



PACIFIC PALISADES COMMUNITY COUNCIL

February 9, 2018

Honorable Mike Bonin, Councilmember
Los Angeles City Council District 11
200 N. Spring Street, #475
Los Angeles, CA 90012

Via Email

Re: Senate Bill 827 (Wiener)

Dear Councilmember Bonin,

At its public Board meeting on January 25, 2018, Pacific Palisades Community Council (PPCC) unanimously passed a motion opposing SB 827 – a bill that would empower the state to override city zoning laws and allow developers to build taller and more dense projects within a ¼ - ½ mile radius of major transit hubs.

We find this encroachment on local control unacceptable. As you know, our Community Council, and Councils similar to ours across Los Angeles neighborhoods, work closely with you and other Councilmembers to shape our communities responsibly and to craft regulation that respects local control. This attempt by the state to arbitrarily increase density around transit hubs is an irresponsible encroachment on home rule and the tradition of community input that has long been the cornerstone of the diverse City of Los Angeles.

We hope you and your fellow Councilmembers will stand with us and other local authorities to resist this encroachment and preserve the right to shape and grow our City, in keeping with modern demands, in the way that we see fit, with the flexibility of local control.

PPCC, the most broad based voice of the community since 1974, unanimously moved as follows in opposition to the Transit-Rich Housing Bonus Bill (Wiener – SB827):

- 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 Weiner] 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,
- 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, Pacific Palisades Community Council (PPCC) opposes SB 827 in its present form and requests that it be withdrawn. PPCC further calls 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.

Thank you for your consideration and support in this matter.

Best,

Maryam Zar

Maryam Zar
PPCC Chair

cc (via email):

Hon. Ben Allen, Senator, State Senate District 26

Hon. Richard Bloom, Assemblymember, State Assembly District 50

Hon. Eric Garcetti, Mayor, City of Los Angeles

Hon. Herb J. Wesson, Jr., President, Los Angeles City Council

Hon. Paul Koretz, Councilmember, Los Angeles City Council District 5

Hon. David Ryu, Councilmember, Los Angeles City Council District 4