

POLICY MOTION

COMMITTEE: Planning and Land Use Management (PLUM)

TITLE: Request for Revisions to SB 330 (Westside Regional Alliance of Councils)

PURPOSE: This motion is to affirm the Mar Vista Community Council's support of the Westside Regional Alliance of Councils' (WRAC) motion urging the Los Angeles City Council's Government Affairs Committee to make two revisions to SB330 to close a loophole related to density bonuses and the replacement of rent stabilization ordinance (RSO) units

BACKGROUND:

1. This is a citywide issue because all Council Districts have medium- and high-density zones (RD1.5, R3, R4, R5) in which older, smaller apartments are demolished (pre1978 construction that triggers RSO/Ellis Act), and the TOC / SB1818 density bonus program is used in many of the redevelopments for these sites (if not most of them).
2. The City may have the option to mandate additive units, and the City Attorney opined that the units could double count (is this correct/accurate?)
3. The intent of the ordinance is to create more affordable housing, but it fails to do that by allowing new developments to only replace RSO units on a 1 to 1 basis with no additional affordable units.
4. The Senate changed the bill at the last minute to allow RSO replacement units to also count (i.e. double count) for density bonus and TOC units.
5. Stacy Shure (past MVCC Vice Chair and representative to WRAC) has contacted local state legislators, including Sen. Kamlager and Rep. Isaacs, and requested that they propose legislation to amend SB 330.
6. The City's action to make this a Sacramento legislative priority would be an important factor in convincing legislators to revise the bill as requested.
7. The issue is of concern to other cities in the State. Two San Francisco supervisors have voiced similar concerns.

This motion was proposed by Jay Ross, Member/WLASNC representative of the WRAC Land Use & Planning Committee (LUPC) Member, West LA Sawtelle NC PLUM Committee Chair

THE MOTION:

The Mar Vista Community Council supports the Westside Regional Alliance of Councils in its request that the City of Los Angeles, through the Council's Government Affairs Committee, include in its Sacramento legislative priorities the following request for revisions to SB 330, and implement local regulations in conformance with such revisions, if enacted, as follows:

POLICY MOTION

1. When RSO units are demolished and replaced pursuant to the provisions and protections in SB330, any units that must be provided pursuant to a density bonus under SB1818 or SB1222A shall be additive to those numbers of replacement units that are required pursuant to SB330 (instead of “inclusive”).
2. All replacement units shall be of comparable size and configuration (i.e. they shall have the same number of bedrooms and at least the same square footage).

DIRECTED TO:

Westside Regional Alliance of Councils
Matt Wersinger, Chair
Chris Spitz, Vice Chair
chair@westsidecouncils.com

ACTION/VOTE COUNT:

MVCC PLUM Committee meeting, February 1st, 2022

Motion of opposition moved by XXXX, seconded by XXXX

Motion of XXXX approved by MVCC PLUM XX-XX-XX

MVCC Board Meeting, February 16th, 2022

Motion of opposition moved by Director XXX, seconded by Director XXX

Motion of opposition approved by the MVCC Board XX-XX-XX