

Contact Information

Neighborhood Council: Central Hollywood Neighborhood Council

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The Board approved this CIS by a vote of: Yea(7) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

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Type of NC Board Action: For

Impact Information

Date: 04/01/2018

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Directed To: City Council and Committees

Council File Number: 18-0002-S13

Agenda Date:

Item Number:

Summary: The Central Hollywood Neighborhood Council recommends that the City include in its 2017- 18 State Legislative Program OPPOSITION to Senate Bill 827 (Wiener), Planning and zoning: transit-rich housing bonus. The passage of SB 827 would exempt housing projects within ½ mile of a major transit stop or ¼ mile of high quality transit corridor from local land use regulations.

As the attached maps demonstrate, much of Central Hollywood would be affected by the passage of this bill.

We share the goals of the author and support swift, decisive action to address our lack of affordable housing and rising homelessness. Housing production near transit is vital, but must be paired with equitable community planning to ensure homes are available at a variety of income levels. To that end, Los Angeles voters approved Measure JJJ, a Development Incentive Program that ties increased density and reduced parking requirements in transit oriented communities to inclusion of low income housing and replacement requirements.

Unfortunately, these incentives would no longer apply with the passage of SB 827, as developers would be granted a state mandated transit-rich housing bonus for any project that is proposed within these boundaries. The residents and stakeholders of Central Hollywood deserve democratic involvement in planning but SB 827 will undermine the current revisions being proposed in the Hollywood Community Plan update. We will work towards a Hollywood that is safe and accessible with development that meets the needs of those who rely on busses and rail service to live, work, and do business in our community.