

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the implementation of Senate Bill (SB) 330 (Skinner), the Housing Crisis Act of 2019.

Recommendations for Council action

1. INSTRUCT the Department of City Planning (DCP), Los Angeles Department of Building and Safety (LADBS), and the Los Angeles Housing and Community Investment Department (HCIDLA), to prepare a report with recommendations on development trends before the end of Fiscal Year 2020-21, with an analysis of the impact of SB 330 on by-right development, and trends on the location and typologies of by-right housing development.
2. INSTRUCT the DCP, LADBS, and HCIDLA to report on recommended policies for the City to develop, in addition to SB 330, for ministerial projects where there is a loss of projected units.
3. INSTRUCT the DCP to report on supplemental administrative procedures outlining how SB 330 will apply to projects that also require a Mello Act Compliance Review, which should clarify how SB 330 will apply to projects when the Bill provides stricter standards to preserve affordable housing than the Interim Administrative Procedures for Complying with the Mello Act, also known as the IAP.
4. INSTRUCT the HCIDLA to report on a plan to create a program that includes outreach and education to ensure that, at a minimum, requirements such as relocation benefits, a right of first refusal, and occupancy for tenants up to six months prior to the start of construction are fully satisfied per SB 330; such report should consider and present immediate actions that the City Council can take to allow for recourse or a private right of action for developer noncompliance; and, should include staffing and resource requirements to implement these services.
5. REQUEST the PLUM Committee to consider the preparation of an ordinance to extend the definition of a housing development project to include new single family homes; such ordinance should prevent all new and substantially remodeled single family residences in all multi-family zones, and ban construction of a new single family home where two or more units of housing were demolished at the site; and, should include additional No Net Loss provisions to restrict housing developments from replacing the existing density on a lot.
6. INSTRUCT the DCP, LADBS, and HCIDLA to provide clarification on the definitions of bedrooms and bedroom size as they relate to replacement units.

Fiscal Impact Statement: None submitted by the DCP, LADBS, or HCIDLA. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.

For: Mar Vista Community Council

Northwest San Pedro Neighborhood Council

Summary

At a special meeting held on January 21, 2021, the PLUM Committee considered a Joint Report from the DCP, LADBS, and HCIDLA relative to the implementation of Senate Bill (SB) 330, the Housing Crisis Act of 2019. Staff from the DCP, LADBS, and HCIDLA presented an overview of the matter. Staff from Council District 11 provided comments and read amendments into the record. After providing an opportunity for public comment, the PLUM Committee recommended to approve the following recommendations, as amended. This matter is transmitted to the Housing Committee for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
CEDILLO:	ABSENT
LEE:	ABSENT

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