

Title: Review of SB 827
Item No. 4
Meeting date: 2018-01-16
Agendized by: PLUC Chair Patricia Lyon
Contact person: _____ Phone number: _____
Committee Vote (if appropriate): Unanimous vote of No Support
Does this item have a fiscal impact on the Neighborhood Council? _____ Yes ___ X_ No
Additional documents attached? ___ X_ Yes _____ No

RECOMMENDATION:

NC Board take a position of No Support for SB 827

BACKGROUND:

On 1/3/18, San Francisco state senator Scott Wiener introduced State Bill 827. It mandates that State zoning rules (as outlined in the bill) would override all local zoning regarding multi-family housing development near “transit-rich” locations. It would nullify the Measure JJJ-mandated Los Angeles “Transit Oriented Communities” ordinance recently crafted through a democratic process and approved by City Council. (This [UrbanizeLA article](#) is a good recap of LA’s “TOC” ordinance.)

Key text from SB 827: “The bill would exempt a project awarded a housing opportunity bonus from various requirements, including maximum controls on residential density or floor area ratio, minimum automobile parking requirements, design standards that restrict the applicant’s ability to construct the maximum number of units consistent with any applicable building code, and maximum height limitations, as provided.”

DISCUSSION:

- PLUC reviewed letters and motions opposing from other NC organizations (e.g. WRAC, Del Rey Residents Association Letter, etc.)
- Two community speakers spoke against. One community speaker spoke in support.
- General committee agreement that the bill as proposed runs against the very nature of the Neighborhood Council + LA Planning structure and process. Agreement that the bottom line for PLUC is for local control and against top-down state law mandates that override local process and controls.

- Further, noted that Los Angeles has just come through a consideration process to accommodate density increases near Transit-Oriented Communities. Therefore, our municipality doesn't require a "correction" from a state bill on the issue.

FISCAL ANALYSIS:

N/A

ATTACHMENTS:

None.

MOTION:

Motion to deny support for State Bill 827. Los Angeles has been a leader in successfully addressing Transit-Oriented Communities housing density at the local level. (See Los Angeles Municipal Code 12.11 A.3, implementing Section 6 of Measure JJJ, approved by the voters in November, 2016). We reject the proposal of a top-down mandate from the State of California on this issue, and request our government representatives—at the City and State level—do all they can to protect local control on this important community planning matter.

[end]