

MOTION

The City of Los Angeles has made tremendous strides to boost its housing supply and accommodate its growing population. In September 2018 the Director of City Planning reported that the City is well ahead of the Mayor’s 2014 housing goals and has already issued permits for 83,000 units, which is already greater than the 82,002 units the 8-year Regional Housing Needs Assessment (2014-2021) estimated. Moreover, the City’s Planning Department is in the process of updating all 35 of the City’s Community Plans in order to tailor future job and population growth to each neighborhood’s needs and capacities. Still, the City of Los Angeles, like municipalities throughout the State, has struggled to meet demand for low and moderate-income housing and address what has become a crisis of affordability.

Currently, before the California State Legislature are two bills seeking a broader, state-directed approach to housing development. The first, Senate Bill 4 (McGuire-Beall) would exempt projects near transit stations from local zoning regulations and CEQA analysis in cities of 50,000 residents or more in smaller counties, and in all urban areas in counties with over a million residents. It also creates a streamlined approval process for duplexes and fourplexes in residential areas on vacant, infill parcels. The second, Senate Bill 330 (Skinner) would limit the length and rigor of the permit approval process and prevent high-demand cities, including Los Angeles, from “down-zoning” parcels or imposing a moratorium on new development.

While the City of Los Angeles is open to collaborating with the State to address our collective housing needs, both bills could complicate the City’s ongoing initiatives to foster development tailored to neighborhoods character and needs. As such, a full analysis is needed to determine their potential impacts on the City’s long-term housing and planning policies.


I THEREFORE MOVE that the Council instruct the Department of City Planning, with the assistance of the City Attorney, to prepare reports back with analyses on Senate Bill 4 (McGuire-Beall) and Senate Bill 330 (Skinner) detailing potential impacts to the City’s land use regulatory process and zoning, including but not limited to Historic Preservation Overlay Zones, affordable housing incentive programs, and Community, Specific, and Transit Plan Updates, specifically analyzing the difference between SB50 (Weiner) and SB4 (McGuire-Beall), and considering the potential economic implications for the City associated with fines and any additional costs for staffing from the permit review timeframes proposed under SB330 (Skinner).

PRESENTED BY: 
 DAVID E. RYU
 Councilmember, 4th District

SECONDED BY: 

cc

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