen Wagner
12184 Laurel Terrace Dr.
Studio City, CA 91604
213-248-5654



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Nick Leathers <nick@everyactioncustom.com>
Reply-To: nick@epgla.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 4:00 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Nick Leathers
Los Angeles, CA 90014
nick@epgla.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Leanne Solish <leanneheine@everyactioncustom.com>
Reply-To: leanneheine@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 3:59 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Leanne Solish
7503 1/2 Oakwood Ave Los Angeles, CA 90036-2475
leanneheine@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Joshua Baum <JoshuaBaum93@everyactioncustom.com>
Reply-To: JoshuaBaum93@ucla.edu
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 3:55 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Joshua Baum
Los Angeles, CA 90024
JoshuaBaum93@ucla.edu



Richard Williams <richard.williams@lacity.org>

sb 827

Rene <raverseng@du-vin.net>
Reply-To: Rene <raverseng@du-vin.net>
To: richard.williams@lacity.org
Cc: lesleyotoole@gmail.com

Thu, Mar 22, 2018 at 3:53 PM

Dear Mr. Richard Williams,

I am contacting you to state my support for the resolution and the opposition to SB 827. Thank you very much.

Sincerely,

Rene and June Averseng
[1429 no. Genesee Avenue](#)
[Los Angeles, Ca. 90046](#)



Richard Williams <richard.williams@lacity.org>

Council File #18-0002-S13 (CFMS) SB827

HHA <info@hollywoodland.org>

Thu, Mar 22, 2018 at 3:45 PM

To: Councilmember.Ryu@lacity.org, councilmember.wesson@lacity.org, mayor.garcetti@lacity.org, vince.bertoni@lacity.org, ken.bernstein@lacity.org, richard.williams@lacity.org, HHA <info@hollywoodland.org>



Please oppose SB827. This legislation is neither logical nor appropriate for California's diverse geography, weather and vulnerability to natural disasters including earthquakes, typhoons, mudslides, floods, fires as well as historically sensitive hillside communities like Hollywoodland.

Ninety-five (95) year old Hollywoodland, a R-1 zone neighborhood consists of unique, physically constrained qualities. It is a clear statement of why SB827 should not be a "one size fits all" state-wide planning regulation.

Hollywoodland Tract 6450 is comprised of 640 acres located in the Santa Monica Mountains, including 575 single family residents and 444 acres of park land donated to the City of Los Angeles in 1944 by its developer, the Sherman Company. This open space gift, now part of Griffith Park is recognized as passive park land and identified as SEA (significant ecological area). Hollywoodland is the only residential Los Angeles hillside community surrounded by three sides of park land covering 85% of its perimeter.

The area is regulated by the Hollywoodland Specific Plan (168,121) and historically re-enforced by cultural designations (#111, #535, #20)

Its' narrow winding, streets (generally ranging from 17 -20 feet without sidewalks) is perched in a (VHFZ) very high fire hazard zone per state fire code #49 with the Main Communication Tower monitoring all emergencies for the entire City of Los Angeles. This facility is accessed through Hollywoodland's upper most winding, narrow roadways. There are 8,000 gallons of fuel stored at the Communication site.

How could SB827 be a "one size fits all"? It could never accommodate Hollywoodland's fragile infrastructure without causing extreme safety concerns, an environmental disaster or without destroying a sensitive historic character.

Please reject SB827.

Hollywoodland Homeowners Association



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Ian Seabury <supdude789@everyactioncustom.com>
Reply-To: supdude789@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 3:44 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city. I myself am a young professional living in Los Angeles and the ever-increasing cost of housing is making it impossible to purchase a home or condominium. It makes it very difficult to imagine living in Los Angeles in the future when I settle down.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Ian Seabury
7125 1/2 La Tijera Blvd Los Angeles, CA 90045-2120
supdude789@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Josh Paget <jnpaget@everyactioncustom.com>
Reply-To: jnpaget@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 3:40 PM

Dear Legislative Assistant Richard Williams,

I'm a CD4 resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

Even if you do not believe that Senate Bill 827 is the right solution, voting against it sends a message that the council is not willing to work to find creative solutions to the big picture problems.

Please do not vote against efforts to provide more housing. Please show that you are willing to work with housing advocates to welcome more people to Los Angeles.

