



## CITY *of* CALABASAS

**CITY COUNCIL AGENDA  
REGULAR MEETING – WEDNESDAY, MARCH 10, 2021  
VIA ZOOM TELECONFERENCE  
[www.cityofcalabasas.com](http://www.cityofcalabasas.com)**

### **IMPORTANT NOTICE REGARDING THE MARCH 10, 2021, COUNCIL MEETING**

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Governor Newsom’s Executive Order N-29-20, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on the City’s CTV Channel 3 and/or online at <http://www.cityofcalabasas.com/>. In accordance with the Governor’s Executive Order, the public may participate in the meeting using the following steps:

From a PC, Mac, iPhone or Android device please go to:

<https://us02web.zoom.us/j/83075527571?pwd=emdmSVNZSFdjUWVOb0FGYkE1eDBrUT09>

Webinar ID: 830 7552 7571

Passcode: 03203

Or iPhone one-tap:

US: +1-669-900-9128,, 83075527571# or +1-253-215-8782,, 83075527571#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1-669-900-9128 or +1-253-215-8782 or +1-346-248-7799 or +1-646  
558-8656 or +1-301-715-8592 or +1-312-626-6799

International numbers available: <https://us02web.zoom.us/u/kei0deVLy1>

In the event a quorum of the City Council loses electrical power or suffers an internet connection outage not corrected within 15 minutes, the meeting will be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the City Council. Any other agenda items the Council has not taken action on will be placed on a future agenda.

Please access a [Guide to Virtual Meeting Participation](#) for more information on how to join City Council or Commission meetings.

**CLOSED SESSION – 6:00 P.M.**

1. Conference with Labor Negotiators (Gov. Code Section 54957.6)  
City Negotiator: Don Penman, Interim City Manager  
Employees: All Unrepresented Employees
2. Conference with Legal Counsel; Existing Litigation  
(Gov. Code Section 54956.9(d)(1))  
Case Name: Zeesman, et al. v. City of Calabasas and related cross actions,  
Los Angeles County Superior Court, Case No. BC681331
3. Conference with Real Property Negotiator  
(Gov't Code §54956.8)  
Property Address: 27040 Malibu Hills Rd, Calabasas, CA 91301  
Agency Negotiator: Don Penman, Interim City Manager  
Negotiating Party: City of Agoura Hills  
Under Negotiation: Price and Terms of Payment
4. Conference with Real Property Negotiator  
(Gov. Code § 54956.8)  
Property Identifier: Portion of APN 2069-007-041  
Agency Negotiator: Don Penman, Interim City Manager  
Negotiating Parties: Calabasas Union Corporation  
Under Negotiation: Both Price and Terms of Payment

**OPENING MATTERS – 7:00 P.M.**

Call to Order/Roll Call of Councilmembers  
Pledge of Allegiance  
Approval of Agenda

**ANNOUNCEMENTS/INTRODUCTIONS – 7:15 P.M.**

**ORAL COMMUNICATION – PUBLIC COMMENT – 7:25 P.M.**

**PRESENTATIONS – 7:35 P.M.**

- Recognition of resident Grace Montano for being a Calabasas hero
- Recognition of Don Penman for his service as Interim City Manager

**CONSENT ITEMS – 7:55 P.M.**

1. [Approval of minutes of February 24, 2021](#)

2. Adoption of Resolution No. 2021-1718, amending the FY 2020-21 budget of the South Coast Air Quality Management District fund. Authorize the six leased Toyota Prius cars to be purchased from Toyota Financial Services and sold; and authorize the purchase of three SUVs

**PUBLIC HEARING – 8:00 P.M.**

3. Introduction of Ordinance No. 2021-392, amending Section 17.22.020 of the Calabasas Municipal Code (Density Bonus Provisions), as required to comply with the provisions of California Assembly Bill 2345 (AB2345)

**NEW BUSINESS – 8:45 P.M.**

4. Discussion and consideration of draft Policies and Procedures for review and acceptance by the City of donated memorials and plaques
5. City Council review of proposed 2021 State Housing Bills, and authorization for the City Manager to prepare and Mayor to sign letters reflecting the City Council’s position on all or selected bills

**INFORMATIONAL REPORTS – 9:10 P.M.**

6. Check Register for the period of February 13-23, 2021

**TASK FORCE REPORTS – 9:15 P.M.**

**CITY MANAGER’S REPORT – 9:20 P.M.**

**FUTURE AGENDA ITEMS – 9:25 P.M.**

**ADJOURN – 9:30 P.M.**

The City Council will adjourn to a regular meeting scheduled on Wednesday, March 24, 2021, at 7:00 p.m.

**MINUTES OF A REGULAR MEETING OF  
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA  
HELD WEDNESDAY, FEBRUARY 24, 2021**

Mayor Bozajian called the Closed Session to order at 6:00 p.m. via Zoom Teleconferencing.

1. Conference with Real Property Negotiator  
(Gov't Code §54956.8)  
Property Address: 27040 Malibu Hills Rd, Calabasas, CA 91301  
Agency Negotiator: Don Penman, Interim City Manager  
Negotiating Party: City of Agoura Hills  
Under Negotiation: Price and Terms of Payment
  
2. Conference with Legal Counsel, Existing Litigation  
(Gov. Code Section 54956.9(d)(1))  
Case Name: Westin v. City of Calabasas, United States District Court, Central District of California, Case No. CV21-782-GW(JPRx)
  
3. Conference with Legal Counsel; Existing Litigation  
(Gov. Code Section 54956.9(d)(1))  
Case Name Unspecified. Disclosure of the case name would jeopardize the settlement negotiations

Present: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

Councilmember Shapiro did not participate on Closed Session Item No. 3.

