

PPCC MEETING 1/25/18: AGENDA ITEM 11.1 – SB 827/Proposed WRAC Motion

1) Los Angeles Times Editorial (published 1/22/18): <http://www.latimes.com/opinion/editorials/la-ed-housing-near-transit-20180123-story.html#nws=mcnewsletter>. Concluding paragraph:

"California clearly needs to make it easier to build housing. And it makes sense to concentrate new housing near mass transit to encourage people to get around without cars. Surely lawmakers can come up with legislation to push cities to approve taller, more dense housing near transit without completely overriding local control or undermining existing efforts to incentivize the building of affordable housing."

2) C. Spitz Letter to the Editor/Special to Palisadian-Post (submitted 1/20/18; edited version published 1/25/18):

Following up on the Post's reporting, I want to alert the community to a dangerous bill, SB 827 (Wiener - San Francisco), sponsored by a YIMBY (Yes in My Backyard) lobbying group (cayimby.org), ostensibly to address the state's housing deficit.

The stated goal of the YIMBY movement is to "reverse" long-standing zoning distinctions (particularly single-family/R1, which it regards as an exclusionary, antiquated relic) in order to achieve denser housing statewide.

SB 827 is the camel's nose in the tent. It would completely override local land use controls in areas near major transit hubs in *all* California cities.

In large swaths of Los Angeles, new buildings 45 to 85 feet high would be exempt from local maximum height limits, density, design and parking requirements, R1 zoning and community and specific plans would be preempted within a quarter to half-mile radius of major transit corridors and rail/bus stops; and voter-supported initiatives to address affordable housing such as Measure JJJ would be made meaningless.

But don't take my word for it. As a YIMBY supporter enthuses: *"Yes, you read that right. SB-827 preempts a city's restrictions on parking minimums, floor area ratio, and residential density"* (Eastbayforeveryone.org).

This radical bill is causing great concern regionally. The Westside Regional Alliance of Councils' leadership has recommended a motion opposing SB 827 to its 13 member-councils (including PPCC); Brentwood Community Council and others have already voted to oppose. Paul Koretz (CD5) has called the bill "devastating" and "the worst idea I've ever heard." As of this writing, Mike Bonin is still studying it but indicates he has concerns.

Why should Palisadians care? After all, the bill may not directly impact us since we don't seem to have major transit hubs – *yet* (I'm told that the City has been influenced to increase bus trip frequency and add stops on streets elsewhere; it could happen here on Sunset). Even so, most of us regularly travel outside the Palisades and would certainly be affected by the bill's impacts on Brentwood, Santa Monica, West Los Angeles and beyond.

Ultimately, the bill is a slippery slope towards an even greater "top down" takeover of local control – with potential extinguishment of community and specific plans and single-family zones. Reasonable citizens want to solve the affordable housing crisis, but SB 827 – an unprecedented power grab that would force statewide zoning control – is not the answer.

Christina Spitz; for identification only: PPCC Chair/President Emeritus

3) WRAC councils voting to date to oppose SB 827 (5 of 13): Brentwood CC, Westwood CC, Westside NC, Bel Air-Beverly Crest NC, South Robertson NC; remaining councils are agendaing at upcoming meetings.