

PLANNING & LAND USE MANAGEMENT

MOTION

Development Agreements (California Government Code § 65864) are contracts that are negotiated between project applicants and local governments that govern the land uses that may be allowed at a project site. Neither the applicant, or the local government agency, is required to enter into a Development Agreement. However, when they do, the allowable land uses and other terms and conditions of approval are negotiated between the parties, subject to the local government's ultimate approval, inasmuch as they are approved via the adoption of an ordinance.


Ultimately, however, there are limits to the degree of assurance that local governments can offer project applicants, inasmuch as 'conditions of approval' must still be adhered to by project applicants, such as but not limited to, environmental conditions, as governed by the California Environmental Quality Act.

Given the vast economic impacts of the COVID-19 pandemic, many of our city residents have been detrimentally impacted through the loss of their jobs. This unemployment is felt most heavily by those who are not college educated, and who are competing for jobs in a labor market where there are many potential employees and very few job opportunities.

Given the economic vulnerability of many of our city residents, feasible land use policies must be explored to incentivize employment opportunities, particularly amongst those employed in service sector occupations.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the City Attorney, to prepare and present an ordinance that requires that every Development Agreement for the construction of any project in the city, include a provision requiring project applicants to enter into an agreement with the city, or whomever is the most appropriate agency, to incorporate a 'local hire requirement' into all development projects, thereby ensuring the hiring of local residents, particularly but not limited to those in service sector occupations, living in close proximity to the proposed project site.

PRESENTED BY: _____


GILBERT A. CEDILLO
Councilmember, 1st District

SECONDED BY: _____

MONICA RODRIGUEZ (verbal)
Councilmember, 7th District

JUL 29 2020