Mayor Bozajian called the Open Session to order at 7:07 p.m. via Zoom Teleconferencing.

**ROLL CALL**

Present: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

Absent: None

Staff: Ahlers, Biety, Bingham, Gorgin, Hall, Hernandez, Jordan, Klein, Lockwood, McConville, Penman, Russo, Summers, Tamuri and Yalda

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Don Penman.

## **APPROVAL OF AGENDA**

**Councilmember Weintraub moved, seconded by Councilmember Shapiro to approve the agenda. MOTION CARRIED 5/0 by Roll Call Vote as follows:**

**AYES:** Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

Mr. Summers reported that the City Council met in Closed Session prior to this meeting and there were no reportable actions regarding Item Nos. 1 and 3. In regard to Item No. 2, the City Council provided staff with direction to defend the matter.

## **ANNOUNCEMENTS/INTRODUCTIONS**

Members of the Council made the following announcements:

Councilmember Shapiro:

- Encouraged everyone to continue to wear masks and maintain social distance, as there are now 1,131 cases of Covid-19 in Calabasas.
- LA County has approved the reopening of recreational sports. More information available on the City's website.
- As of March 1, LA County teachers and other essential workers will be eligible for the Covid-19 vaccine.

Councilmember Weintraub

- Pierce Community College is now a vaccination site.
- Encouraged everyone to participate in the Shoes for Souls donation drive hosted by the Senior Center.

## **ORAL COMMUNICATIONS – PUBLIC COMMENT**

John Suwara, Carol Davis and Jackie Hoffman spoke during public comment.

## **PRESENTATIONS**

### ➤ Employee Service Awards

Mayor Bozajian presented service awards to Rachel Biety and Michael McConville for ten years; to Michael Klein for fifteen years; and to Karlo Gorgin for twenty years.

Councilmembers thanked staff for their years of service and dedication to the City.

Mayor Bozajian mentioned staff members unable to participate: Ben Chan, Heather Melton, Johnny Rae Agee, Debbie Larson, Alex Savala, Raine Kishimoto and Jeff Rubin.

➤ To Mark Levinson, outgoing Calabasas Chamber of Commerce Chair

Mayor Bozajian recognized Mark Levinson for his outstanding leadership, guidance and strong activism during his tenure as Chair of the Calabasas Chamber of Commerce.

Councilmembers expressed gratitude and appreciation to Mark Levinson.

### **CONSENT ITEMS**

1. Approval of minutes of February 10, 2021

**Councilmember Kraut moved, seconded by Mayor pro Tem Maurer to approve Item No. 1. MOTION CARRIED 5/0 by Roll Call Vote as follows:**

**AYES:** Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

### **PUBLIC HEARING**

2. Review and approval of projects for the 47th Program Year (2021-2022) – Community Development Block Grant (CDBG) Funding; and Adoption of Resolution No. 2021-1715 approving the CDBG 47th Program Year (2021-2022)

Mayor Bozajian opened the public hearing.

Mr. Bingham and Mr. Neal presented the report.

Mayor Bozajian closed the public hearing.

**Mayor pro Tem Maurer moved, seconded by Councilmember Kraut to approve Item No. 2 with an amendment to use the entirety of the funds for the Residential Rehabilitation Program. If the waiting list is exhausted and there are monies left over, any remaining funds be used for senior activities. MOTION CARRIED 5/0 by Roll Call Vote as follows:**

**AYES:** Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

## **NEW BUSINESS**

### 3. Sheriff's Crime Report – January 2021

Deputy Mason De Matteo presented the report.

**No action taken on this item.**

### 4. Discussion of Southern California Edison (SCE) rate increase

Mr. Bingham presented the report. Mr. Bardacke, Mr. Lager, Mr. Gonzalez and Mr. Thomas addressed questions from the City Council.

**No action taken on this item.**

The meeting recessed at 8:59 p.m.

**Mayor pro Tem Maurer left the meeting during recess.**

The meeting reconvened at 9:09 p.m.

### 5. Mid-year budget review update FY 2020-2021

Mr. Ahlers presented the report.

**Councilmember Kraut moved, seconded by Councilmember Shapiro to approve Consent Items Item No. 5. MOTION CARRIED 4/0 by Roll Call Vote as follows:**

AYES: Mayor Bozajian, Councilmembers Kraut, Shapiro and Weintraub

ABSENT: Mayor pro Tem Maurer

## **INFORMATIONAL REPORTS**

### 6. Check Register for the period of February 2-12,

**No action taken on this item.**

## **TASK FORCE REPORTS**

Councilmember Weintraub reported her participation in a COG meeting where Mayor Bozajian was a guest speaker. Mayor Bozajian proposed legislation that the City Selection Committee meetings continue to be held virtually after Covid-19 to allow all the cities to participate. In addition, he proposed that when the Committee meets and a quorum is not present, that at the next meeting, provided is the same

agenda, the quorum declines to one third. He further reported that Assemblymember Gabriel has agreed to carry this legislation as AB 1253.

