



Richard Williams <richard.williams@lacity.org>

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

Ira Belgrade <irabelgrade@everyactioncustom.com>
Reply-To: irabelgrade@aol.com
To: richard.williams@lacity.org

Sat, Mar 24, 2018 at 7:10 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,
Ira Belgrade
Los Angeles, CA 90036
irabelgrade@aol.com



Richard Williams <richard.williams@lacity.org>

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

Edward Duffy <spiggah@everyactioncustom.com>
Reply-To: spiggah@gmail.com
To: richard.williams@lacity.org

Sat, Mar 24, 2018 at 7:35 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.

I feel a shortage of housing is the biggest issue facing this region, as it feeds into other major issues, like our city's housing problem. 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,
Edward Duffy
2753 Waverly Dr Apt 1004 Los Angeles, CA 90039-2788
spiggah@gmail.com



Richard Williams <richard.williams@lacity.org>

Council File: 18-0002-S13

Maryam Zar <maryamzarjd@yahoo.com>

Sat, Mar 24, 2018 at 7:51 AM

To: Richard.williams@lacity.org

Cc: Sharon Commins <smcommins@msn.com>, Chris Spitz <ppfriends3@hotmail.com>, Doug Fitzimmons <dougfitzsimmons@soronc.org>

Dear Mr. Williams. Please see the attached position letter from the Westside Regional Alliance of Councils (WRAC), an organization which represents 13 Neighborhood and Community Councils on the west side of Los Angeles.

Our members supermajority position on SB827, and our support of Councilmembers Ryu and Wesson's Resolution opposing SB827, are reflected in the attached document.

Please ensure that this statement of position is reflected in the Council file.

Thank you.

*Maryam Zar, J.D.
Chair; PPCC
Vice Chair; WRAC
Commissioner; LA City Commission on the Status of Women
Founder; Womenfound
Contributor; Huffington Post*

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**REPORT OF THE
CHIEF LEGISLATIVE ANALYST**

DATE: March 21, 2018

TO: Honorable Members of the Rules, Elections, Intergovernmental Relations and
Neighborhoods Committee

FROM: Sharon M. Tso *ISL* Council File No: 18-0002-S13
Chief Legislative Analyst Assignment No: 18-02-0127

SUBJECT: Resolution (Ryu-Wesson) to OPPOSE SB 827 (Wiener)

CLA RECOMMENDATION: Adopt Resolution (Ryu-Wesson) to include in the City's 2017-18 State Legislative Program, OPPOSITION to SB 827 (Wiener), which would allow the construction of housing developments near major transit stops without compliance with local land use regulations.

SUMMARY

Resolution (Ryu-Wesson), introduced February 7, 2018, opposes SB 827, which would allow the construction of housing developments within one-quarter and one-half miles from major transit stops to be built without compliance with local land use laws. According to the Resolution, these radii would encompass a vast amount of Los Angeles and eliminate the ability for the City to engage in planning self-determination. The Resolution also notes that SB 827 would let developers construct buildings between four and eight stories tall with no parking minimums and limited design review even if local zoning codes preclude it. Furthermore, the Resolution states that the City has taken substantial steps toward planning for future housing, including initiating updates to all thirty-five of its Community Plans, approving an affordable housing linkage fee, and exceeding its Regional Housing Needs Assessment (RHNA) target for market rate housing. Lastly, the Resolution states that SB 827 is inconsistent with Los Angeles' efforts to update its Community or General Plans, extend tenant protections, and craft equitable community planning. The Resolution therefore requests that the City oppose SB 827.

BACKGROUND

On January 3, 2018, State Senator Scott Wiener introduced SB 827 as part of his Housing First package, which also included bills to reform the Regional Housing Needs Assessment (RHNA) process and to expand farmworker housing opportunities while maintaining strong worker protections. Under SB 827, parcels within a half-mile of major transit hubs or within a quarter mile of high-frequency bus stops would be exempt from a variety of local planning laws including height maximums and parking minimums.

At the request of the San Francisco Planning Department commission, the San Francisco Planning Department released a memorandum on February 5, 2018 that provided an analysis of SB 827. The analysis noted several impacts SB 827 would have on local planning decisions such

as: removing residential density and floor area ratio (FAR) limits and minimum parking requirements, and imposing minimum height limits for residential projects within defined proximity of transit stations. In addition, the analysis states that the bill affects key zoning provisions determining what is allowable on a lot, but itself does not otherwise mandate review and approval timelines or processes. The analysis further states that key provisions of the bill lack clarity.

