



CONSENT CALENDAR

Agenda Item # 2

AGENDA REPORT SUMMARY

Meeting Date: April 24, 2018

Subject: Letter of Opposition to SB 827

Prepared by: Staff

Attachment(s):

- Letter to State Senator Scott Wiener

Initiated by:
City Council

Fiscal Impact:
None

Environmental Review:
Not Applicable

Policy Question(s) for Council Consideration:

- Does the City Council want to send a letter expressing its opposition to SB 827?

Summary:

- Senator Wiener has proposed SB 827 which would reduce local discretion when reviewing multi-family housing projects near transit corridors and transit hubs.
- The League of California Cities is opposing the bill and has requested that its member stake action opposing the legislation.

Action:

Move to approve the Mayor signing the attached letter to Senator Wiener opposing SB 827

Senator Scott Wiener
State Capitol, Room 5100
Sacramento, CA 95814-4900

Dear Senator Wiener:

I am writing to you on behalf of the City Council of the City of Los Altos to express our opposition to SB 827 (Wiener), which would effectively rezone all land within one-half mile radius of a “major transit stop” or one-quarter mile radius of a transit stop on a “high quality transit corridor” to accommodate buildings up to 10 stories tall.

Specifically, SB 827 would undermine locally adopted General Plans, Housing Elements (which are certified by the Department of Housing and Community Development), and Sustainable Community Strategies (SCS). SB 827 allows private for-profit housing developers to determine housing densities, parking requirements, and design review standards within one-half mile of a “major transit stop,” or one-quarter mile radius of a transit stop on a “high quality transit corridor.” Under existing law, cities are already required to zone for densities at levels necessary to meet their entire Regional Housing Needs Allocation (RHNA). Additionally, SB 827 would provide developers a means to generate additional profits without any requirement to build affordable housing.

In Los Altos, this means that the area near and along El Camino Real which is a transit corridor with numerous bus stops, could see significant development that would impact traffic congestion, neighborhoods, schools, and numerous municipal services, all without local control.

Exempting large-scale developments from General Plans, Housing Elements, and zoning ordinances goes against the principles of local democracy and public engagement. Public hearings allow members of the community to inform their representative of their support or concerns when planning documents and housing projects are developed. Public engagement often leads to better projects. Disregarding such processes will increase public distrust in government and could lead to more ballot measures dealing with growth management.

For these reasons, the Los Altos opposes SB 827.

Sincerely,

Jean Mordo

Mayor

C: Senator Jerry Hill