Councilmember Shapiro reported that he would be participating in the Valley Economic Alliance Board meeting on February 25. He also reported his attendance to a SCAG Legislative Committee meeting where Assemblymember Curry brought forward two bills regarding local control. Lastly, he reported his attendance to a SCAG CHD meeting where RHINA numbers and methodology amendments were discussed.

### **CITY MANAGER'S REPORT**

None.

### **FUTURE AGENDA ITEMS**

Councilmember Weintraub requested a discussion regarding the public safety emergency preparedness plan to address technology issues in the City.

Mayor Bozajian requested a general description of what the PUC does and its membership on the agenda for the City Council meeting on March 24. Additionally, he requested an item to discuss Council taking a position on the SB9.

### **ADJOURN**

The meeting adjourned at 10:03 p.m. to a regular meeting scheduled on Wednesday, March 10, 2021, at 7:00 p.m.

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Maricela Hernandez, City Clerk  
*Master Municipal Clerk*  
*California Professional Municipal Clerk*





**CITY of CALABASAS**

**CITY COUNCIL AGENDA REPORT**

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**DATE:** MARCH 1, 2020

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** RON AHLERS, CHIEF FINANCIAL OFFICER  
MICHAEL MCCONVILLE, MANAGEMENT ANALYST

**SUBJECT:** ADOPTION OF RESOLUTION NO. 2021-1718 AMENDING THE FY 2020-21 BUDGET OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT FUND. AUTHORIZE THE SIX LEASED TOYOTA PRIUS CARS TO BE PURCHASED FROM TOYOTA FINANCIAL SERVICES AND SOLD. AUTHORIZE THE PURCHASE OF THREE SUVs.

**MEETING DATE:** MARCH 10, 2021

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**SUMMARY RECOMMENDATION:**

City Council authorize: (1) The purchase of the six leased Toyota Prius cars from Toyota Financial Services in an amount not to exceed \$68,000; (2) The subsequent sale of the six Toyota Prius cars for \$84,000; (3) The purchase of three Dodge Durango SUVs in an amount not to exceed \$110,000; and (4) The adoption of Resolution 2021-1718, amending the FY 2020-21 budget of the South Coast Air Quality management District Fund.

**BACKGROUND:**

In April 2018 the City entered into a 36 month lease agreement for six Toyota Prius cars to be used as the City's fleet vehicles. The Finance Department oversees the lease agreements, while the Public Works Department coordinates vehicle scheduling, use, and maintenance. The annual leasing costs for the fleet is \$25,000, and when including fees, totals \$78,000 at the end of the April 2021 term. The

leases are funded using monies from Fund 12 (South Coast Air Quality Management District).

Information regarding the use of the City’s fleet vehicles is summarized below:

Vehicle	Car #	Department Assignment	Current Odometer Reading	Average Miles Per Year
2018 Toyota Prius	100	General Staff	4,371	1,457
2018 Toyota Prius	101	General Staff	13,765	4,588
2018 Toyota Prius	102	Public Works	5,932	1,977
2018 Toyota Prius	103	Building & Safety	19,621	6,540
2018 Toyota Prius	104	Building & Safety	9,533	3,178
2018 Toyota Prius	105	Building & Safety	12,314	4,105
<b>Totals:</b>			<b>65,536</b>	<b>3,641 (avg.)</b>

Over the course of 36 months, the six vehicles were driven for a combined total of 65,536 miles, with each car averaging 3,641 miles driven annually.

**DISCUSSION:**

End of Fleet Leases

The term end date for the Toyota Prius leases is April 11, 2021, by which time the City will have spent a combined \$78,000 on payments and fees over the course of 36 months. The City has two actions it may take once the leases reach their end date: (1) return all six vehicles and pay a one-time disposition fee of \$2,000; or (2) purchase all six vehicles for a combined price of \$66,000, or \$11,000 each.

Due to the low mileage and reasonable purchase price of the fleet, staff solicited appraisals for the six vehicles to determine if it would be favorable if the City were to buy-out the leases. After receiving appraisal offers to purchase the six Prius vehicles for a combined total of \$84,000, staff determined that it indeed would be financially advantageous for the City to buy and subsequently sell the leases. Specifically, the City would purchase the six Toyota Prius cars for \$66,000 and immediately sell the same Prius cars for \$84,000, providing the City with \$18,000 in proceeds to be used on future fleet purchases.

## Fleet Replacement

After analyzing vehicle use trends amongst the City's current Prius fleet, staff determined that the City was leasing more cars than required and that purchasing a smaller fleet would be optimal due to the City's low mileage requirements. Specifically, staff from Public Works, Building & Safety, and Finance concluded that purchasing three (3) vehicles would suffice to meet the City's fleet requirements. It was also determined that a SUV would be more practical for field staff to use due to their higher ground clearance and larger cargo/storage capacity.

After a comprehensive review using the criteria set by staff, it was determined that the model that best fits the needs of the City is the 2021 Dodge Durango SUV. In addition to having greater cargo space and vehicle clearance, the 2021 Dodge Durango's emission rating is classified as a Level 3 Super Ultra Low Emission Vehicle (SULEV) by the California Air Resources Board, which is defined as producing 90% fewer emissions than the average gasoline powered vehicle for cars released in the same model year.

In a manner consistent with the requirements of the Uniform Public Construction Cost Accounting Act, staff received a quote for three 2021 Dodge Durango vehicles from National Auto Fleet Group, which provides cooperative purchasing pricing for public vehicle fleets sourced by the National Joint Powers Alliance, also known as Sourcewell. The final quote for three 2021 Dodge Durango vehicles totaled \$109,905.

