



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**David Thomas** <[dgthomas12@everyactioncustom.com](mailto:dgthomas12@everyactioncustom.com)>  
Reply-To: [dgthomas12@gmail.com](mailto:dgthomas12@gmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 1:09 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,  
David Thomas  
334 S Main St Apt 9602 Los Angeles, CA 90013-1368  
[dgthomas12@gmail.com](mailto:dgthomas12@gmail.com)



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Lizette Vargas** <[lvargas29@everyactioncustom.com](mailto:lvargas29@everyactioncustom.com)>  
Reply-To: [lvargas29@hotmail.com](mailto:lvargas29@hotmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 2:14 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,  
Lizette Vargas  
746 S Los Angeles St Los Angeles, CA 90014-2112  
[lvargas29@hotmail.com](mailto:lvargas29@hotmail.com)



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Kate Stanley** <[misskatestanley@everyactioncustom.com](mailto:misskatestanley@everyactioncustom.com)>  
Reply-To: [misskatestanley@gmail.com](mailto:misskatestanley@gmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 2:39 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,  
Kate Stanley  
5849 W Sunset Blvd Apt 105 Los Angeles, CA 90028-3402  
[misskatestanley@gmail.com](mailto:misskatestanley@gmail.com)



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Matthew Ruscigno** <[mattruscigno@everyactioncustom.com](mailto:mattruscigno@everyactioncustom.com)>  
Reply-To: [mattruscigno@gmail.com](mailto:mattruscigno@gmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 3:03 PM

Dear Legislative Assistant Richard Williams,

I'm an LA resident writing to ask you to please 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 (including you, David Ryu).

Sincerely,  
Matthew Ruscigno  
6128 De Longpre Ave Los Angeles, CA 90028-8175  
[mattruscigno@gmail.com](mailto:mattruscigno@gmail.com)



Richard Williams <richard.williams@lacity.org>

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

2 messages

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**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

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**Antonio Pacheco** <letters@cayimby.org>  
Reply-To: apacheco@archpaper.com  
To: richard.williams@lacity.org

Fri, Mar 23, 2018 at 2:02 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,  
Antonio Pacheco



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Sam Hakim** <[mailsamhakim@everyactioncustom.com](mailto:mailsamhakim@everyactioncustom.com)>  
Reply-To: [mailsamhakim@yahoo.com](mailto:mailsamhakim@yahoo.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 6:30 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. I have been looking for an apartment and it's impossible to find one. We need new housing now.

Sincerely,  
Sam Hakim  
269 S Beverly Dr # 487 Beverly Hills, CA 90212-3851  
[mailsamhakim@yahoo.com](mailto:mailsamhakim@yahoo.com)



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Darius Terani** <[terani@everyactioncustom.com](mailto:terani@everyactioncustom.com)>  
Reply-To: [terani@usc.edu](mailto:terani@usc.edu)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 7:20 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,  
Darius Terani  
Los Angeles, CA 90007  
[terani@usc.edu](mailto:terani@usc.edu)



Richard Williams <richard.williams@lacity.org>

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## SB-827 hearing in City Hall tomorrow 9 am Room 340

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Jeff Kalban <jeff.kalban.sonc@gmail.com>

Fri, Mar 23, 2018 at 9:00 AM

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

Cc: rziff@shermanoaksnc.org

Dear Councilmembers,

The Sherman Oaks Neighborhood Council voted to oppose SB 827.

We support Councilmember Ryu's motion to oppose SB-827.

SB 827 is the wrong way to solve a serious issue. It removes local control on land use matters, eliminates setbacks and density restrictions and parking minimums. More housing can be achieved in many different ways that would not affect us negatively. Please support this resolution 18-0002-S13 for the good of Los Angeles.