Sincerely,
Josh Paget
319 S Cloverdale Ave Apt 108 Los Angeles, CA 90036-3440
jnpaget@gmail.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Martin McClellan <martinmcclellan@everyactioncustom.com>
Reply-To: martinmcclellan@me.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 3:37 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Martin McClellan
Sherman Oaks, CA 91403
martinmcclellan@me.com



Richard Williams <richard.williams@lacity.org>

SB 827 Needs Your Support , Re: Council File 18-0002-S13

Nick Solish <nick.solish@everyactioncustom.com>
Reply-To: nick.solish@gmail.com
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 3:34 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to vote against Councilmember David Ryu's resolution opposing Senate Bill 827, a bill which allows for denser housing near transit stops.

Senate Bill 827 is the kind of bold action and big solution we need to end the housing shortage in LA and across the region.

The lack of available homes is driving up the cost of shelter, pushing out members of our communities, and making it impossible for young people to build a future in our city.

SB 827 will directly attack one of the major causes of the housing shortage, restrictive and exclusionary zoning.

It deserves your support.

Sincerely,
Nick Solish
7503 1/2 Oakwood Ave Los Angeles, CA 90036-2475
nick.solish@gmail.com



Richard Williams <richard.williams@lacity.org>

Letter of Support for SB 827

Olivia Lee <OLee@lachamber.com>

Thu, Mar 22, 2018 at 3:30 PM

To: "richard.williams@lacity.org" <richard.williams@lacity.org>

Cc: Jessica Duboff <jessica.duboff@gmail.com>

Hi Richard,

Please see the attached for a letter of support for SB 827.

Thank you,

Olivia

Olivia Lee | Manager, Public Policy

LOS ANGELES AREA CHAMBER OF COMMERCE

350 S. Bixel St. | Los Angeles, CA 90017

Ph: 213.580.7531 | C: 909.632.8028 | Fax: 213.580.7511

OLee@LACHamber.com | www.lachamber.com

 **SB827 Support.pdf**
9K

March 21, 2018

Paul Koretz, Councilmember
Los Angeles City Council
200 N Spring St
Los Angeles, CA 90012

Re: OPPOSE ITEM 18-0002-S13 - City's 2017-18 State Legislative Program, opposition to SB 827 (Weiner)

Dear Councilman Koretz:

I am writing in support of SB 827 and to express my disappointment that the LA City Council is moving so quickly to take an oppose position on a bill designed to help our housing crisis.

In full disclosure, I work for the Los Angeles Chamber of Commerce, which voted to support the bill conceptually in January. However, I am writing in my capacity as an 11-year resident of Council District 5 and a third generation Angeleno. My grandmother grew up in Boyle Heights, my father in the Fairfax District and my mother in Westchester. I was raised in Chatsworth and moved into CD 5 after grad school. However, as an older Millennial, even with two degrees and being lucky enough to have a well-paying job, I cannot afford to purchase a home in the city my family has called home for generations.

SB 827 is an opportunity to build more housing for all. Students, working class, first-time home-buyers and everyone in between. We are at risk of losing a generation of people who grew up in Los Angeles or were educated here, who are either forced to live long-distances and commute in, or leave entirely.

I love Los Angeles and have spent my professional career working for elected officials and organizations committed to improving the quality of life in this city. Los Angeles is unique, vibrant and incredibly diverse in demographics, cultures and industries. It is devastating to watch people my age and younger struggle to balance bills and student loans with rents that take up an increasing percentage of income. Then at the end of the day, question whether they can stay here at all and enjoy the opportunities prior generations had.

You, your colleagues and Mayor Garcetti should be commended for the leadership role you have taken in funding and addressing our homelessness crisis. I was proud to be part of both the Measure H and Proposition HHH campaigns. But its not enough to house the homeless. To truly address affordability issues, we need more housing for all.

Los Angeles is in the midst of historic investments to build out our public transit infrastructure. Around those lines is the ideal place to construct more homes, creating walkable, transit-oriented opportunities for people to live, work and raise families. I am committed to this city, whether as a renter or owner. But I want all those who grow up here, or move here because Los Angeles is a global city welcoming to all, to have a place to call home. We will be a better, more prosperous city for it.

Sincerely,

Jessica Duboff
Council District 5 resident (90048)

Cc: LA City Council Rules Committee



Richard Williams <richard.williams@lacity.org>

OPPOSE SB 827!

