

Contact Information

Neighborhood Council: Greater Echo Park Elysian Neighborhood Council

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The Board approved this CIS by a vote of: Yea(13) Nay(4) Abstain(3) Ineligible(0) Recusal(0)

Date of NC Board Action: 02/27/2018

Type of NC Board Action: For

Impact Information

Date: 03/01/2018

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 18-0002-S13

Agenda Date:

Item Number:

Summary: EPNC recommends that the City include in its 2017-18 State Legislative Program
OPPOSITION to Senate Bill 827 (Wiener).

If this bill becomes law, the City of Los Angeles would no longer be able to regulate local land use by zoning and development regulations throughout much of the City. It would eviscerate local input into land use decisions, and moot the City's current efforts to update community plans and the general plan. All 35 HPOZ's in the City would be negated. The bill also fails to link affordable housing requirements and infrastructure to increased density, thwarting recently passed legislation such as Measure JJJ and disrupting the balance struck by the current state density bonus law which requires certain low income units in exchange for increased density. Finally, it offers no protections against displacement of existing residents.

There are better ways to encourage density in appropriate areas including near transit hubs without resorting to such a blunt instrument that is anathema to grass roots democracy and self-determination. Accordingly, EPNC supports the Resolution introduced by Councilmembers Ryu and Wesson, and calls on City Council and the Mayor to adopt it and to oppose SB 827.

ECHO PARK NEIGHBORHOOD COUNCIL

P.O. BOX 26557, L.A. CA 90026



Community Impact Statement (CIS)

CF No. 18-0002-S13

Support of the Resolution in Opposition to Proposed
State Bill SB 827

March 1, 2018



**CERTIFIED NEIGHBORHOOD
COUNCIL
APRIL 16, 2002**

To: Honorable City Council, Los Angeles City Hall, 200 N. Spring Street, room 395, Los Angeles, CA 90012 c/o Office of the City Clerk.

The Echo Park Neighborhood Council (EPNC) is requesting that the aforesaid CIS be attached to Council File No. 18-0002-S13.

On February 27, 2018, with a quorum of 20, the EPNC Board of Governors held a Brown Act-noticed meeting and with a vote of 13 yeas, 4 nays, and 3 abstentions, the EPNC voted to submit this CIS in support of the Resolution opposing proposed state legislation SB 827.

EPNC recommends that the City include in its 2017-18 State Legislative Program OPPOSITION to Senate Bill 827 (Wiener) which would establish a bonus for building housing near "high-quality" transit by exempting these developments from local zoning standards such as density, floor area ratio, minimum automobile parking spaces, and building height restrictions, or any design standards that might restrict the ability to build the maximum number of units within the building code. Parcels affected would be those with ½ mile of a major transit stop or ¼ mile from a "high quality" transit corridor (any street where buses run every 15 minutes during peak hours) – virtually all of Los Angeles.

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Respectfully,



Tad Yenawine,
Chair, Echo Park Neighborhood Council