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To: amylkalish@gmail.com



Newsletter Number 5
LEGISLATION, ELECTION, RHNA,
SB 1256 (Jones)

WWW.WAKECA.ORG

Affordability, Safety, and Local Accountability



LEGISLATION • SB 1256

HARMONY GROVE IS JUST THE TEST CASE

SB 1256 is not actual housing policy. It is created to move a single project through, in a Fire Hazard Zone, with a carve-out — while that project is in pending litigation. Once the Legislature establishes that

a developer can secure a statutory bypass — in this case choosing not to apply modern fire safety and other standards — the precedent affects every fire-prone community in the state.

WAKE UP CA'S POSITION

While we believe SB 1256 is unredeemable, the sample letters offer amendments to soften it. The bill was a gut-and-amend that whipped through the Senate, waiting on a floor vote. If it passes there, the Assembly will be the place to stop it. We recommend contacting your Assembly Members with a heads up about this bad bill. Meanwhile, a coalition has built a one-click letter tool. It routes opposition letters to Senator Jones, the Senate Local Government Committee, and floor analysis staff. Pick from pre-drafted letters, edit those, or write your own.

TAKE ACTION: SEND LETTER HERE

If you don't live in Senator Jones' district you can find your senator (for floor vote) or Assemblymember (as SB 1256 moves to the Assembly) here:

findyourrep.legislature.ca.gov

Public Safety Isn't Trivial

WILDFIRE EXPERTS HAVE SPOKEN

Over a dozen independent wildfire safety experts have reviewed this project, and all have concluded that it would create an entrapment risk during a wildfire due to lack of secondary access.

As a gut-and-amend, the community was unaware of the bill until it had sailed through the Senate. Community concerns — legitimate fears for safety — are being trivialized as “NIMBY.”

This has got to stop. The “housing crisis” allows developers to put our lives at risk, we're not given a voice, and no one is taking responsibility.

Our local officials should always hold developers to the highest wildfire safety standards, given the increasingly more frequent and intense fires we are facing. The developer in the Harmony Grove case wants to use the standards in place years ago when he first proposed development. **SB 1256 was created to allow him to do that.**

ACCOUNTABILITY

No developer should be able to ignore modern safety standards and put people at risk for profit.

EVENT OF NOTE

Saturday Livable Conference

Saturday, May 16 — 10:00 AM

Hear from the affected community

ZOOM WITH JP THEBERGE, ELFIN FOREST/HARMONY GROVE
TOWN COUNCIL

JP Theberge, longtime Chair and Vice Chair of the Town Council, will tell the inside story of his community's fight against a Colorado billionaire's 453-unit project — and how Senator Brian Jones, who represents Harmony Grove, came to author SB 1256 on the developer's behalf.

Hosted by Livable California, whose bill analysis work has merged with the WAKE UP California Research Group.

RSVP / Join the Zoom →

Questions: **admin@livableca.org →**

ELECTION

Amy's Thoughts on Candidates

Based on her research and interactions.

Governor

This is a difficult field. I am leaning toward **Tom Steyer** for the following reasons:

He's not part of the supermajority that caused this mess. He actually mentioned “unfunded mandates” in the “Abundance” debate (though he still needs education on RHNA, its results, and the erosion of the city-state relationship). His environmental concern may be helpful in restoring CEQA. Yes, he was endorsed by YIMBY. But he doesn't need their money or their advice if he's elected. I think he may be reachable, and I will do my best to bring our message to him.



A NOTE ON BECERRA

Becerra, in his time as Attorney General, was responsible for a lot of this mess:

Becerra defended the state's power to enforce housing supply mandates under the 1982 Housing Accountability Act. The court upheld his position, which gave power to the HCD to enforce RHNA. This included builder's remedy — a “zoning holiday” which allows approvals without concern for local zoning rules for certain housing projects that include affordable units. It also gave the state the power to prosecute noncompliant cities and counties through lawsuits.

Lieutenant Governor

JANELLE KELLMAN (D)

Has a solid background in local government as a former Sausalito Council Member — during the housing element process — and planning commissioner. She's a land use attorney and strong environmentalist. Janelle is also a candidate outside of Newsom's circle, and could bring fresh thought to the state.