Karen Klein <kkphonehome@gmail.com>
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 3:14 PM

I support the Resolution to OPPOSE SB 827. I have lived in Spaulding Square since 1995 and I don't want to move but will should this pass.

Sincerely,

Karen Klein
Sent from my iPhone



Richard Williams <richard.williams@lacity.org>

SB 827

Barbara Eich <beich@pacbell.net>
Reply-To: Barbara Eich <beich@pacbell.net>
To: richard.williams@lacity.org

Thu, Mar 22, 2018 at 3:09 PM

We strongly support the Resolution that OPPOSES SB 827. This bill will be devastating to the character of Los Angeles and to many of the neighborhoods that make our city unique.

Barbara and Joe Eich
Spaulding Square



Richard Williams <richard.williams@lacity.org>

Oppose SB 827

Cherilyn Smith <cheriks@ca.rr.com>

Thu, Mar 22, 2018 at 3:03 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.wesson@lacity.org

Cc: councilmember.ryu@lacity.org, richard.williams@lacity.org

I support the Resolution and OPPOSITION to SB827. It is a must that you oppose this bill as you know it is the right thing to do.

Thank you

Cherilyn Smith

Hollywood resident



Richard Williams <richard.williams@lacity.org>

Rules Committee Meeting, Fri., March 23, 2018..We Support Councilmember Ryu's SB827 Opposition Resolution

poonsy6603@aol.com <poonsy6603@aol.com>

Thu, Mar 22, 2018 at 1:52 PM

To: richard.williams@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.wesson@lacity.org

Cc: councilmember.ryu@lacity.org

To the Rules Elections, & Intergovernmental Relations Committee,

Dear Sirs,

We are writing to express our strong support for our Councilmember David Ryu's Resolution opposing SB827.

This bill will allow development projects that are not affordable, will cause displacement and gentrification, and will upzone and destroy single family neighborhoods and Los Angeles's treasured HPOZ, historically designated communities.

Sen. Weiner and his 'YIMBY' followers, have expressed that these neighborhoods are wasting space, should be bulldozed, replaced with high density 4-10 or 12 story SB827 projects..with no City, Community Input, no EIR's, no CEQA, no Design Restrictions and no Required Parking.

They have also expressed that those living in single family neighborhoods should retire sooner or die (wonder if that includes all the kids being raised in them)

L.A.'s single family neighborhoods are as diverse as the city itself, and where will working class families go once their homes and neighborhoods are bulldozed and replaced with unaffordable SB827 projects, with nearly a unit in them that will accommodate families..

We feel that WE, and our CITY LEADERS, know our City and our Neighborhoods best, and Planning should not be dictated by THE STATE..

We urge you to support Councilmember Ryu's Opposition Resolution and hope that our City Council officially opposes this horrible, dangerous bill.

Thank you,
Ann & Jim Geoghan
CD4

Zev Yaroslavsky on Scott Wiener's SB 827: The Triumph of WIMBYs

<https://www.planningreport.com/2018/03/15/zev-yaroslavsky-scott-wiener-sb-827-triumph-wimbys>

"SB 827 is not a transit-oriented development bill; it's a real estate play of the worst kind." - Zev Yaroslavsky

Why 37 Major Progressive Groups from Los Angeles Oppose State-Level Housing Bill SB 827

<https://knock-la.com/why-37-major-progressive-groups-from-los-angeles-oppose-state-level-housing-bill-sb-827-acfce942b641>

"Wiener's bill has literally NOTHING to say about protecting low-income tenants that may be displaced by intensified market-driven development—and has no requirements for including affordable units in new construction."



Richard Williams <richard.williams@lacity.org>

CF 18-0002-S13; Item 13 on 3/23/18 Rules Cmtee agenda/resolution (Ryu-Wesson) in opposition to SB 827 (Wiener)

vicechair@westsidecouncils.com <vicechair@westsidecouncils.com>

Thu, Mar 22, 2018 at 1:22 PM

To: councilmember.wesson@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org

Cc: david.ryu@lacity.org, paul.koretz@lacity.org, mike.bonin@lacity.org, richard.williams@lacity.org, chair@westsidecouncils.com, vicechair@westsidecouncils.com, nicholas.greif@lacity.org, david.hersch@lacity.org, jeffrey.ebenstein@lacity.org, krista.kline@lacity.org

Dear Rules Committee Chair Wesson and Members Huizar and Harris-Dawson:

Attached is a letter from the Westside Regional Alliance of Councils (WRAC), expressing WRAC's strong opposition to SB 827 and support for the proposed resolution in opposition to the bill (Ryu-Wesson), to be heard at tomorrow's Rules Committee Meeting (item 13 on the agenda).

