

## **Background: PPCC-sponsored motion in WRAC to oppose SB 677 (Wiener)**

Pacific Palisades CC (PPCC), on the recommendation of its Land Use Committee (chaired by Chris Spitz), has passed the following motion opposing a recent bill in the state legislature from Sen. Weiner, which would further streamline/provide for automatic administrative approvals of increased housing development statewide, including development in the Very High Fire Hazard Severity Zone (VHFHSZ). See: <https://pacpalicc.org/wp-content/uploads/2025/03/PPCC-Motion-Opposing-SB-677.pdf>.

The PPCC motion includes extensive comments highlighting the experience of the Palisades community – the epicenter of the catastrophic Palisades fire. For purposes of WRAC, Chris Spitz/PPCC proposes shortened motion language that is arguably more suitable for WRAC member councils. The proposed motion in WRAC is as follows:

*“ \_\_\_\_\_ NC/CC, a member of the Westside Regional Alliance of Councils (WRAC), opposes SB 677 (Wiener), which mandates further streamlining and automatic approval of certain permits for increased housing development statewide, and places all areas within the Very High Fire Hazard Severity Zone (VHFHSZ), including all or parts of Pacific Palisades, Brentwood and Bel Air-Beverly Crest, at risk of public safety, by failing to provide for an unconditional exemption for areas within the VHFHSZ.*

*“We further request that our Councilmembers representing WRAC member councils (Hutt, Park, Raman and/or Yaroslavsky) bring a resolution in City Council forthwith to add opposition to SB 677 to the Council’s state legislative priorities for 2025-26.”*

For further background, please see this background document prepared originally for the PPCC LUC and PPCC board: <https://pacpalicc.org/wp-content/uploads/2025/03/Wiener-bill-background.pdf>.

SB 677, as with previous Wiener bills such as SB 9 and 10 (both opposed by WRAC) **does not contain an unconditional exemption for properties in the VHFHSZ**. As noted in the PPCC motion, “[t]he extreme risk to public safety was made evident during the Palisades Fire, when residents under mandatory evacuation were forced to abandon cars and flee for their lives while emergency vehicles were impeded from entering burning areas. Increased density (more housing) will only exacerbate the risk as we continue to face the serious threat of wildfires during the reconstruction of Pacific Palisades and beyond.”

This dangerous risk to public safety is equally applicable to our other WRAC member councils which are entirely or in part located within the VHFHSZ: Bel Air-Beverly Crest NC, Brentwood CC and PPCC.

The proposed WRAC motion is consistent with WRAC’s long held positions opposing legislation that provided for streamlined approval of housing development, eliminated local control and/or failed to include an unconditional exemption for parcels in the VHFHSZ. See: <https://westsidecouncils.com/motion/support-for-aca-7-muratsuchi-glazer/> (support legislation to restore local control over land use decisions)

<https://westsidecouncils.com/motion/oppose-sb-9-support-cf-21-0002-s18/> (oppose SB 9)

<https://westsidecouncils.com/motion/oppose-sb-10-support-cf-21-0002-s21/> (oppose SB 10)

<https://westsidecouncils.com/motion/sb-50-opposition-to-senate-bill/> (oppose SB 50)

<https://westsidecouncils.com/adopted-positions/page/8> (oppose SB 827)

*Chris Spitz, PPCC At-large rep, rep to WRAC and WRAC Vice-Chair  
Prepared in connection with the 3/17 WRAC Board meeting*