

SB 827 Summary Provisions: Residential Zones, Eliminates:

- All zoning limitations (that means R1, R2, setbacks, height, and yards),
- All parking requirements,
- All residential density or floor area ratio (FAR) requirements,
- All design standards,
- All unit mix requirements that require more than 40% of the units in a project to have 2 bedrooms or more, and
- All ordinances, plans, charters or local regulation (Baseline Mansionization Ordinance, historical preservation including HPOZs, landmarks, design guidelines, Residential Floor Area districts, Specific Plans, and the Hillside Mansionization Ordinance).

A. ¼ mile radius of a "Major Transit Stop" or a "High Quality Transit Corridor", which includes any bus stop with buses scheduled no more than 15 minutes apart during peak commute hours

FAR>4.5; for 6000 sq ft lot=27,000 sq ft building	
Street 70 feet wide or greater	Less than 70 feet wide
85 ft	55 ft
106 ft with affordable housing bonus	74 ft with bonus

B. ½ mile of a "Major Transit Stop" “which includes heavy rail, light rail, and intersecting bus routes with scheduled service no more than 15 minutes apart during peak commute hours.

FAR>3.25; for 6000 sq ft lot=14,625 sq ft building	
Street 70 feet wide or greater	Less than 70 feet wide
55 ft	45 ft
74 ft with affordable housing bonus	61 ft with bonus

Against, to name a few

Essentially every Neighborhood Council
Essentially every Homeowners Association
Federation of Hillside and Canyon Associations
Valley Alliance of Neighborhood Councils
Coalition to Preserve LA
United Neighborhoods for LA
LA City Council
Redondo Beach City Council