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Bel Air-Beverly Crest Neighborhood Council  
Brentwood Community Council  
Del Rey Neighborhood Council  
Mar Vista Community Council  
Neighborhood Council of Westchester-Playa  
North Westwood Neighborhood Council  
Pacific Palisades Community Council

Palms Neighborhood Council  
South Robertson Neighborhoods Council  
Venice Neighborhood Council  
West LA-Sawtelle Neighborhood Council  
Westside Neighborhood Council  
Westwood Community Council  
Westwood Neighborhood Council

April 14, 2025

California State Senate Housing Committee: Hon. Aisha Wahab, Chair; Hon. Kelly Seyarto, Vice-Chair;  
and Members of the Senate Housing Committee

Hon. Scott Wiener, Senator, SD 11

Hon. Ben Allen, Senator, SD 24

Hon. Lola Smallwood-Cuevas, SD 28

Hon. Jacqui Irwin, Assemblymember, AD 42

Hon. Rick Chavez Zbur, Assemblymember, AD 51

Hon. Isaac Bryan, Assemblymember, AD 55

Hon. Tina McKinnor, Assemblymember, AD 61

*Via email to all addressees and submission to the State Senate filing portal*

**Re: SB 677 – hearing in CA State Senate Housing Committee 4/22/25: OPPOSE**

Dear CA State Housing Committee, Senators and Assemblymembers:

As many of you know, the Westside Regional Alliance of Councils (WRAC) is a cooperative alliance, formed in 2009, of all 14 neighborhood and community councils on the Westside of Los Angeles, in Council Districts 5 and 11 and portions of Council Districts 4 and 10 – from Westchester/Playa del Rey to Pacific Palisades, and from Venice to South Robertson. Our Alliance collectively represents over 500,000 Angelenos.

For many years, WRAC has consistently taken 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 Very High Fire Hazard Severity Zone (VHFHSZ). All or large portions of three of WRAC's member councils – Pacific Palisades Community Council, Brentwood Community Council and Bel Air-Beverly Crest Neighborhood Council – are located in the VHFHSZ, and have had long experience with wildfires and problems with emergency evacuation due to clogged routes of ingress and egress in hillside areas. Pacific Palisades was of course devastated by the massive Palisades Fire on January 7, 2025; widespread news reports showed the horrific conditions when residents fleeing the fire were forced to abandon cars and make their way out of the area on foot, with flames raging behind them. Forcing more density (more people, more cars) on a streamlined basis (no review of infrastructure capability or public safety impacts), without an unconditional exemption for areas in the VHFHSZ, puts residents and first responders at extreme public safety risk.

Accordingly, a majority of WRAC Member Councils have now passed the following motion, which is an adopted WRAC position:

*“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 throughout the state, 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."*

The above motion has been approved by: Bel Air-Beverly Crest Neighborhood Council, Brentwood Community Council, Neighborhood Council Westchester/Playa, Pacific Palisades Community Council\* (*\*modified version*), West Los Angeles-Sawtelle Neighborhood Council, Westside Neighborhood Council, Westwood Community Council and Westwood Neighborhood Council.

We urge the members of the CA State Senate Housing Committee to vote NO on the bill when it is considered in committee on April 22. We further urge WRAC's member councils' Senators (Ben Allen, Lola Smallwood-Cuevas) and Assemblymembers (Jacqui Irwin, Rick Chavez Zbur, Isaac Bryan, Tina McKinnor) to vote NO on SB 677 should the bill come to them for a vote.

Thank you for your consideration and attention to this important matter.

Sincerely,

*Robin Greenberg & Christina Spitz*

Robin Greenberg, Chair  
Christina Spitz, Vice-Chair  
Westside Regional Alliance of Councils  
[www.westsidecouncils.com](http://www.westsidecouncils.com)

cc: Hon. Traci Park, Councilwoman, CD 11; Hon. Katy Yaroslavsky, Councilwoman, CD 5; Hon. Heather Hutt, Councilwoman, CD 10; Hon. Nithya Raman, Councilmember, CD 4