

HOUSING COMMITTEE REPORT relative to the feasibility of expanding the Department of City Planning's Expedited Processing Section to include the review of projects with new Environmental Impact Reports (EIR).

Recommendations for Council action, as initiated by Motion (Cedillo – Wesson):

1. INSTRUCT the Department of City Planning:
 - a. To report within 30 days on the feasibility of expanding the Expedited Processing Section, to include the preparation and review of projects with new environmental impact reports; recommendations should include criteria for development projects to be eligible for expedited service, targets to reduce process time and track progress, and an appropriate fee structure, including the use of outside technical support.
 - b. To prepare recommendations for revising the California Environmental Quality Act (CEQA) and other State and/or City of Los Angeles environmental regulations to streamline the review of affordable housing developments.
 - c. In conjunction with the Los Angeles Housing and Community Investment Department and any other relevant departments, to prioritize the recommendations of the HOUSE LA Initiative Motions by which would have the largest impact on increasing the City's housing stock, including recommendations 7D, 7K, 7L, 7M, and 8C of the joint City Administrative Officer and Chief Legislative Analyst Comprehensive Homeless Strategy joint report to the Mayor and Council dated January 7, 2016.
2. DIRECT the City Clerk to create one Council file for the purpose of consolidating all HOUSE LA Initiative Motions (Council file Nos. 14-0057-S1, 15-1002, 15-1003, 15-1004, 15-1005, 15-1007, and 15-1251) and all forthcoming requested reports.

Fiscal Impact Statement: None submitted. Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: None submitted.

(Planning and Land Use Management Committee waived consideration of the above matter)

SUMMARY

On October 21, 2015, Council considered Motion (Cedillo – Wesson) relative to the feasibility of expanding the Department of City Planning's Expedited Processing Section to include the review of projects with new environmental impact reports. Motion states that the Expedited Processing Section of the Department of City Planning provides the public with a faster alternative for processing entitlement applications. Cases are expedited for an additional fee paid by the applicants and can yield a 30 to 50 percent time savings over the traditional process. Expedited processing is currently not available for projects that require a new EIR.

Motion movers believe that the City should expand the Expedited Processing Section to further

expedite projects that require a new EIR. Having the capacity to expedite approval of projects currently in the pipeline by reducing the time it takes to complete review of an EIR may help the City address its current housing crisis and encourage other housing projects to be built. Motion recommends that Council instruct the Department of City Planning report on this matter. Council referred Motion to the Housing and Planning and Land Use Management Committees for consideration.

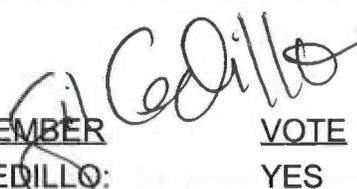
At its meeting held January 20, 2016, the Housing Committee discussed this matter with a representative of the Department of City Planning. The Department representative stated that the Department has improved its case processing by implementing a One Case One Planner approach. Currently, there is no backlog of EIRs. The review of EIRs include technical studies and mandated hearings, steps that require time. CEQA reform may be needed to accelerate the process. Also, some developers prepare EIRs when only a Mitigated Negative Declaration is needed. The Department is asking for additional staff for its Expedited Processing Section.

During the public comment period, broad support was expressed for the development of more affordable housing in the City of Los Angeles and for all the HOUSE LA Initiative Motions.

The Housing Committee recommended that Council approve Motion's recommendation, as shown above, and as amended to direct the Department of City Planning to prepare recommendations for revising CEQA and other State and/or City of Los Angeles environmental regulations to streamline the review of affordable housing developments. Committee further recommended that Council direct the Department of City Planning, in conjunction with HCIDLA, to prioritize the recommendations of the HOUSE LA Initiative Motions according to greatest impact on the production of new affordable housing; and, to direct the City Clerk to consolidate the HOUSE LA Initiative Motions.

Respectfully Submitted,

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
FUENTES:	ABSENT
HUIZAR:	YES
PRICE:	YES
HARRIS-DAWSON:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-