



PACIFIC PALISADES COMMUNITY COUNCIL

February 10, 2018

Hon. Scott Wiener, Author, SB 827, and Member, Senate Transportation and Housing Committee (STHC)

Hon. Jim Beall, Chair; Hon. Anthony Cannella, Vice Chair; Hon. Benjamin Allen, Bill Dodd, Ted Gaines, Mike McGuire, Tony Mendoza, Mike Morrell, Richard D. Roth, Nancy Skinner, Andy Vidak and Bob Wieckowski, Members, STHC
State Capitol, Rm. 2209
Sacramento, CA 95814

Via Email

Re: **SB 827 [Wiener]; assigned to the STHC -- OPPOSE**

Dear Senator Wiener, Chair Beall, Vice Chair Cannella and all STHC Members:

Pacific Palisades Community Council (“PPCC”) for nearly 45 years has been the most broad-based community organization and voice of Pacific Palisades – a community with a population of about 25,000 located between the Santa Monica Mountains and the ocean within the City of Los Angeles. PPCC has long-supported the principle of local control of planning and land use regulation.

At its public Board meeting on January 25, 2018, PPCC unanimously passed a motion opposing SB 827 – the “Transit-Rich Housing Bonus 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.

We find this encroachment on local control unacceptable. PPPC and councils similar to ours across Los Angeles neighborhoods work closely with City Councilmembers to shape our communities responsibly and to craft regulation that respects local control. The City of Los Angeles is already addressing housing needs by implementing local initiatives such as the Citywide Transit Oriented Communities (TOC) Affordable Housing Incentive and Transit Neighborhood Plans (TNP) programs. This recent proposed attempt by the state to arbitrarily increase density around transit hubs irresponsibly encroaches on local planning and zoning, including measures such as the TOC and TNP, and infringes on the tradition of community input that has long been the cornerstone of the diverse City of Los Angeles.

The motion unanimously passed by PPCC in opposition to SB 827 is as follows:

“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.”

For these reasons, we respectfully urge Sen. Wiener to **withdraw the bill**; if it is not withdrawn, we respectfully urge your **NO vote on SB 827**.

Thank you for your attention to this important matter.

Sincerely,

Maryam Zar

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Chair, PPCC

cc (via email):

Mr. Randy Chinn, Chief Consultant, STHC
Chiefs of Staff and Legislative Directors to all STHC Members
Hon. Holly J. Mitchell, Senator, State Senate District 30
Chief of Staff and Legislative Director to Sen. Mitchell
Hon. Richard Bloom, Assemblymember, State Assembly District 50
Hon. Autumn Burke, Assemblymember, State Assembly District 62
Chiefs of Staff and Legislative Directors to Assemblymembers Bloom and Burke
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. Paul Koretz, Councilmember, Los Angeles City Council District 5
Hon. David Ryu, Los Angeles City Council District 4