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

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


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

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?

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.

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?

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

Jeremy Bamberger: WS Communities

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

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

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).

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

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.

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

Rebecca Williams: fences :)

Jeremy Bamberger: that's hilarious