On February 27, 2018, Senator Wiener proposed amendments to SB 827 that would prohibit the demolition of rent-controlled housing unless a local city council affirmatively certifies via resolution that it intends to review demolition permits for rent-controlled housing, outlines the process by which those reviews will occur, and affirms that any demolition permit issued have a Right to Return Guarantee for displaced tenants. Furthermore, the SB 827 amendments would allow local inclusionary housing requirements such as Measure JJJ to remain intact.

Council File No. 18-0002-S13 currently contains multiple letters from Neighborhood Councils across Los Angeles that communicate opposition to SB 827.

As shown in Attachment 2 of this Report, if SB 827 is signed into law a substantial area across the City would be subject to large development projects without the consent of the City. Opposition to SB 827 is therefore consistent with the City's previous efforts to retain control over community planning.

List of Groups in Support/Opposed to Bill

Support

- YIMBY (Yes In My Back Yard)

Opposed

- League of California Cities
- L.A. Voice PICO
- Los Angeles Black Worker Center
- Los Angeles Community Action Network (LA CAN)
- Los Angeles County Bicycle Coalition (LACBC)
- Los Angeles Forward
- Los Angeles Neighborhood Land Trust
- MOVE LA

Departments Notified

City Attorney
Planning Department
Housing Department

BILL STATUS

1/3/18	Introduced
1/16/18	Referred to Committees on Transportation and Housing and Governance and Finance
3/1/18	Amended and re-referred to Committee on Transportation and Housing



Henry Flatt
Analyst

Attachment: 1. Resolution (Ryu-Wesson)
2. Map of areas affected by SB 827 in Los Angeles

RESOLUTION

Senate Bill 827 (Weiner) Opposition

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal governmental body or agency must first have been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the Legislature is currently considering SB 827 (Weiner), which would exempt a housing project with parcels all within a 1/2 mile radius of a major transit stop or a 1/4 mile radius of a high-quality transit corridor from various requirements and empowers the State to override local zoning laws to let developers build taller and more densely around rail stations and bus lines; and

WHEREAS, these radii would encompass vast amounts of Los Angeles, effectively eliminating the ability for the City to engage in planning self-determination; and

WHEREAS, SB 827 would let developers construct buildings between four and eight stories tall with no parking minimums and limited design review, even if local zoning codes preclude it, including in single family neighborhoods; and

WHEREAS, the City must make every effort to expand affordable and middle-income housing, but not at the expense of local control over land use and community-driven planning; and

WHEREAS, the City has taken substantial steps towards planning for future housing, including initiating updates to all thirty-five of its Community Plans, approving an affordable housing linkage fee, and exceeding its Regional Housing Needs Assessment (RHNA) target for market rate housing; and

WHEREAS, SB 827 is inconsistent with Los Angeles' efforts to update its Community Plans, update its General Plan, extend tenant protections and craft equitable community planning;

