

RULES, ELECTIONS, AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to establishing the City's position regarding SB 827 (Wiener), which would allow construction of housing developments near major transit stops without compliance with local land use regulations.

Recommendation for Council action, pursuant to Resolution (Ryu - Wesson) , SUBJECT TO THE CONCURRENCE OF THE MAYOR:

ADOPT the accompanying RESOLUTION 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.

Fiscal Impact Statement: None submitted by the Chief Legislative Analyst. The City Administrative Officer has not completed a financial analysis of this report.

Community Impact Statement: Yes.

Northridge East Neighborhood Council
Greater Echo Park Elysian Neighborhood Council
Bel Air-Beverly Crest Neighborhood Council
Rampart Village Neighborhood Council
PICO Neighborhood Council
Hollywood Hills West Neighborhood Council
Empowerment Congress North Area Neighborhood Council
Westside Neighborhood Council

SUMMARY

At a special meeting held on March 23, 2018, the Rules, Elections, and Intergovernmental Relations Committee considered Resolution (Ryu - Wesson) and a CLA report relative to establishing the City's position regarding SB (827 (Wiener) which would allow the construction of housing developments near major transit stops without compliance with local land use regulations. The CLA report, attached to the Council file, provides additional background and information, and a summary of the Resolution.

Representatives of the Department of City Planning (DCP), and the CLA, addressed the Committee regarding the matter. The DCP representatives stated that the DCP does not normally take a position on legislation, however based on their analysis of SB 827 and subsequent amendments, the bill would impact the ability of the City to retain design review authority and result in indirect displacement of tenants. Additionally, the DCP representatives spoke of the impact to the City's 35 Historic Preservation Overlay Zones (HPOZs) encompassing 21,000 properties. They reported that 96 percent of the acreage in these areas would be subject to the provisions of SB 827, and could allow for the alteration of significant historic features on properties within HPOZs in the City and impact the City's ability to review designs for 1,100 City landmarks and historic cultural monuments.

A representative of the CLA summed up the CLA's report by stating that SB 827 removes local control over land use, and if the bill were to become law, the City would have to go to Sacramento to address local land use issues. Therefore, the CLA report recommends support of Resolution (Ryu - Wesson) to oppose SB 827. Further the Committee Chair stated that although he believes the bill's author is trying to address a serious need, it is the responsibility of the City to do address it.

After consideration, and after providing an opportunity for public comment, the Committee recommended that Council adopt the accompanying Resolution. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

RULES, ELECTIONS, AND INTERGOVERNMENTAL RELATIONS COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
WESSON:	YES
HUIZAR:	ABSENT
HARRIS-DAWSON:	YES

REW 3/23/18 FILE NO. 18-0002-S13

-NOT OFFICIAL UNTIL COUNCIL ACTS-