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Senator Hertzberg
State Capitol
Sacramento, CA 95814

March 28, 2018

Re: OPPOSE SB 827

Beachwood Canyon Neighborhood
Bel-Air Association.
Bel-Air Hills Assn.
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
CASM-SFV
Crests Neighborhood Assn.
Doheny-Sunset Plaza NA
Franklin Ave./Hollywood Bl. West
Franklin Hills Residents Assn.
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
Los Feliz Improvement Assn.
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon Assn.
N. Beverly Dr./Franklin Canyon
Oak Forest Canyon Assn.
Oaks Homeowners Assn.
Outpost Estates Homeowners
Residents of Beverly Glen
Save Coldwater Canyon!
Shadow Hills Property Owners
Sherman Oaks HO Assn.
Silver Lake Heritage Trust
Studio City Residents Assn.
Sunset Hills Homeowners Assn.
Tarzana Property Owners Assn.
Torreyson Flynn Assn.
Upper Mandeville Canyon
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

Dear Senator Hertzberg:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 42 homeowner and resident associations with approximately 250,000 constituents spanning the Santa Monica Mountains. At its meeting of March 7, 2018, the Hillside Federation voted to oppose SB 827.

The Chief Legislative Analyst's March 21, 2018 report notes that "if SB 827 is signed into law, a substantial area across the City would be subject to large development projects without the consent of the City." Local control over planning and zoning is essential to protect areas, such as hillside zones and other environmentally sensitive areas, where special considerations must be paid to public safety and environmental impacts. SB 827 was recently amended to protect certain rent control housing (*ibid.*), but no such protections have been added to protect hillside or other environmentally sensitive areas. SB 827 represents a one-size-fits-all approach to planning and zoning that is likely to have significant negative public safety and environmental impacts.

The Hillside Federation therefore joins many local community groups and environmental organizations like the Sierra Club who want the cities to retain local control over planning and zoning. We urge the Senate to kill this poorly written bill now and never allow it to come to a vote on the Senate floor.

Sincerely,

Charley Mims
Charley Mims

CHAIRS EMERITI
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Alan Kishbaugh
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Brian Moore
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Polly Ward

cc: Senators de Leon, Portantino, Bradford, Lara, Mitchell