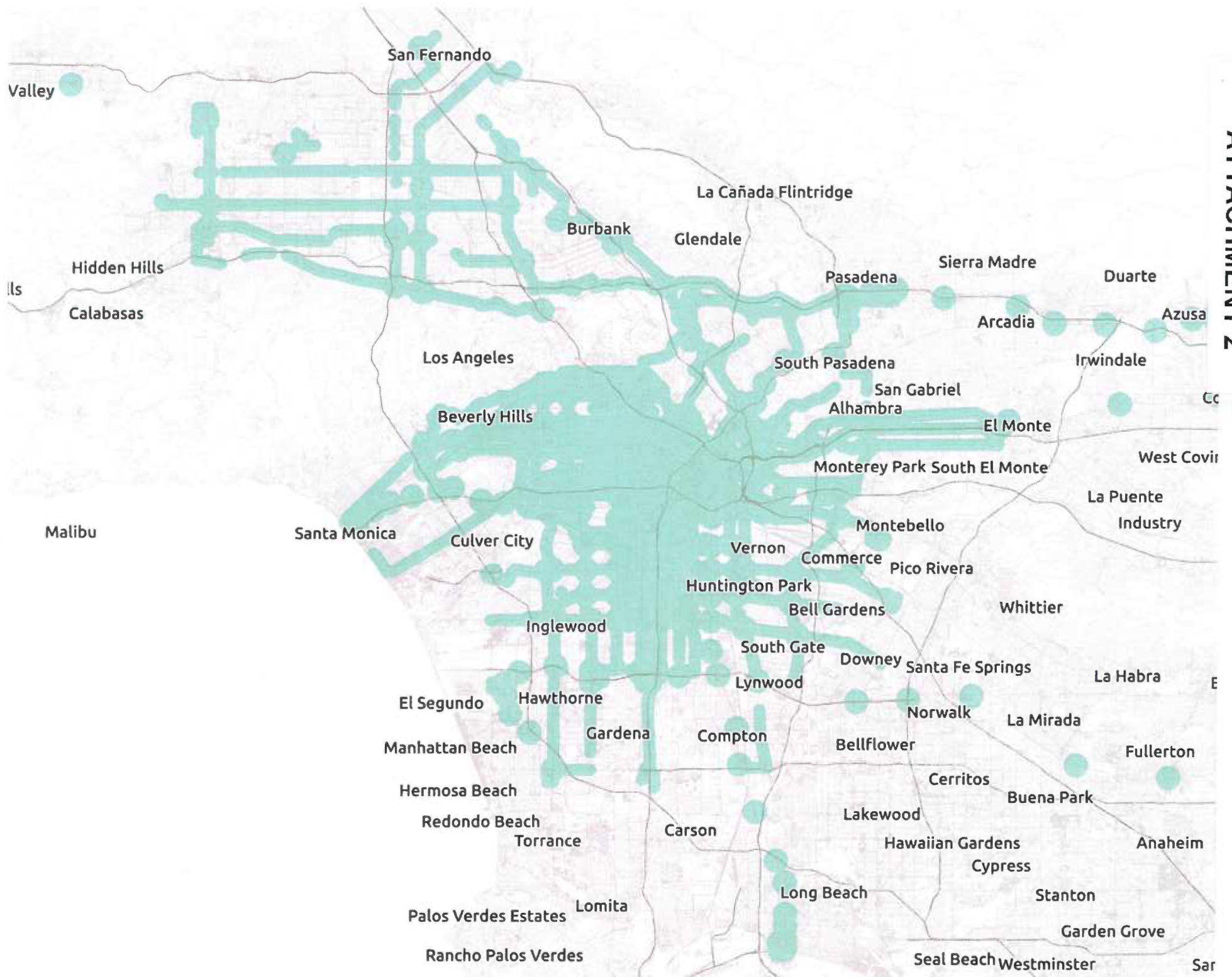
NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2017-18 State Legislative Program OPPOSITION to SB 827 (Weiner), which would allow the construction of housing developments near major transit stops without compliance with local land use regulations.

PRESENTED BY: 

DAVID E. RYU
Councilmember, 4th District

SECONDED BY: 

FEB 07 2018





Richard Williams <richard.williams@lacity.org>

Opposition to SB 827

Julia Rask <jmraskpost@gmail.com>
To: richard.williams@lacity.org

Sat, Mar 24, 2018 at 8:23 PM

Dear Mr. Williams,

I want to go on record and tell you that I am vehemently opposed to SB 827.

I live in a historic preservation zone and SB 827 will ruin all of the beautiful & historic neighborhoods in our great city.

We have had many multi story building built along the Sunset and other corridors. Give us a break and support the beautiful neighborhoods of LA...don't destroy them by allowing SB 827 to pass.

Thanks,

Jules
Julia "Jules" Rask
Co-Producer
Untitled Aseem Batra pilot
jmraskpost@gmail.com
cell: 213-880-1600



Richard Williams <richard.williams@lacity.org>

WRAC supermajority SB827 letter attached

Maryam Zar <maryamzarjd@yahoo.com>

Sat, Mar 24, 2018 at 8:27 AM

To: Richard.williams@lacity.org

Cc: "vicechair@westsidecouncils.com" <vicechair@westsidecouncils.com>

*Maryam Zar, J.D.
Chair; PPCC
Vice Chair; WRAC
Commissioner; LA City Commission on the Status of Women
Founder; Womenfound
Contributor; Huffington Post*

 **WRAC supermajority Letter SB 827.pdf**
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Westside Regional Alliance of Councils

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.**