I met with her recently. She understands the complexities of housing policy and seems willing to engage at a deep level. Her priorities may not align directly with ours, and the job doesn't directly focus on housing and local land use issues, but it is a high "stepping stone" office that can offer influence. janellekellman.com

Note: I have not met with any other Lt. Governor candidates.

Attorney General

ROB BONTA (D)

Has done his duty for Democrats in protecting the party's social platform, but on housing he has been a draconian, finger-pointing foe, enforcing flawed housing policy with perceived glee. He publishes a weekly self-promoting newsletter from his office, which also contains the Housing Strike Force. robbonta.com

MICHAEL GATES (R)

Guest on a recent WAKE UP call. Very strong proponent of local land use control. As a Republican, he will have contrasting social priorities. See Michael on the SHIFT zoom this Saturday, details below. gates4ag.com

EVENT OF NOTE

SHIFT Bay Area Seminar

Saturday, May 16 — 10:00 AM

"Housing Mandates Are Out of Control"

ZOOM WITH ATTORNEY GENERAL CANDIDATE MICHAEL GATES

Gates (R) joined a previous WAKE UP call on local control. As Huntington Beach City Attorney, he guided the city's filing of a RHNA lawsuit.

More information about Michael Gates: [read here →](#)

[shift-ba.org →](http://shift-ba.org)

[Join the Zoom →](#)

Congress

DISTRICT 11 • CONNIE CHAN (D)

★ **Endorsed by Nancy Pelosi.**

Most of San Francisco. Connie Chan is running against Scott Wiener — father of our housing policy — for Nancy Pelosi's Congressional seat. Connie is a Supervisor and local-control advocate focused on affordable housing, and has been a foe of unrestricted density, gentrification, and erasure of historic neighborhoods. Connie doesn't take PAC money and she's greatly outspent by her two rivals, who are rolling in YIMBY and tech contributions.

I have met Connie, and I'm a supporter.

Help me give Wiener a run for his money.

See Connie Chan on YouTube: [youtube.com/watch?v=xKqGmACZD5o](https://www.youtube.com/watch?v=xKqGmACZD5o)

<https://www.conniechansf.com>

State Senate

DISTRICT 2 • DAMON CONNOLLY (D)

Marin and the coast/partially inland, to the Oregon border.

Has my strong support.

<https://www.damonconnolly.com>

SF Board of Supervisors

DISTRICT 2 • LORI BROOKE

Energetic community organizer and president of the Cow Hollow Association, challenging appointed incumbent Stephen Sherrill in this election.

I know Lori, and she is an incredible community advocate.

<https://www.loribrooke.com>

Assembly

DISTRICT 12 ASSEMBLY RACE

I've met with two candidates:

Eric Lucan — Marin County District 5 Supervisor

<https://www.ericlucan.com>

Eli Beckman — Corte Madera City Council, former Mayor

<https://www.elibeckman.com>

Between Eric and Eli, I think Eric would be more likely to hold the status quo, and Eli would be more open to new thinking on the issues that matter to us. I will reach out to whoever holds the Assembly seat, as I have with Damon Connolly.

ALSO RUNNING

Jackie Elward — Rohnert Park Councilwoman and educator

<https://www.jackie4assembly.com/about>

Holli Thier — Tiburon Councilwoman and former Mayor

<https://www.hollithier.com>

If I'm able to meet with the other Assembly candidates I will update in the next mailing.

RHNA

GROUNDBREAKING LETTER FROM SOUTH BAY CITIES

COUNCIL OF GOVERNMENTS

Finally, a Responsible RHNA Replacement Plan

The South Bay Cities Council of Governments (SBCCOG), representing 18 South Bay (Southern CA) localities, recently released a major letter calling for RHNA to be replaced with a framework focused on affordability, safety, infrastructure realities, mobility, and implementation.

READ THE SBCCOG LETTER

UPCOMING WAKE UP CALL

Wally Siembab

Monday, June 1

RESEARCH DIRECTOR, SBCCOG

Wally will be our guest on the June 1 WAKE UP call, joining us to discuss the SBCCOG's RHNA replacement framework.

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Monday Zooms Resume

June 1st

NEWSLETTERS WILL CONTINUE

See you in June!

As we grow, so do our expenses.

Please consider a donation to help us continue our quality work.

DONATE

— Amy Kalish, President and founder

WAKE UP California — Mill Valley, CA

A volunteer-run 501(c)(4) nonprofit

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