Note: In addition to the three new Dodge Durango SUVs, the City will continue to utilize two vehicles purchased in prior years: one Honda Accord and one Toyota Prius.

### **FISCAL IMPACT/SOURCE OF FUNDING:**

The purchase of the six leased Toyota Prius cars from Toyota Financial Services will decrease the balance of Fund 12 in an amount not to exceed \$68,000.

The subsequent sale of the six Toyota Prius cars will increase the balance of Fund 12 by approximately \$18,000.

The purchase of three 2021 Dodge Durango SUVs will decrease the balance of Fund 12 in an amount not to exceed \$110,000.

**REQUESTED ACTION:**

City Council authorize: (1) The purchase of the six leased Toyota Prius cars from Toyota Financial Services in an amount not to exceed \$68,000; (2) The subsequent sale of the six Toyota Prius cars for \$84,000; (3) The purchase of three Dodge Durango SUVs in an amount not to exceed \$110,000; (4) The adoption of Resolution 2021-1718, amending the FY 2020-21 budget of the South Coast Air Quality management District Fund. To also authorize the City Manager to sign all documents regarding purchase and sale terms as listed above.

**ATTACHMENTS:**

1. Resolution No. 2021-1718, Budget Amendment Appropriation
2. Quote from National Auto Fleet Group for three (3) 2021 Dodge Durango SUVs

**ITEM 2 ATTACHMENT 1  
RESOLUTION NO. 2021-1718**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, AMENDING THE FISCAL YEAR 2020-21 OPERATING AND CAPITAL IMPROVEMENT BUDGET TO PURCHASE SIX LEASED TOYOTA PRIUS AND SELL THESE SAME TOYOTA PRIUS.**

**WHEREAS**, on June 24, 2020 the City Council adopted the Operating and Capital Improvement Budget for FY 2020-21; and

**WHEREAS**, a staff report has been presented to the City Council on March 10, 2021, requesting approval to purchase six leased Toyota Prius vehicles and sell these same Toyota Prius vehicles; and

**WHEREAS**, Exhibit "A" hereof describes said budget amendments and the resultant impact to the budget line items.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Calabasas, California, as follows:

A budget amendment appropriating \$2,190,793 for FY 2020-21 as more particularly described in Exhibit "A", attached hereto, is hereby approved.

The City Clerk shall certify to the adoption and shall cause the same to be processed in the manner required by law.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of March 2021.

\_\_\_\_\_  
James R. Bozajian, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maricela Hernandez, City Clerk  
*Master Municipal Clerk*  
*California Professional Municipal Clerk*

\_\_\_\_\_  
Scott H. Howard  
Colantuono, Highsmith & Whatley, PC  
City Attorney



# National Auto Fleet Group

A Division of Chevrolet of Watsonville  
 480 Auto Center Drive, Watsonville, CA 95076  
 (855) 289-6572 • (831) 480-8497 Fax  
 Fleet@NationalAutoFleetGroup.com

2/17/2021

2/24/2021 Re-Configured

Quote ID: **15763 R3**Order Cut Off Date: **4/8/2021**

Mr Michael Macconville  
 City of Calabasas

100 Civic Center Way

Calabasas, California, 91302

Dear Michael Macconville,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

**Three (3) New/Unused (2021 Dodge Durango (WDDL75) SXT RWD, Factory Order )** and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Extended Unit's (3)	Total Savings
Contract Price	\$35,580.00	\$33,148.66	6.833 %	\$99,445.98	\$7,294.02
Factory Order	\$0.00	\$0.00		\$0.00	
1 additional key(s)		\$300.00		\$900.00	
Tax (9.5000 %)		\$3,177.62		\$9,532.86	
Tire fee		\$8.75		\$26.25	
Total		\$36,635.03		\$109,905.09	

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF**. Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper  
 Account Manager  
 Email: Fleet@NationalAutoFleetGroup.com  
 Office: (855) 289-6572  
 Fax: (831) 480-8497

Quoting Department  
 Account Manager  
 Fleet@NationalAutoFleetGroup.com  
 (855) 289-6572



**GMC**

## Purchase Order Instructions & Resources

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: [Fleet@NationalAutoFleetGroup.com](mailto:Fleet@NationalAutoFleetGroup.com)

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

### Additional Resources

Learn how to track your vehicle: [www.NAFGETA.com](http://www.NAFGETA.com)

Use the upfitter of your choice: [www.NAFGpartner.com](http://www.NAFGpartner.com)

Vehicle Status: [ETA@NationalAutoFleetGroup.com](mailto:ETA@NationalAutoFleetGroup.com)

General Inquiries: [Fleet@NationalAutoFleetGroup.com](mailto:Fleet@NationalAutoFleetGroup.com)

For general questions or assistance please contact our main office at:

# 1-855-289-6572

## Vehicle Configuration Options

ENGINE	
Code	Description
ERC	ENGINE: 3.6L V6 24V VVT UPG I W/ESS, (STD)
TRANSMISSION	
Code	Description
DFT	TRANSMISSION: 8-SPEED AUTOMATIC (850RE), (STD)
PRIMARY PAINT	
Code	Description
PW7	WHITE KNUCKLE CLEARCOAT
PAINT SCHEME	
Code	Description
___	STANDARD PAINT
SEAT TYPE	
Code	Description
C5XL	LT FROST BEIGE/BLACK, CLOTH BUCKET SEATS W/SHIFT INSERT
CPOS PKG	
Code	Description
2BA	QUICK ORDER PACKAGE 2BA SXT, -inc: Engine: 3.6L V6 24V VVT UPG I w/ESS, Transmission: 8-Speed Automatic (850RE)
ADDITIONAL EQUIPMENT	
Code	Description
AMM	3RD ROW SEATING GROUP, -inc: 2nd Row 60/40 Fold & Tumble Seat, 3rd Row Remote Headrest Dumping, 3rd Row Seat, 7 Passenger Seating
MDA	FRONT LICENSE PLATE BRACKET
UBN	RADIO: UCONNECT 5 NAV W/10.1" DISPLAY, -inc: 10.1" Touchscreen Display, Disassociated Touchscreen Display, HD Radio, For Details Visit DriveUconnect.com, 1-Year Trial (Registration Required), GPS Navigation, 4G LTE Wi-Fi Hot Spot, SiriusXM Guardian - Included Trial (B), SiriusXM w/360L, Global Telematics Box Module (TBM), Connected Travel & Traffic Services



# 2021 Fleet/Non-Retail Dodge Durango SXT RWD

## WINDOW STICKER

2021 Dodge Durango SXT RWD		
CODE	MODEL	MSRP
WDDL75	2021 Dodge Durango SXT RWD	\$31,995.00
<b>OPTIONS</b>		
ERC	ENGINE: 3.6L V6 24V VVT UPG I W/ESS, (STD)	\$0.00
DFT	TRANSMISSION: 8-SPEED AUTOMATIC (850RE), (STD)	\$0.00
PW7	WHITE KNUCKLE CLEARCOAT	\$0.00
—	STANDARD PAINT	\$0.00
C5XL	LT FROST BEIGE/BLACK, CLOTH BUCKET SEATS W/SHIFT INSERT	\$0.00
2BA	QUICK ORDER PACKAGE 2BA SXT, -inc: Engine: 3.6L V6 24V VVT UPG I w/ESS, Transmission: 8-Speed Automatic (850RE)	\$0.00
AMM	3RD ROW SEATING GROUP, -inc: 2nd Row 60/40 Fold & Tumble Seat, 3rd Row Remote Headrest Dumping, 3rd Row Seat, 7 Passenger Seating	\$1,095.00
MDA	FRONT LICENSE PLATE BRACKET	\$0.00
UBN	RADIO: UCONNECT 5 NAV W/10.1" DISPLAY, -inc: 10.1" Touchscreen Display, Disassociated Touchscreen Display, HD Radio, For Details Visit DriveUconnect.com, 1-Year Trial (Registration Required), GPS Navigation, 4G LTE Wi-Fi Hot Spot, SiriusXM Guardian - Included Trial (B), SiriusXM w/360L, Global Telematics Box Module (TBM), Connected Travel & Traffic Services	\$995.00
Please note selected options override standard equipment		
	<b>SUBTOTAL</b>	<b>\$34,085.00</b>
	Advert/ Adjustments	\$0.00
	Manufacturer Destination Charge	\$1,495.00
	<b>TOTAL PRICE</b>	<b>\$35,580.00</b>
Est City: 20 MPG		
Est Highway: 24 MPG		
Est Highway Cruising Range: 432.00 mi		

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

## Standard Equipment

### MECHANICAL

Engine: 3.6L V6 24V VVT UPG I w/ESS
Transmission: 8-Speed Automatic (850RE)
3.27 Rear Axle Ratio
Rear Load Leveling Suspension
GVWR: 6,500 lbs
50 State Emissions
Transmission w/Driver Selectable Mode and Sequential Shift Control
Rear-Wheel Drive
Engine Oil Cooler
650CCA Maintenance-Free Battery w/Run Down Protection
160 Amp Alternator
Towing Equipment -inc: Trailer Sway Control
1380# Maximum Payload
Gas-Pressurized Shock Absorbers
Front And Rear Anti-Roll Bars
Electric Power-Assist Speed-Sensing Steering
24.6 Gal. Fuel Tank
Single Stainless Steel Exhaust w/Chrome Tailpipe Finisher
Short And Long Arm Front Suspension w/Coil Springs
Multi-Link Rear Suspension w/Coil Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

### EXTERIOR

Wheels: 18" x 8.0" Painted Aluminum
Tires: 265/60R18 BSW AS LRR
Steel Spare Wheel
Compact Spare Tire Stored Underbody w/Crankdown
Clearcoat Paint
Body-Colored Front Bumper w/Colored Rub Strip/Fascia Accent
Body-Colored Rear Step Bumper w/Colored Rub Strip/Fascia Accent
Black Side Windows Trim
Body-Colored Door Handles
Chrome Bodyside Insert and Colored Wheel Well Trim
Body-Colored Power Heated Side Mirrors w/Manual Folding
Fixed Rear Window w/Fixed Interval Wiper and Defroster
Deep Tinted Glass

Speed Sensitive Variable Intermittent Wipers
Galvanized Steel/Aluminum Panels
Lip Spoiler
Front License Plate Bracket
Colored Grille w/Chrome Surround
Liftgate Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
Front Fog Lamps
Perimeter/Approach Lights
LED Brakelights
Fully Automatic Projector Beam Led Low/High Beam Daytime Running Headlamps w/Delay-Off
Laminated Glass

