



BRENTWOOD Community Council

149 S. Barrington Ave., Box 194, Los Angeles, CA 90049

www.brentwoodcommunitycouncil.org

January 11, 2018

State Senator Scott Wiener
Capitol Office
State Capitol, Room 4066
Sacramento, CA 95814-4900

Re: Senate Bill 827

Dear Senator Wiener,

The newly introduced California State Senate Bill 827 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 as its purpose and eliminates parking.

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 and by 64% of the popular vote cast**--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. We have addressed this issue as a City. As written, the bill reflects bad public policy by attempting to solve what all agree is a complicated and serious problem with a vague and broad brush statute. Applying the statute to cities the size of Los Angeles that has already adopted policies to address the housing shortage is especially short sighted and ill advised.

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"*.

The definition of "high quality transit corridor" (HQTC) does not take into account the varying needs and conditions of transit in Los Angeles, including especially the inconsistent coverage and service of the mass-transit network and the associated and ongoing need for automotive traffic (private vehicles and ride-share services) to fill the gap. In sum, HQTC simply does not apply to the Los Angeles area.

The Brentwood Community Council opposes SB 827 in its present form.

Sincerely,

Larry Watts

Larry Watts, BCC Chair

Cc: State Senator Ben Allen
Assemblymember Richard Bloom
Mike Bonin, LA Councilmember CD11
County Supervisor Sheila Keuhl