



Legislation Details (With Text)

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Title: Resolution opposing Senate Bill 827, and authorizing the City Manager to electronically sign a League of California Cities action letter.

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Resolution opposing Senate Bill 827, and authorizing the City Manager to electronically sign a League of California Cities action letter.

WHEREAS, pending legislation Senate Bill (SB) 827 (Wiener), introduced in January 2018, would exempt certain transit-rich housing projects from locally developed zoning regulations; and

WHEREAS, these regulations include adopted height limitations, maximum controls on residential densities, maximum controls on floor area ratio that are lower than a specified amount, minimum parking requirements, and design review standards; and

WHEREAS, 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); and

WHEREAS, SB 827 allows private for-profit housing developers and transit agencies to determine housing densities, parking requirements, and design review standards within one-half mile of a "major transit stop," or along a "high-quality transit corridor" which could be miles away from an actual bus stop; and

WHEREAS, under existing law, cities are already required to zone for densities at levels necessary to meet their entire Regional Housing Needs Allocation (RHNA); and

WHEREAS, SB 827 would provide developers a means to generate additional profits without any requirement to build affordable housing; and

WHEREAS, public hearings allow members of the community to inform their representative of their support or concerns when planning documents are developed, and often leads to better projects; and

WHEREAS, disregarding such processes will increase public distrust in government and could lead to additional ballot measures dealing with growth management; and

WHEREAS, 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of South San Francisco that the City Council is opposed to SB 827.

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager to electronically sign an opposition letter on the League of California Cities' website.

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