

00:11:37 Sherry Zhu / SPUR Public Programs: Learn more about how to become a SPUR member here! <https://www.spur.org/join-renew-give/individual-membership>

00:12:19 Sherry Zhu / SPUR Public Programs: Join us for tomorrow's in person forum, at the Urban Center! <https://www.spur.org/events/2022-11-09/about-last-night-post-election-recap-person-program>

00:17:55 Jeremy Bamberger: for those interested, a news story on the Redondo Beach project filing under Builder's Remedy: <https://www.nbcnews.com/now/video/california-beach-community-fights-over-low-income-housing-150604357758>

00:18:45 Daniel Dokhanian: Is "open space" zoning considered "resource protection"?

00:20:03 Sherry Zhu / SPUR Public Programs: Hi Daniel, thanks for your question! Could you send it through the Q&A function so we can get to it after the presentation?

00:20:17 Thomas LaCroix: It would be interesting to hear about the effect of the CA Supreme Court's Aug. 1st ruling that FPA doesn't fully preempt CEQA's authority.

00:29:20 Jaemun Park: What are the long term ramifications of these policy trends we've seen lately? May we anticipate the 'steady state' to be gentle growth, or a continued tug-of-war between various constituents?

00:40:13 Jeremy Bamberger: yes they are a local developer with a long history in Santa Monica

00:40:15 Jeremy Bamberger: WS Communities

00:41:14 Jeremy Bamberger: they are responsible for 14 of the 19 builder's remedy projects in Santa Monica

00:41:22 John Baty: Dave Rand (Rand Paster & Nelson) represents WSC Communities. He was recently interviewed by CP&DR.

00:46:33 Michael Sullivan: Is there a risk that projects like the one we saw at 3000 Nebraska (or taller/bigger) would be so shocking to the public/trigger such an outcry that the legislature would amend (and neuter) the Act? Lots of anti-tall building zoning and laws in San Francisco arose out of outrageous projects (thinking of the Fontana Towers in 1960s at Van Ness and North Point).

00:51:52 Jeremy Bamberger: I think they meant the recent ruling CEQA vs HAA

00:56:24 Jeff Levin: On the inclusionary question, it's not just a question of whether an inclusionary ordinance requires deeper affordability than the low income requirement in builder's remedy.

00:57:07 Jeff Levin: (not just a question of higher percentage affordable)

00:57:14 Rebecca Williams: fences :)

01:01:31 Jeremy Bamberger: that's hilarious