



NANDC
North Area Neighborhood Development Council
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March 10, 2018

Hon. Scott Wiener, Author, SB 827, and Member, Senate Transportation and Housing Committee (STHC)

Hon. Jim Beall, Chair; Hon. Anthony Cannella, Vice Chair; Hon. Benjamin Allen, Bill Dodd, Ted Gaines, Mike McGuire, Tony Mendoza, Mike Morrell, Richard D. Roth, Nancy Skinner, Andy Vidak and Bob Wieckowski, Members, STHC

State Capitol, Rm. 2209
Sacramento, CA 95814

Via Email

Re: SB 827 [Wiener]; assigned to the STHC -- OPPOSE

Dear Senator Wiener, Chair McGuire, Vice Chair Cannella and all STHC Members

On March 1, 2018 the Empowerment Congress North Area Neighborhood Development Council (NANDC) reviewed the proposed SB827 and voted to oppose this bill and provide written objection to adopting a plan which removes land use and planning authority within one half mile of high quality transit from jurisdictions and charter cities.

NANDC is a duly elected body of the City of Los Angeles that comments on land use and planning, community interests and neighborhood conservation. NANDC is a self-governed, self-directed and independent organization empowered by the Los Angeles City Charter. . Through our Policy Committee, NANDC has worked diligently for two years with the City of Los Angeles Planning Department and area residents to develop the South Los Angeles Community Plans with the future growth goal of: a) building healthy, equitable, livable communities; and b) increasing transparency in planning discussions and resident involvement in land use and design.

The Board considered the draft Bill and voted to oppose SD827. Previously, the NANDC Policy Committee met on February 27, 2018 and recommended that the Board voice its opposition (6-0-0). The matter was placed on the NANDC, March 1, duly noticed General Board Meeting Agenda, and approved by a vote of 8 ayes, 0 nays, and 2 abstentions.

The NANDC Board urges non-support of and “no” votes for SB827 for the following reasons:

SB827 is fundamentally in opposition to sound, grass roots neighborhood empowerment whereupon stakeholders have an opportunity to affect decisions that impact their lives. Instead of empowerment, SB827 completely removes land use and planning authority within one half mile of high quality transit from jurisdictions and charter cities.



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SB827 abolishes local input into land use planning and therefore constitutes an attack upon local democracy, upon neighborhoods, and upon the Neighborhood Councils and Community Councils in the City of Los Angeles.

SB 827 eliminates the density bonus and wage provisions of the JJJ TOC ordinance which were recently enacted by the people of Los Angeles in November 2016.

SB827 plans to eliminate building standards and codes (e.g. height restrictions, FAR, parking requirements, etc.) that the City of Los Angeles and its residents have determined as fundamental to our urban metropolis.

SB827 nullifies the long time efforts of NANDC and many other stakeholders in developing the newly adopted South Community Plan. It destroys decades of planning that conserves and preserves neighborhoods.

SB827 would have devastating effects on large urban communities such as South and Southeast Los Angeles if outside investors/develop are given carte blanche to completely remove land use and planning authority within one half mile of high quality transit from jurisdictions

For these reasons, we respectfully urge Sen. Wiener to withdraw the bill; if it is not withdrawn, we respectfully urge your NO vote on SB 827. We join the many other stakeholders including ACT LA, the Western Regional Alliance of Councils, and the Pacific Palisades Community Council in opposing this ill-advised legislation.

Adrienne Kuhre, President
Empowerment Congress North Area Neighborhood Development Council

Cc: Mr. Randy Chinn, Chief Consultant, STHC

Chiefs of Staff, STHC Members
Hon. Kevin De Leon, State Senate District 24
Hon. Holly Mitchell, State Senate District 30
Chief of Staff to Sen. De Leon
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Hon. Reggie Jones-Sawyer, State Assembly District 59
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Hon. Councilmember Gilbert Cedillo, CD1
Hon. Councilmember Marqueece Harris-Dawson, CD 8
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