**ENTERTAINMENT**

Radio: Uconnect 4 w/8.4" Display
Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Aux Audio Input Jack, Steering Wheel Controls and Radio Data System
Streaming Audio
6 Speakers
GPS Antenna Input
SiriusXM Satellite Radio
Integrated Center Stack Radio
Integrated Voice Command w/Bluetooth
2 LCD Monitors In The Front

**INTERIOR**

2nd Row 60/40 Folding Seat
4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
4-Way Passenger Seat -inc: Manual Recline, Fore/Aft Movement and Fold Flat
Front Facing Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Voltmeter, Oil Pressure, Engine Coolant Temp, Tachometer, Oil Temperature, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
Power Rear Windows and Fixed 3rd Row Windows
Delete 3rd Row Seat
Leather/Metal-Look Steering Wheel
Illuminated Front Cupholder
Rear Cupholder
3 12V DC Power Outlets

Compass
Proximity Key For Doors And Push Button Start
Valet Function
Remote Keyless Entry w/Integrated Key Transmitter, 2 Door Curb/Courtesy, Illuminated Entry and Panic Button
Remote Releases -Inc: Power Fuel
Cruise Control w/Steering Wheel Controls
Dual Zone Front Automatic Air Conditioning
Rear HVAC w/Separate Controls
HVAC -inc: Auxiliary Rear Heater, Headliner/Pillar Ducts and Console Ducts
Illuminated Locking Glove Box
Driver Foot Rest
Full Cloth Headliner
Urethane Gear Shifter Material
Interior Trim -inc: Leatherette Instrument Panel Insert, Metal-Look Door Panel Insert and Metal-Look Interior Accents
Cloth Bucket Seats w/Shift Insert
Day-Night Auto-Dimming Rearview Mirror
Driver And Passenger Visor Vanity Mirrors
Full Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 3 12V DC Power Outlets
Front And Rear Map Lights
Fade-To-Off Interior Lighting
Full Carpet Floor Covering -inc: Carpet Front And Rear Floor Mats
Carpet Floor Trim
Cargo Area Concealed Storage
Cargo Space Lights
FOB Controls -inc: Cargo Access and Windows
Google Android Auto
USB Host Flip
Apple CarPlay
Driver / Passenger And Rear Door Bins
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Systems Monitor
Redundant Digital Speedometer
Trip Computer
Outside Temp Gauge
Digital/Analog Display
Manual Anti-Whiplash w/Tilt Front Head Restraints and Fixed Rear Head Restraints

Front Center Armrest w/Storage and Rear Center Armrest
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2 Seatback Storage Pockets
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Sentry Key Engine Immobilizer
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Air Filtration
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## SAFETY

Electronic Stability Control (ESC) And Roll Stability Control (RSC)
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ABS And Driveline Traction Control
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Side Impact Beams
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Dual Stage Driver And Passenger Seat-Mounted Side Airbags
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Tire Specific Low Tire Pressure Warning
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Dual Stage Driver And Passenger Front Airbags
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Curtain 1st, 2nd And 3rd Row Airbags
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Airbag Occupancy Sensor
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Driver Knee Airbag
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Rear Child Safety Locks
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Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
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ParkView Back-Up Camera
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**CITY of CALABASAS**  
**CITY COUNCIL AGENDA REPORT**

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**DATE:** MARCH 2, 2021

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** TOM BARTLETT, AICP, CITY PLANNER

**SUBJECT:** INTRODUCTION OF ORDINANCE NO. 2021-392, AMENDING SECTION 17.22.020 OF THE CALABASAS MUNICIPAL CODE (DENSITY BONUS PROVISIONS), AS REQUIRED TO COMPLY WITH CALIFORNIA ASSEMBLY BILL 2345 (AB 2345)

**MEETING DATE:** MARCH 10, 2021

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**SUMMARY RECOMMENDATION:**

Staff recommends that the City Council conduct a public hearing, and introduce Ordinance No. 2021-392 (Attachment A), revising CMC section 17.22.020 as necessary to comply with the provisions of AB 2345.

**BACKGROUND:**

Under California law (Section 65915 of the Calif. Gov. Code – see Attachment C), every city and county in California must adopt and implement for all residential zoning districts a series of density bonuses and attendant development standard concessions and incentives for the purpose of promoting affordable housing development.

The parameters in State law regarding density bonuses was changed by AB 2345. AB 2345 was approved by the State legislature on August 31, 2020, signed by Governor Newsome on September 28, 2020, and took effect on January 1, 2021. The law is preemptive, meaning its provisions and requirements must be followed and applied by all cities and counties throughout the state immediately, beginning January 1,



regardless of whether the city or county has updated its zoning ordinances. Consequently, Chapter 17.22 of the Land Use and Development Code must be amended to reflect current State housing law. The attached ordinance (Ordinance No. 2021-392, Attachment A to this report) would amend and revise Chapter 17.22 accordingly.

Policy No. V – 17 in the 2014 – 2021 Housing Element of the Calabasas General Plan promotes the availability of a density bonus for housing development projects which include a minimum number of affordable housing units, and Policy No. V – 14 promotes the availability and use of regulatory concessions and incentives as a tool to facilitate the production of affordable housing units. Within the Land Use and Development Code, specifically Chapter 17.22, density bonuses are authorized for new housing projects which include a minimum percentage of affordable units. These policies and zoning standards were developed, adopted, and have been implemented, in compliance with California law, as enacted and in effect at the time. In fact, several housing projects accomplished within the city over the past decade utilized a density bonus in accordance with Chapter 17.22 of the CMC, and incorporated affordable housing within the project as a result.