Respectfully,

Jeffrey M. Kalban, AIA

**Chair, Sherman Oaks Neighborhood Council PLUM Committee**

14724 Ventura Blvd., Suite 410 Sherman Oaks, CA 91403 Phone: 310 441 9313

<http://www.kalbanarchitects.com>





Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Gabe Rose** <[gaberose18@everyactioncustom.com](mailto:gaberose18@everyactioncustom.com)>  
Reply-To: [gaberose18@gmail.com](mailto:gaberose18@gmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 9:40 AM

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,  
Gabe Rose  
1466 S Wooster St Apt 3 Los Angeles, CA 90035-3443  
[gaberose18@gmail.com](mailto:gaberose18@gmail.com)



Richard Williams <richard.williams@lacity.org>

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## OPPOSE SB 827

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Jennifer Lazo <jennlazo@earthlink.net>

Fri, Mar 23, 2018 at 9:41 AM

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

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

Good Afternoon,

I live within 1/2 mile of the red line. Since my neighborhood became trendy, the traffic has become unbearable and it is difficult to park by MY HOME. What does this mean? It is a FACT that none of these newbies are taking the train. ALL of them are driving. No one walks to my area (Los Feliz "Village"), they all drive to the "walkable" part and I am SICK OF IT. I have been in a panic trying to find parking by my apartment after very long days at work, even though ONLY residents should be allowed to park in my area anyway.

But, people that move near the train are always taking it, right?

I STRONGLY oppose ALL huge developments by trains. To believe the residents will all be hopping on trains - only - is completely ridiculous and FALSE. Rich people aren't taking public transportation. Every new development has been and is for rich people. I have lots

The development by the Expo in Culver City is not being built for people that will actually take the train. There has been a HUGE increase in traffic in Culver City DESPITE the fact that there is a train running there, and there will be even more now that Amazon and HBO are moving there. EVERYONE WILL DRIVE.

To allow wealthy developers to always get a say over residents of communities is completely ridiculous and has to stop. It just has to stop. Since my neighborhood became so cool and trendy, I have had many instances of being TRAPPED in it. Literally unable to get West of Western for up to 40 minutes. I live one mile from Western in Los Feliz. EVERY SINGLE RICH-PEOPLE-ONLY DEVELOPMENT GETS APPROVED. About 1,000 units are going up on Hollywood Blvd NEAR A TRAIN, all set to be for wealthy people. What even is the point of that?

Please support the Ryu-Wesson Resolution, 18-0002-S13. You must allow RESIDENTS to make decisions, not developers. Not politicians that get kick backs from developers. Just stop it, already.

Sincerely,

Jennifer Lazo  
4525 Russell Avenue  
Apt 6  
Los Angeles, CA 90027  
(323) 363-0965



Richard Williams <richard.williams@lacity.org>

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

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**Anthony Loui** <letters@cayimby.org>  
Reply-To: aloud@aol.com  
To: richard.williams@lacity.org

Fri, Mar 23, 2018 at 9:43 PM

Dear Rules Committee members,

I'm a Los Angeles 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.

Thank you,  
Anthony Loui



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Antonio Pacheco** <[apacheco@everyactioncustom.com](mailto:apacheco@everyactioncustom.com)>  
Reply-To: [apacheco@archpaper.com](mailto:apacheco@archpaper.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 9:45 AM

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,  
Antonio Pacheco  
Los Angeles, CA 90026  
[apacheco@archpaper.com](mailto:apacheco@archpaper.com)



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Antonio Pacheco** <[apacheco@everyactioncustom.com](mailto:apacheco@everyactioncustom.com)>  
Reply-To: [apacheco@archpaper.com](mailto:apacheco@archpaper.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 9:45 AM

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,  
Antonio Pacheco  
Los Angeles, CA 90026  
[apacheco@archpaper.com](mailto:apacheco@archpaper.com)



Richard Williams <richard.williams@lacity.org>

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

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**Kyle Vail** <kyle.vail@everyactioncustom.com>  
Reply-To: kyle.vail@gmail.com  
To: richard.williams@lacity.org

Fri, Mar 23, 2018 at 10:07 AM

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 Vail  
2204 Polyscope Pl Los Angeles, CA 90026-7054  
[kyle.vail@gmail.com](mailto:kyle.vail@gmail.com)



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Patrick Essa** <[patrickessa@everyactioncustom.com](mailto:patrickessa@everyactioncustom.com)>  
Reply-To: [patrickessa@gmail.com](mailto:patrickessa@gmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 10:33 AM

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,  
Patrick Essa  
639 N Broadway Los Angeles, CA 90012-4500  
[patrickessa@gmail.com](mailto:patrickessa@gmail.com)



