

RESOLUTION ~~ROLES, 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, pending before the State legislature is SB 15 (Portantino) introduced on December 7, 2020, and amended on May 20, 2021, which if enacted into law would require the State's Department of Housing & Community Development to administer a program to provide to local governments that rezone idle sites used for a big box retailer, or a commercial shopping center, to instead allow the development of *housing*, defined as: 'owner-occupied or rental housing development in which 100 percent of the development's project's total units, exclusive of the manager's unit or units, are for lower income households, or for moderate-income households; and

WHEREAS, SB 15 would require that all units, exclusive of the manager's unit or units, be restricted for a period of fifty-years for units that are rented; and forty-five years for units that are owner-occupied; and

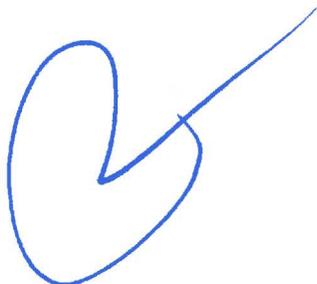
WHEREAS, SB 15 requires that to be eligible for a grant, local governments must apply to the State's Housing Department for an allocation of grant funds and provide documentation that it has met the following specified requirements: (1) Rezone one or more idle sites used for a big box retailer or commercial shopping center to allow housing, defined as lower/moderate income households, as a use '*by right*'; (2) Approve and issue a Certificate of Occupancy for a housing development on each site rezoned for which the local government seeks and incentive; and (3) Apply to the State's Housing Department for an allocation of grant funds and provide documentation that it has complied with the aforementioned requirements; and

WHEREAS, SB 15 would make the allocation of the grant funds subject to appropriation by the State legislature; and would require the State Housing Department to issue a 'Notice of Funding Availability' for each calendar year in which funds are made available; and

WHEREAS, SB 15 would require that the amount of grant awarded to each eligible local government be equal to seven times the average amount of annual sales and use tax revenue generated by each idle site identified in the local government's application over the seven years preceding the date of the local government's application; and that the local government receive this amount in one lump sum following the date of the local government's application; and

WHEREAS, SB 15 defines '*Big Box retailer*' to mean a store of *greater* than 75,000 square feet of gross buildable area; and thereby similar to the City's definition of a '*Superstore*' with a total Sales Floor Area exceeding 100,000 square feet (Ordinance No. 176166); and further defines '*idle*' to mean that at least 80 percent of the leased or rentable square footage of the big box retailer or commercial shopping center is not occupied for at least a 12 month calendar period; and defines '*Commercial Shopping Center*' to mean a group of two or more stores that maintain a common parking lot for patrons of those stores;

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 2021-22 State Legislative Program **SUPPORT** for **SB 15 (Portantino)**, which upon appropriation by the Legislature, would require the California Department of Housing & Community Development to administer a program to provide grants to local governments that rezone idle sites used for a big box retailer, or a commercial shopping center, to instead allow the development of *housing*-- defined as a rental or owner-occupied housing development in which 100 percent of the total units are for lower/moderate income households, through the issuance of a 'Notice of Funding Availability' for each calendar year in which funds are made available.



PRESENTED BY: Joe Buscaino
JOE BUSCAINO
Councilmember, 15th District

SECONDED BY: Paul Kretz

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JUN 22 2021