Depending upon the percentage of the units that would be set aside as affordable housing, and the affordability level of those units, the allowable density bonus for any given residential development project is determined using a sliding scale, as specified within Government Code section 65915. To summarize, the minimum density bonus to be authorized is higher for projects with a greater percentage of affordable units and higher for projects which reserved the affordable units for lower income households. Also, a developer of a new housing project which includes a minimum percentage of affordable units is authorized to secure from the City a minimum number of zoning standard concessions or incentives (plus an automatic off-street parking reduction), with these required concessions or incentives also based upon the percentage and the affordability level of those units.

Under AB 2345, the minimum required density bonuses and minimum number of concessions and/or incentives have been increased for some segments along the sliding scale of affordable housing set-asides. Furthermore, AB 2345 has increased the mandatory off-street parking reductions.

The table at the top of the following page shows a few of the applicable minimum density bonus amounts relative to the amount (percentage) of affordable housing to be provided. (Complete sliding scales of density bonus amounts applicable to all amounts of affordable housing are specified within the State law.) The below summary table also indicates the corresponding concession and incentive schedule. Prior figures are shown in black strike-through, and changes under AB 2345 in red. The amendments accomplished via AB 2345 were expressly intended to encourage low-income housing.

SUMMARY OF INCREASED REQUIREMENTS FOR DENSITY BONUS AND CONCESSIONS/INCENTIVES			
Household Income Category	Percentage of Affordable Units in Project	Density Bonus	Minimum Number of Concessions/Incentives
Very Low-Income	5%	20%	1
Very Low-Income	10%	32.5%	2
Very Low-Income	15%	<b>50%</b>	3
Very Low-Income	80% - 100%	80%	<b>4</b>
Low-Income	10%	20%	1
Low-Income	<b>17%</b> <del>20%</del>	30.5%	2
Low-Income	<b>24%</b> <del>30%</del>	<b>50%</b>	3
Low-Income	80% - 100%	80%	<b>4</b>
Moderate-Income	10%	5%	1
Moderate-Income	20%	15%	2
Moderate-Income	30%	25%	3
Moderate-Income	<b>44%</b>	<b>50%</b>	3

The table below notes the current parking thresholds and spaces per unit (in black), and the changes under AB 2345 (in red).

SUMMARY OF MAXIMUM OFF-STREET PARKING STANDARD REDUCTIONS	
Thresholds	Max. Req'd. Parking Spaces
0 – 1 bedroom	1 per unit
2 – 3 bedrooms	<del>2</del> <b>1.5</b> per unit
4 or more bedrooms	<del>2.5</del> <b>2</b> per unit
Rental projects with at least 11% very low-income OR 20% low-income AND within 1/2 mile of a major transit stop	0.5 per <b>BR Unit</b>
Rental projects 100% affordable to low-income households AND within 1/2 mile of major transit stop	<del>0.5</del> <b>0</b> per unit
Rental project for individuals 62 + AND with paratransit service OR bus routes within 1/2 mile of major transit stop	<del>0.5</del> <b>0</b> per unit
Rental project for special needs housing 100% affordable to low-income households AND with paratransit service OR within 1/2 mile of a bus route operating at least 8 times per day	0 per unit
Rental project for supportive housing 100% affordable to low-income households	0 per unit
<b>Moderate-income for-sale project with at least 40% affordable units AND within 1/2 mile of major transit stop</b>	<b>0.5 per unit</b>



## **Additional Annual Reporting Requirements**

Under California Government Code section 95400, the City must submit an annual housing element progress report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1st of each year. AB 2345 now requires the annual progress report include the following information, in addition to required information already stipulated:

- The number of density bonus applications received by the City;
- The number of density bonus applications approved by the City; and,
- Data from projects approved to receive a density bonus from the City, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

Consequently (and notwithstanding the fact that AB 2345 is preemptive), Chapter 17.22 of the Land Use and Development Code must be amended to reflect current State housing law. The attached ordinance (Ordinance No. 2021-392, Attachment A to this report) would amend and revise Chapter 17.22 accordingly.

Per Section 66350 of the California Government Code and Chapter 17.76 of the Calabasas Municipal Code, any amendment to the Land Use and Development Code (Title 17 of the Calabasas Municipal Code) must first be reviewed by the Planning Commission, with the Commission to make a recommendation to the City Council. On February 18, 2021 the Planning Commission conducted a noticed public hearing on the draft ordinance, and voted to recommend to the City Council adoption of the ordinance (see Attachment B, Planning Commission Resolution No. 2021-707).

### **ENVIRONMENTAL IMPACT REVIEW:**

No environmental impact review under the California Environmental Quality Act is required because the proposed ordinance will merely promulgate a newly enacted California housing law, and that state housing law already applies preemptively to all qualifying housing development projects to be considered by the City.

### **RECOMMENDATION:**

Staff recommends that the City Council conduct a public hearing, and introduce Ordinance No. 2021-392, revising CMC section 17.22.020 as necessary to comply with the provisions of AB 2345.

