



Richard Williams <richard.williams@lacity.org>

Fwd: California Senate Bill 827

sharon.dickinson@lacity.org <sharon.dickinson@lacity.org>
To: Richard Williams <richard.williams@lacity.org>

Wed, Apr 11, 2018 at 8:57 AM

On Monday, April 9, 2018 at 10:48:17 AM UTC-7, Richard Mannino wrote:

Dear Assemblymember Bloom, Senator Mitchell, and Members of the California Senate Committee on Transportation and Housing,

I write to **OPPOSE California Senate Bill 827**, which would exempt residential development projects within a ½ mile radius of a major transit stop or a ¼ mile radius of a high-quality transit corridor from a variety of existing controls related to height, parking, density, and floor area ratio.

SB 827's arbitrary state infringement into local land use and planning policy flies in the face of time-honored traditions of transparency and community engagement, and would wreak havoc on city infrastructure, affordability, diversity, equity, and the environment. It would eviscerate local input in land use decisions; moot the City's current efforts to update community plans and a general plan tailored to the geographic, demographic, socioeconomic, and environmental needs of Los Angeles; and would actually work *against* some of our local initiatives to create more affordable housing.

Regions, cities, towns, and neighborhoods are unique, and the responsible stewardship of our communities requires thoughtful planning and land use policy integrating *local* input and expertise.

SB 827's "one size fits all / top down" approach is at odds with its stated goals.

There are no amendments that could salvage this bill. The bill should be withdrawn without delay.

Sincerely,
Richard Mannino
Los Angeles, CA



Richard Williams <richard.williams@lacity.org>

Fwd: Opposition to CA Senate Bill 827

sharon.dickinson@lacity.org <sharon.dickinson@lacity.org>
To: Richard Williams <richard.williams@lacity.org>

Wed, Apr 11, 2018 at 8:57 AM

On Monday, April 9, 2018 at 6:55:37 PM UTC-7, carrie n wrote:

Subject: OPPOSITION to California Senate Bill 827 (SB 827)

Dear Assembly member Bloom, Senator Mitchell, and Members of the California Senate Committee on Transportation and Housing (cc staff):

I urge you to oppose California Senate Bill 827 that removes all existing zoning, planning and land use regulations statewide in residential neighborhoods within broadly defined "transit-rich zones."

The bill requires no new infrastructure to serve the growth it proposes, while allowing unfettered "free market" development to destroy our common spaces and what is left of our affordable and sustainable neighborhoods. Neither does this approach address, much less solve, any part of the housing and homeless crisis that affects all of us.

SB 827's arbitrary state infringement into local land use and planning policy would wreak havoc on city infrastructure, affordability, diversity, and the environment (the Sierra Club opposes this bill). It shuts out public participation in land use decisions; renders moot the City's current efforts to update Community Plans and a General Plan, and would actually work *against* some of our local initiatives to create more affordable housing.

Allowing the State to dictate policy in such a heavy handed way, will destroy the character and livability of Los Angeles as developers get to decide how growth will take shape in our residential neighborhoods. There are proposals currently in discussion in our city government that allows more development of market rate housing without destroying the fabric of our city, but these solutions would instantly be pushed aside by SB 827. Successful, informed, and rational planning is a complicated process and this overreaching, exclusionary bill flies in the face of all reason. SB 827 is seriously flawed and needs to be withdrawn without delay.

I have seen Mc Mansions destroy out neighborhood. This seems to me like a coup by developers to take over livable spaces of people who have lived in areas for >30 years. ALL of LOS ANGELES will be part of zones such as these. This is not NIMB idea we have worked hard to keep out neighborhood not a Urban High Rise area, but a place where kids can walk their dogs and meet other peers and play. The homes here are affordable, the developers are knocking down homes and building NON AFFORDABLE UNITS for most. LA is not NYC please keep it that way, This is also a California bill. Would you want a high rises that tower over your home?

Sincerely,
C. Nakamura
Los Angeles 90019

| permanently delete this e-mail and any attachments without reading, forwarding or saving them. Thank you.



Richard Williams <richard.williams@lacity.org>

Fwd: OPPOSITION to California Senate Bill 827 (SB 827)

sharon.dickinson@lacity.org <sharon.dickinson@lacity.org>

Tue, Apr 17, 2018 at 9:03 AM

To: Richard Williams <richard.williams@lacity.org>

On Monday, April 9, 2018 at 4:14:07 PM UTC-7, Kimberly Lenz wrote:

Dear Assembly member Bloom, Senator Mitchell, and Members of the California Senate Committee on Transportation and Housing (cc staff):

I urge you to oppose California Senate Bill 827 that removes all existing zoning, planning and land use regulations statewide in residential neighborhoods within broadly defined "transit-rich zones."

The bill requires no new infrastructure to serve the growth it proposes, while allowing unfettered "free market" development to destroy our common spaces and what is left of our affordable and sustainable neighborhoods. Neither does this approach address, much less solve, any part of the housing and homeless crisis that affects all of us.

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Allowing the State to dictate policy in such a heavy handed way, will destroy the character and livability of Los Angeles as developers get to decide how growth will take shape in our residential neighborhoods. There are proposals currently in discussion in our city government that allows more development of market rate housing without destroying the fabric of our city, but these solutions would instantly be pushed aside by SB 827. Successful, informed, and rational planning is a complicated process and this overreaching, exclusionary bill flies in the face of all reason. SB 827 is seriously flawed and needs to be withdrawn without delay.

Sincerely,
Kimberly Lenz
[2626 Dalton Avenue](#)
[Los Angeles, CA 90018](#)