Thank you for your consideration.

Sincerely,

Maryam Zar
Vice-Chair, WRAC
(Acting Chair)

 **WRAC supermajority Letter SB 827.pdf**
1111K



22 March 2018

Los Angeles City Council Rules Committee

Hon. Herb J. Wesson, Jr., Chair; Hon. Jose Huizar and Hon. Marqueece Harris-Dawson

Re: CF 18-0002-S13; Item No. 11 on 3/23/18 Rules Committee agenda/Resolution (Ryu-Wesson) in opposition to SB 827 (Wiener)

Dear Rules Committee Chair Wesson and Members Huizar and Harris-Dawson:

The Westside Regional Alliance of Councils (WRAC) is a coalition of all 13 neighborhood and community councils in Council Districts 5 and 11. A supermajority of WRAC member-councils (11 of 13)¹ have passed, in substance, the following motion in opposition to the proposed the Transit-Rich Housing Bonus Bill (Wiener – SB 827):

- i. Whereas the City Charter-mandated Neighborhood Council system of Los Angeles, and the Community Councils of the City of Los Angeles, represent grass roots democracy,
- ii. Whereas the newly introduced California State Senate Bill 827 [Scott Wiener] as written constitutes a top down pen stroke planning measure which completely removes land use and planning authority within one half mile of high quality transit from jurisdictions and charter cities,
- iii. Whereas removal of said authority clearly abolishes local input into land use planning and therefore constitutes an attack upon local democracy, upon neighborhoods, and upon the Neighborhood Councils and Community Councils in the City of Los Angeles,

¹The motion in opposition was passed by all 11 WRAC members who considered the issue to date; the remaining two members are expected to consider the motion in the coming weeks.

iv. Whereas SB 827 as written trashes the density bonus and wage provisions of the JJJ TOC ordinance which were recently enacted by the people of Los Angeles -- in good faith -- in order to guarantee transit close housing opportunities would actually be available to working and low-income persons and families in the City of Los Angeles,

v. Whereas the lack of analysis of infrastructure and other costs associated with this pen stroke planning creates grave uncertainty that a local agency would be able to “levy enough service charges, fees or assessments sufficient to pay for the program or level of service mandated by this act within the meaning of Section 17556 of the Government Code,”

vi. Whereas, given the aforementioned lack of fiscal analysis, Section 6 of Article XIII B of the California Constitution “No reimbursement” clause is cited inappropriately in this legislation,

vii. Therefore, [WRAC] opposes SB 827 in its present form.”

Pacific Palisades Community Council (PPCC) passed additional language requesting SB 827 be withdrawn and calling upon “the City of Los Angeles, through its official representatives, to vigorously oppose SB 827 and protect local authority and control over land use and planning.”

It is the consensus of WRAC leadership as expressed at the regular monthly public WRAC meeting on March 21, 2018, that subsequent proposed amendments to SB 827 do not change the fundamental fatal flaws of the bill and do nothing to alter the fact that it is a usurping of the city’s traditional role in city planning, it is an attack on the ability of communities to manage the growth of neighborhoods in a manner that is consistent with local input, and it is an attack upon the principle of local control. It should be vigorously opposed by the City of Los Angeles.

WRAC therefore strongly urges the Rules Committee to recommend that the full City Council, 1) take up this matter at the earliest possible time and, 2) adopt the proposed resolution in opposition to SB 827 (Ryu-Wesson) in CF 18-0002-S13.

Thank you for your consideration.

Sincerely,

Maryam Zar
Vice-Chair, Westside Regional Alliance of Councils
(Acting Chair)
Chair, Pacific Palisades Community Council

cc:

Hon. David Ryu, Councilmember, CD4

Hon. Paul Koretz, Councilmember, CD5

Hon. Mike Bonin, Councilmember, CD11

Doug Fitzsimmons, Chair, WRAC, and President, South Robertson Neighborhoods Council

Richard Williams, Legislative Assistant, **w/request for filing in CF 18-0002-S13.**