



Legislation Details (With Text)

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Title: Report regarding resolution opposing Senate Bill 827, and authorizing the City Manager to electronically sign a League of California Cities action letter. (Mike Futrell, City Manager)

Sponsors:

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Attachments: 1. Attachment 1 - League of California Cities draft letter.pdf

Table with 5 columns: Date, Ver., Action By, Action, Result

Report regarding resolution opposing Senate Bill 827, and authorizing the City Manager to electronically sign a League of California Cities action letter. (Mike Futrell, City Manager)

RECOMMENDATION

It is recommended that City Council adopt a resolution opposing Senate Bill (SB) 827 and authorizing the City Manager to electronically sign a League of Cities action letter to that effect.

BACKGROUND/DISCUSSION

Under SB 827, which was introduced in January 2018 by state Sen. Scott Wiener, D-San Francisco, and is pending legislative committee review and approval, properties one-half mile from large public transit stations and one-quarter-mile from high-quality transit stops, such as bus stops with service intervals of fifteen (15) minutes or less, would be exempt from local zoning regulations such as:

- Maximum controls on residential density;
• Maximum controls on floor area ratio that are stricter than the ratio specified in the bill;
• Minimum automobile parking requirements;
• Maximum height limitations that are less than 85 feet between 45 feet and 85 feet, or four to eight stories; and
• Certain zoning or design standards.

SB 827 does not include affordable housing mandates.

The League of California Cities opposes SB 827, saying that exempting large-scale developments from General Plans, Housing Elements, and zoning ordinances goes against the principles of local democracy and public engagement. The League of California Cities is collecting letters electronically from cities who are opposed to SB 827 at <https://www.cacities.org/Policy-Advocacy/Action-Center/SB-827-(Wiener)-Planning-and-Zoning>.

Draft language of the electronic letter is included in Attachment 1.

FISCAL IMPACT

There is no impact to budget.

CONCLUSION

Staff recommends that Council support the League of California Cities' position on SB 827 on opposing the bill, and authorize the City Manager to electronically sign the attached letter of opposition.