

RESOLUTION

RULES, ELECTIONS & INTERGOVERNMENTAL RELATIONS

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state, or federal governmental body or agency must first have been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the Legislature is considering SB 330 (Skinner) which would place a moratorium on 'down-zoning' parcels, that is, reducing the number of units that can be built on a parcel until January 1, 2025, and prohibit cities and counties, including charter cities, from imposing parking requirements within one-quarter mile of a rail stop, and freeze nearly all project related fees once a project applicant submits a 'preliminary application,' and

WHEREAS, SB 330 would arbitrarily limit how cities address community growth impacts by allowing project applicants to submit a 'preliminary application', which are known to contain too little information for a city to determine the scope of a proposed project or the type of California Environmental Quality Act clearance needed and its true potential environmental impacts; and

WHEREAS, SB 330 would place a limit on the number of public hearings needed to vet a proposed project; and

WHEREAS, SB 330 would place a ban on housing fees once a project applicant submits a 'preliminary application', thereby constraining the ability of cities to determine which fees apply to a proposed project, inasmuch as 'preliminary applications' lack all the necessary information to properly evaluate a proposed project; and

WHEREAS, SB 330 would prohibit project specific fees which cannot be determined until a city fully analyzes the project in its entirety; and

WHEREAS, SB 330 does not require any cost savings associated with the abovementioned limitations to be passed on to the renter or purchaser of a housing unit; and thereby project applicants would simply enhance their profit margin, while not producing affordable housing- which is vastly needed Statewide; and

WHEREAS, the passage of SB 330 would impede local land use control and diminish the City's ability to gather community input by placing a cap as to the number of public hearings, and

WHEREAS, SB 330 aims to do a version of what Los Angeles' Transit Oriented Communities (TOC) program is doing without respecting the integrity of single family zoning; and

WHEREAS, authority over land use planning and zoning laws is the most fundamental of local issues and the City must maintain the ability to make decisions that make sense for local communities and neighborhoods, but the City cannot do this if the State asserts a one-size fits-all for every City and County in the State;

NOW THEREFORE BE IT RESOLVED, with the concurrence of the Mayor, that by adoption of this Resolution, the City of Los Angeles hereby includes in its 2019-20 State Legislative Program OPPOSITION to SB 330 (Skinner), which would place until January 1, 2025 a moratorium on 'down-zoning' parcels, that is, reducing the number of units that can be built on a parcel, and in addition prohibit cities and counties, including charter cities, from imposing parking requirements within one-quarter mile of a rail stop, and freeze nearly all project related fees once a project applicant submits a 'preliminary application,' inasmuch as it undermines local land use control, and ultimately, the principle of home rule.

PRESENTED BY:



PAUL KORETZ

Councilmember, 5th District

SECONDED BY:



JUN 05 2019

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