

WESTWOOD SOUTH OF SANTA MONICA BLVD. HOMEOWNERS ASSOC.

Post Office Box 64213
Los Angeles, CA 90064

February 15, 2018

Honorable Paul Koretz
Councilmember Los Angeles City Council District 5
200 N. Spring Street
Los Angeles, CA 90012

Via Email

Re: Oppose Senate Bill 827 (Wiener) / Support Council File 18-0002-S13

Dear Councilmember Koretz,

We are grateful to know that you are speaking out in opposition to SB 827, State Senator Wiener's misguided and dangerous measure that would empower the state to override city zoning laws and allow developers to build taller and more dense projects within a quarter-mile radius of major transit hubs. We find this over-reach and encroachment on local control unacceptable. 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 many neighborhoods of Los Angeles. This measure undermines the very foundation of land use legislation and the role of local community and local government input into the planning process. In essence, it separates zoning from land use planning. Further, it would undermine LA City's effort to encourage the construction of affordable housing as defined in LA's recently adopted Transit Oriented Communities policy.

We look to the Council to act quickly to adopt Councilmember Ryu's motion to oppose SB 827 and 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. A "one size fits all" approach such as SB 827 completely ignores a city's ability to service added density by failing to link planning to infrastructure capacity. This is nothing less than pure folly.

Our Westwood South of Santa Monica Blvd. HOA (WSSM) board voted unanimously to voice our opposition to SB 827 and we trust that you will work with your peers to move the Ryu motion forward and continue to speak out to educate stakeholders as to the dangers of this measure and its companion, SB 828. We also look to Los Angeles to reach out to neighboring municipalities to rally opposition to these measures.

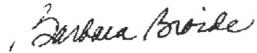
The residents of WSSM, in 3800 households living between Santa Monica and Pico Blvds. and between Sepulveda and Beverly Glen Blvds., have long waited for and looked forward to our opportunity to rewrite our WLA Community Plan. Never did we envision the possibility that key provisions of our community plan could be rendered moot by state action. (We note that this state measure is unfunded and leaves cities unable to "levy enough service charges, fees or assessments sufficient to pay for the

program or level of service mandated by the act within the meaning of Section 175556 of the Government Code.”

We urge vigorous opposition to and efforts to seek the withdrawal of this bill at the state level.

Thank you for your consideration and support in this matter.

Sincerely,



Barbara Broide
President

cc (via email):

Hon. Holly Mitchell, Senator, State Senate District 30

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. Mike Bonin, Councilmember, Los Angeles City Council District 11

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

LA City Clerk