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Samantha Mahony** <[mahony.s.tutoring@everyactioncustom.com](mailto:mahony.s.tutoring@everyactioncustom.com)>  
Reply-To: [mahony.s.tutoring@gmail.com](mailto:mahony.s.tutoring@gmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 10:42 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,  
Samantha Mahony  
Los Angeles, CA 90034  
[mahony.s.tutoring@gmail.com](mailto:mahony.s.tutoring@gmail.com)





Richard Williams <richard.williams@lacity.org>

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## Opposition to SB827, Support for Councilmember Ryu's Resolution

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**Alexandra Kondracke** <kondracke@me.com>

Fri, Mar 23, 2018 at 10:50 AM

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

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

Dear Councilmembers Huizar, Harris-Dawson, and Wesson,

As a concerned Angeleno, 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. The verbiage of SB 827 seems like it was written by developers trying to maximize their land values.

SB 827 does not mandate affordable housing, as intelligent planning to increase public transportation would.

SB 827 would contribute to gentrification, serving as a sign off to build only luxury housing. There is no incentive to build affordable or inclusionary housing in SB 827.

This resolution by Councilmember Ryu to oppose SB 827 deserves your support.

Thank you,  
Alexandra Kondracke



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**andrew meisner** <[andrewradioranch@everyactioncustom.com](mailto:andrewradioranch@everyactioncustom.com)>  
Reply-To: [andrewradioranch@yahoo.com](mailto:andrewradioranch@yahoo.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 10:52 AM

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,  
andrew meisner  
621 S Spring St Los Angeles, CA 90014-3908  
[andrewradioranch@yahoo.com](mailto:andrewradioranch@yahoo.com)



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Alma Lam** <[almalam@everyactioncustom.com](mailto:almalam@everyactioncustom.com)>  
Reply-To: [almalam@kw.com](mailto:almalam@kw.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 11:23 AM

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,  
Alma Lam  
600 S Spring St Unit 309 Los Angeles, CA 90014-1980  
[almalam@kw.com](mailto:almalam@kw.com)



Richard Williams <richard.williams@lacity.org>

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## oppose SB 827

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**Chris Colburn** <chriscolburn@me.com>  
To: richard.williams@lacity.org

Fri, Mar 23, 2018 at 11:29 AM

i strongly oppose SB 827 and support the resolution. i live in spaulding square hpoz and the traffic on genesee ave increases daily.  
thanks!  
chris colburn



Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Matthew Luery** <[matthew.luery@everyactioncustom.com](mailto:matthew.luery@everyactioncustom.com)>  
Reply-To: [matthew.luery@gmail.com](mailto:matthew.luery@gmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 12:19 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,  
Matthew Luery  
Los Angeles, CA 90027  
[matthew.luery@gmail.com](mailto:matthew.luery@gmail.com)



Richard Williams <richard.williams@lacity.org>

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## Sierra Club opposition to SB827

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**Marcia Hanscom** <wetlandact@earthlink.net>

Fri, Mar 23, 2018 at 12:37 AM

Reply-To: Marcia Hanscom <wetlandact@earthlink.net>

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

Cc: Mike Bonin <mike.bonin@lacity.org>

Dear City of Los Angeles officials ~ re: Ryu-Wesson Resolution, 18-0002-S13

As I understand it, tomorrow (Friday, March 23, 2018) a Special Meeting of the Rules, Elections & Intergovernmental Relations committee of the City Council will be meeting to consider supporting a resolution put forth by Council President Wesson and Councilmember Ryu - which is in agreement with the position Sierra Club has taken.

Please see the attached letter indicating Sierra Club's opposition to SB827. Perhaps some of the reasons we've articulated will resonate with you as you make your decision. Please include this letter in the record for this resolution.

Thank you.

Marcia Hanscom

**Secretary, Conservation Committee  
Sierra Club Angeles Chapter**


City of Los Angeles resident - 11th District:

322 Culver Blvd., #317

Playa del Rey, CA 90293

[\(310\) 877-2634](tel:(310)877-2634) - mobile

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 **SB 827 (Wiener) Oppose Final.pdf**  
425K



January 18, 2017

Senator Scott Wiener  
Capitol Building  
Sacramento, CA 95814

**RE: SB 827 (Wiener) Planning and Zoning: Transit-Rich Housing Bonus-- OPPOSE**

Dear Senator Wiener:

Sierra Club California opposes SB 827, which seeks to automatically increase zoning densities and building heights around high-quality transit corridors and major transit stops. High-quality transit corridors are defined as fixed-route bus services that have no more than 15-minute intervals during peak commute times, and major transit stops are defined by Public Resources Code section 21064.3 as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.”

