



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: AUGUST 3, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: RAY TAYLOR, INTERIM CITY MANAGER

SUBJECT: DISCUSSION REGARDING SELECT HOUSING LEGISLATION UNDER REVIEW BY THE LAS VIRGENES-MALIBU COUNCIL OF GOVERNMENTS

MEETING

DATE: AUGUST 12, 2020

SUMMARY RECOMMENDATION:

That the City Council consider select housing legislation currently under review by the Las Virgenes-Malibu Council of Governments (LVMCOG) and determine if it wishes to take a position in opposition to such legislation.

BACKGROUND:

At a special LVMCOG meeting held on August 3, the Board of Directors (Board) considered a report prepared by the Executive Director concerning nine housing bills currently pending before the California legislature (see attached LVMCOG agenda and attendant Executive Director's staff report).

The Board debated whether it wished to adopt a resolution in opposition to the bills and to send a letter to local legislators and the Governor putting them on notice of the LVMCOG's position. After considerable discussion, the Board opted to take no action as it was felt that to do so without prior consent from each of the respective member agency's City Councils would be an improper action. Rather, the Board decided to send a general letter stating that the LVMCOG was opposed to housing bills which would preempt local control and have the deleterious effect of changing

the nature and character of a community. The Board also discussed its interest in the possibility of retaining a legislative advocate/lobbying firm to help advance a legislative platform in the future. Further review of this subject is expected to occur over the next several months.

As for the nine housing bills in question, the Board suggested that each member agency's City Council independently consider the bills and take whatever action deemed appropriate.

Based on the foregoing and at the request of the City's representative on the Board, Mayor Weintraub, this report is being presented to the City Council.

DISCUSSION:

Attached is a brief review prepared by the LVMCOG's Executive Director of the nine housing bills considered by the Board along with a separate summary of each bill prepared by "*CapitolTrack*" found on the League of California Cities' website. The various bills are identified as follows:

- AB 1279 (Bloom) - housing developments: high resource areas;
- AB 725 (Wicks) - general plans: housing elements, moderate-income and above moderate income housing, suburban and metropolitan jurisdictions;
- AB 2345 (Gonzalez) - planning and zoning: density bonuses, annual report, affordable housing;
- AB 3040 (Chui) - local planning: Regional Housing Needs Assessment;
- AB 3107 (Bloom) - planning and zoning: General Plan, housing development;
- SB 902 (Weiner) - planning and zoning: housing development, zoning;
- SB 995 (Atkins) - environmental quality: jobs and economic improvement through the Environmental Leadership Act of 2011, housing projects;
- SB 1085 (Skinner) - density bonus law: qualifications for incentives or concessions, student housing for lower income students, moderate-income persons and families; and
- SB 1120 (Atkins) - subdivisions: tentative maps.

Please note that when this staff report is presented, Community Development Department staff will be available to answer questions and provide further information on the housing bills noted above.

FISCAL IMPACT/SOURCE OF FUNDING:

At the present time, no fiscal impact has been identified with the housing bills listed in this report.

REQUESTED ACTION:

That the City Council review the housing bills referenced in this report and consider whether it wishes to oppose any or all of the legislation and to so notify local legislators and the Governor's office.

ATTACHMENTS:

1. August 3, 2020 LVMCOG special meeting agenda
2. Copy of August 3, 2020 Executive Director's staff report concerning select housing legislation
3. "*CapitolTrack*" summaries of the select housing legislation found on the League of California Cities' website
4. Summaries of Proposed New Housing Legislation Pending before the California Legislature 2020