

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

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

Date of NC Board Action: 07/10/2019

Type of NC Board Action: For

Impact Information

Date: 08/14/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0002-S117

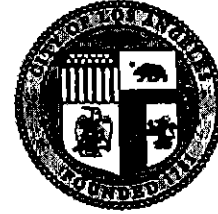
Agenda Date: 07/10/2019

Item Number: 11(a)

Summary: The P.I.C.O. Neighborhood Council urges the City Council to oppose Senate Bill SB 592.



P.I.C.O. NEIGHBORHOOD COUNCIL
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COMMUNITY IMPACT STATEMENT IN OPPOSITION TO SB 592

**To: Herb J. Wesson, Council President and Council Member, Los Angeles District 10
 Paul Koretz, Los Angeles District 5
 All Other Members Of The Los Angeles City Council**

**OPPOSITION to California Senate Bill 592 (SB 592) and
 SUPPORT for Los Angeles City Council Resolution (CF 19-0002-S117)**

Dear Council President Wesson, Council Member Koretz and Other Members Of The Los Angeles City Council:

At its general meeting held on Wednesday, July 10, 2019, the Board of the P.I.C.O. Neighborhood Council voted 13 (Yes), 0 (No) and 3 (Abstain) to submit this statement in opposition to SB 592 and urge you oppose this bill for the following reasons:

1. As a process matter, this is not an acceptable tactic. Sacramento simply has to stop this "gut and amend" legislative sneak attacks. There is zero credibility to a bill that passed out of the Senate and crossed to the Assembly as a barbershop and cosmetology licensing bill and then was "gutted and amended" in the assembly into something as controversial as yet another amendment to the Housing Accountability Act. For this strong arm and anti-democratic process alone, this bill should be rejected.
2. The Housing Accountability Act was just significantly modified and strengthened in favor of streamlining effective as of January 1, 2018. Please give the existing law at least one or two construction cycles to work and please do not roll back any laws enacted in its wake. That just unsettles everyone's expectations.
3. SB 592 creates a new definition of "lower density" that prohibits a city or county from disapproving plans that would require larger or fewer bedrooms. That kind of micromanagement from Sacramento into local zoning seems designed to allow "home sharing" and has no business in a general law from Sacramento. We are concerned that it could be perceived to suffer from many of the same defects for which Democrats criticize the executive orders and Senate legislation in DC. Please do not allow this to proceed.
4. SB 592 creates a lawsuit for "compensatory" damages against our cities and counties for not moving fast enough to approve a project or not approving something exactly correctly. This is unprecedented and just provides developers with an avenue to reach into the taxpayers' pockets in a market downturn claiming a project's failure was the city's fault. This needs to be rejected. Our legislature has no business appropriating our taxpayer base in favor of for profit developers in this fashion.
5. The definition of "affected" cities and counties appears to be by reference to median "rent" of all types – residential, commercial, industrial, mineral, etc. Is that intended?
6. The inability to limit any type of growth under the general plan or zoning even where a city or county may not have the infrastructure, schools, services, evacuation routes or other planning

elements for the increased housing is an unacceptable limitation on local control of good planning and zoning.

7. We would object to any elimination of historical districts or preservation overlay zones and believe that our ordinances clearly delineating the boundaries of these zones should be considered "objective" design standard but please confirm and amend SB 592 to so provide.

8. A "statement" read at the end of the hearing on this bill last week made it clear that although the Assembly committee on housing took out some of the more objectionable provisions to get this bill through the assembly housing committee, the members of that committee were anticipating putting those provisions right back in during the summer recess, including provisions allowing the construction of McMansions statewide and provisions prohibiting cities and counties from imposing even objective conditions that compromised a project's "economic viability." The P.I.C.O. Neighborhood Council vigorously opposes this both as a matter of process and on substantive grounds,

As a process matter, these tactics are unacceptable. Whether "gut and amend", "lie and deny", or other tactics used in Washington by Republicans or in Sacramento by Democrats, enough is enough. Our elected officials ought to be willing to stand up and debate our tough policy issues openly and honestly and transparently with their constituents.

As a substantive matter, we are concerned that this is not a "technical" bill only as certain legislators have claimed. The bedroom issue, the ADU issue, the compensatory damages claim against cities and ultimately taxpayers, the affected cities and counties issue, the cities and even voters can't change your zoning or plan issue and all of the other problems with this bill mean you ought to put this bill on the shelf and start over.

Given Senator Wiener's history, we are extremely concerned about giving him any bill that he can gut and amend on the floor in September. Either this bill is substantive or it is not. If not, please kill it here so that it is not a vehicle for mischief going forward. If so, please kill it here because the substance is not good.


In a year where the Democratic party needs to stand together, why is Sacramento creating so much divisiveness in our State?

Please oppose SB 592 and all other bills like it.

Thank you,

Sincerely,

P.I.C.O. Neighborhood Council

By: 

Brad S. Kane
President