While infill development near transit is the most desirable option, we believe that your bill is a heavy-handed approach to encourage that development that will ultimately lead to less transit being offered and more pollution generated, among other unintended consequences. For these reasons we oppose SB 827.

**Fuels Opposition to Future Transit Development**

Many areas in California lack adequate quality transit. However, some influential community members have been resistant to increasing transit in these areas. One example that comes to mind is the proposal to establish light rail development between downtown Sacramento and the airport. This proposal has faced some opposition by residents in areas north of downtown. SB 827 would marry transit development to a loss of local zoning control, and promise to up zone to eight story buildings areas near a transit corridor and major transit stop. This approach would surely increase opposition—and likely stir up additional opposition—to sorely needed transit investments in the Sacramento case. In Los Angeles County, the automatic requirement to up-zone that SB 827 provides could impact efforts to extend the Green Line into certain coastal towns. In San Diego County, the up-zoning requirement could hinder future expansion of coastal commuter rail into already developed communities.

**Not All Transit Stops are Equal**

Unlike fixed rail routes, bus routes are not set in stone, and may and should change periodically. Bus routes can disappear when ridership or funding declines, as occurred during the last recession. Some transit agencies have found that updating bus routes to reflect land use changes over time is one way to keep transit use high. Appropriately identifying which bus routes and stops are likely to remain high use and which may change over time is a job best left to local community planners.

**SB 827 Can Promote Displacement**

SB 827 will allow for greater development near transit stops. Some of these areas consist of disadvantaged communities that already face extreme pressure from gentrification. By imposing much

higher density and taking over zoning from local governments, the bill could result in these communities losing protections that prevent economic pressures from driving people out of their homes, replacing single-family homes with luxury units that are not available to people with moderate or low incomes. The increase in the cost of land from new luxury units can increase rents that further displacement.

Displacement can force residents out into areas further from their jobs and city centers, increasing commute times and greenhouse gas emissions. While infill development near transit is necessary, this must be done in ways that protect existing communities and discourage displacement. SB 827 makes no accommodation to protect disadvantaged residents.

### **Allow Incentive-Based Approaches to Work**

The legislature addressed housing and increased densities last year with a few bills that provided funding and other measures designed to increase infill development, allowing local governments to set new zoning plans themselves. This is a more collaborative approach, and should be given time to play out.

### **SB 827 and SB 35 Interact to Preclude Public Health and Environmental Protections**

SB 35 allows for ministerial permitting for projects that are in jurisdictions that have not met their Regional Housing Needs Assessment production requirements. An eligibility requirement for SB 35 is a consistency with objective zoning and design review standards. SB 827 will exempt some areas from those standards. This means that certain projects up to 85 feet in height (about 8 stories) would be eligible for ministerial permitting, and thus avoid environmental review under the California Environmental Quality Act (CEQA), in areas where all design, review, and public comment focus on single-family homes. This would increase the amount of unmitigated pollution in these communities, while stifling public input. We continue to believe that developers should prevent or mitigate their pollution, and this potential avoidance of CEQA is unacceptable.

We support and understand and experience the need for affordable housing in California. We support higher density in urban areas. We support infill development. However, SB 827 is not the right way to create better development. It has too many unintended consequences. It will increase pollution, discourage transit, and potentially displace disadvantaged residents. We oppose this measure, and urge you to remove this bill from consideration.

Sincerely,



Kyle Jones  
Policy Advocate

Cc: Senate Transportation and Housing Committee members and staff





Richard Williams <[richard.williams@lacity.org](mailto:richard.williams@lacity.org)>

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

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**Nathasha Loos** <[lucy.loo.103111@everyactioncustom.com](mailto:lucy.loo.103111@everyactioncustom.com)>  
Reply-To: [lucy.loo.103111@gmail.com](mailto:lucy.loo.103111@gmail.com)  
To: [richard.williams@lacity.org](mailto:richard.williams@lacity.org)

Fri, Mar 23, 2018 at 10:47 AM

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,  
Nathasha Loos  
Los Angeles, CA 90014  
[lucy.loo.103111@gmail.com](mailto:lucy.loo.103111@gmail.com)