

**From:** Jeff Kiernan <[jkierman@cacities.org](mailto:jkierman@cacities.org)>  
**Sent:** Thursday, January 25, 2018 4:23 PM  
**To:** Jeff Kiernan  
**Subject:** ACTION ALERT: SB 827 (Wiener) Planning and Zoning - Density

**Good Afternoon Mayors, Council Members, and City Managers:**

The League's first action alert of the year is a critical one. **SB 827** takes transit oriented development and expands it to an unprecedented level beyond just encompassing those areas near a transit stop, *now the entire route would be subject to up zoning.*

Senator Weiner's bill would allow housing developments to proceed without any parking requirements and would allow buildings between 45' and 85' so long as those developments are within ½ mile of a major transit stop or within ¼ mile of a "high-quality transit corridor." Most, if not all, of the City of Los Angeles would be subject to these new zoning requirements and many smaller cities will find themselves caught up in these new rules should they pass. Please help us defeat this bad bill!

Jeff

**ACTION ALERT!!**

**SB 827 (Wiener) Planning and Zoning - Density**

**OPPOSE**

**Background:** SB 827 (Wiener) would exempt certain housing projects from locally developed and adopted building height limitations, densities, parking requirements, and design review standards.

Specifically, SB 827 would undermine locally adopted General Plans, Housing Elements (which are certified by the Department of Housing and Community Development), and Sustainable Community Strategies (SCS). SB 827 allows private for-profit housing developers and transit agencies to determine housing densities, parking requirements, and design review standards within one-half mile of a "major transit stop," or along a "high-quality transit corridor" which could be miles away from an actual bus stop. Additionally, housing developments within these areas can range in height between 45 feet and 85 feet depending on the desire of the developer.

It is important to note that under existing law, cities are already required to zone for densities at levels necessary to meet their entire Regional Housing Needs Allocation (RHNA).

SB 827 is an attack on community based planning and public engagement because developers and transits agencies will get to determine building height limitations, densities, parking requirements, and design review standards. SB 827 calls to question why cities should create General Plans and Housing Elements if these documents can be dismissed.

**ACTION:**

SB 827 (Wiener) will be heard in the Senate Committee on Transportation and Housing and the

Senate Committee on Governance and Finance in the next few weeks. Please consider these two helpful actions:

All Senators need to receive letters of opposition on this overreaching bill; however, special attention should be paid to the Senators serving on the two committees noted. If you have a Senator on either of these committees, please send in a CITY LETTER of OPPOSITION and urge your Senator's NO vote on SB 827. Please send your letter via fax (sample letter attached) or may be sent through the League's [Action Center](#).

Phone calls are needed. If you have a Senator on either of these committees, please CALL YOUR SENATOR and urge their NO vote on SB 827. Phone numbers and talking points are included in this alert (below).

### SENATE TRANSPORTATION AND HOUSING

Member	District	Party	Room	Phone	Fax
<a href="#">Allen, Ben</a>	26	D	5072	916 651 4026	916 651 4926
<a href="#">Beall, Jim</a> (Chair)	15	D	2082	916 651 4015	916 651 4915
<a href="#">Cannella, Anthony</a> (Vice-Chair)	12	R	5082	916 651 4012	916 651 4912
<a href="#">Dodd, Bill</a>	3	D	5064	916 651 4003	916 651 4903
<a href="#">Gaines, Ted</a>	1	R	3076	916 651 4001	916 651 4901
<a href="#">McGuire, Mike</a>	2	D	5061	916 651 4002	916 651 4902
<a href="#">Mendoza, Tony</a>	32	D	5100	916 651 4032	916 651 4932
<a href="#">Morrell, Mike</a>	23	R	3056	916 651 4023	916 651 4923
<a href="#">Roth, Richard</a>	31	D	4034	916 651 4031	916 651 4931
<a href="#">Skinner, Nancy</a>	9	D	2059	916 651 4009	916 651 4909
<a href="#">Vidak, Andy</a>	14	R	3082	916 651 4014	916 651 4914
<a href="#">Wieckowski, Bob</a>	10	D	4085	916 651 4010	916 651 4910
<a href="#">Wiener, Scott</a>	11	D	4066	916 651 4011	916 651 4911

### SENATE GOVERNANCE AND FINANCE

Member	District	Party	Room	Phone	Fax
<a href="#">Beall, Jim</a>	15	D	2082	916 651 4015	916 651 4915
<a href="#">Hernandez, Ed</a>	22	D	2080	916 651 4022	916 651 4922
<a href="#">Hertzberg, Bob</a>	18	D	4038	916 651 4018	916 651 4918
<a href="#">Lara, Ricardo</a>	33	D	5050	916 651 4033	916 651 4933
<a href="#">McGuire, Mike</a> (Chair)	2	D	5061	916 651 4002	916 651 4902
<a href="#">Moorlach, John</a>	37	R	2048	916 651 4037	916 651 4937
<a href="#">Nguyen, Janet</a> (Vice-Chair)	34	R	3048	916 651 4034	916 651 4934

You can find your Legislator's full contact information here: <http://findyourrep.legislature.ca.gov/>.

**Talking Points:**

- Last year, the Governor signed a comprehensive 15 bill “housing package”. The Legislature, developers, cities, and the others are still digesting the many changes to exiting law, which took effect three weeks ago. Now is not the time to change the rules, yet again.
- We oppose SB 827 because it strips local government officials and community members of their ability to appropriately plan for future development.
- Instead, SB 827 gives developers and transit agencies, who are unaccountability at the local level, the power to exempt themselves from locally developed and adopted building height limitations, densities, parking requirements, and design review standards.
- SB 827 would provide developers a means to generate additional profits without requiring them to construct any affordable housing. More density does not equal more affordability.
- The City/Town of \_\_\_\_\_ has already zoned at densities levels necessary to meet our entire Regional Housing Needs Allocation (RHNA). Why should density levels be arbitrarily increased if we have already adequately planned for our fair share of housing?
- The City/Town of \_\_\_\_\_ has increased density around transit. Our density levels near transit are currently \_\_\_\_\_ per acre.
- SB 827 is an extreme overreach and giveaway to developers and should not move forward. Please vote NO on SB 827.