**ATTACHMENTS:**

- Attachment A: Ordinance No. 2021-392 amending CMC Chapter 17.22 as necessary to comply with the provisions of AB 2345
- Attachment B: Planning Commission Resolution No. 2021-707
- Attachment C: Cal. Gov. Code Sections 65400 and 65915, as amended by AB 2345
- Attachment D: PowerPoint Presentation

**ITEM 3 ATTACHMENT A  
ORDINANCE NO. 2021-392**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA AMENDING CHAPTER 17.22 OF THE CALABASAS MUNICIPAL CODE, "AFFORDABLE HOUSING", TO BRING INTO CONSISTENCY WITH NEW CALIFORNIA LAW THE STANDARDS AND REQUIREMENTS FOR PROVIDING AND INCENTIVIZING AFFORDABLE HOUSING WITH DENSITY BONUSES AND OTHER STATE-MANDATED CONCESSIONS AS PART OF EITHER A RESIDENTIAL HOUSING PROJECT OR A COMMERCIAL MIXED-USE PROJECT.**

**WHEREAS**, the City Council of the City of Calabasas, California ("the City Council") has considered all of the evidence including, but not limited to, the Planning Commission Resolution No. 2021-707, Planning Division staff report and attachments, and public testimony at its meeting; and,

**WHEREAS**, the City Council finds that the proposed amendment to Chapter 17.22 will update the City's affordable housing requirements as they pertain to density bonus, so that the affordability thresholds, density bonus amounts, and requisite concessions, incentives, and waivers align with newly enacted State law; and,

**WHEREAS**, the City Council finds that the proposed Development Code Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and,

**WHEREAS**, the proposed Development Code Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA), and pursuant to Sections 15002(j)(1) and 15061(B)(3) of the CEQA Guidelines; and,

**WHEREAS**, the proposed Development Code Amendment is consistent with newly effective amendments to California Government Code section 65915 and is consistent with the Housing Element of the Calabasas 2030 General Plan, which encourages the development of affordable housing, is adopted in the public interest, and is otherwise consistent with federal and state law; and,

**WHEREAS**, the City Council has considered the entirety of the record, which includes, without limitation, the Calabasas 2030 General Plan, the staff report, public

comments, Planning Commission Resolution No. 2021-707, and the record of the public hearing conducted by the Planning Commission on February 18, 2021; and all other associated reports and testimony;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Based upon the foregoing the City Council finds:

1. Notice of the March 10, 2021 City Council public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market, and at Calabasas City Hall.
2. Notice of the March 10, 2021 City Council public hearing was published in the *Las Virgenes Enterprise* ten (10) days prior to the hearing.
3. Notice of the March 10, 2021 City Council public hearing complied with the public notice requirements set forth in Government Code Section 65009 (b)(2).
4. Following a public hearing held on February 18, 2021, the Planning Commission adopted Resolution No. 2021-707 recommending to the City Council adoption of this ordinance.

**SECTION 2.** Section 17.76.050(B) Calabasas Municipal Code allows the City Council to approve the Development Code Amendment, which follows in Section 3 of this ordinance, provided that the following findings are made:

1. *The proposed amendment is consistent with the goals, policies, and actions of the General Plan;*

The proposed amendment to Chapter 17.22 will update the City's affordable housing requirements as they pertain to density bonus, so that the affordability thresholds, density bonus amounts, and requisite concessions, incentives, and waivers align with newly enacted State law. The Calabasas 2030 General Plan, as updated on September 11, 2013 through the adoption of the 2014-2021 Housing Element Update, includes the following objective statements: 1) Assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community; and, 2) Address and remove governmental constraints that may hinder or discourage housing development in Calabasas. The proposed amendment will assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community by increasing the number of potential new and new affordable housing units on residentially zoned and mixed-use zoned properties in the city and decreasing the per-unit development costs for new housing production. The proposed amendment will also remove governmental constraints by allowing qualified housing development projects to more easily secure development standard concessions and waivers as necessary to accomplish affordable housing production. In addition to being consistent with these

General Plan objectives, the proposed amendment specifically implements the following General Plan policies, as articulated in the 2014-2021 Housing Element:

**Policy V-12:** Continue to require new housing development to set aside a portion of units for lower and moderate income households through the Inclusionary Housing Ordinance.

**Policy V-14:** Provide financial and/or regulatory incentives to facilitate the development of affordable housing.

**Policy V-15:** Encourage affordable housing units to be dispersed throughout a project and not grouped together in a single area.

**Policy V-17:** Offer regulatory incentives and concessions, including density bonuses, to offset or reduce the costs of developing affordable housing.

Accordingly, the proposed amendment is consistent with the goals, policies, and actions of the General Plan.

*2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city;*

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because it updates the City's affordable housing requirements to comply with new state law, and any future residential development project that would take advantage of the updated density bonus provisions still must comply fully with all other applicable standards for site development, including but not limited to: Hillside Grading Ordinance, Scenic Corridor Overlay Ordinance and Design Guidelines, Dark Skies Ordinance, Landscaping Ordinance, Oak Tree Ordinance, Green Buildings Ordinance, and other health and safety requirements of applicable laws. Any such future project must comply fully with the provisions of the Building and Fire Codes, and would be subject to environmental review in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and must mitigate all identified significant environmental impacts. Government Code section 65915, subdivision (d)(1)(B) also recognizes the City's ability to prevent specific, adverse impacts on public health or safety from granting requested incentives or concessions and to impose mitigation measures as needed to protect against specific, adverse impacts to public health and safety.

*3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

The proposed amendment is exempt from the requirement for environmental review under CEQA because: 1) the density bonus provisions promulgated through the updated Code already took effect on January 1, 2017 with preemptive authority

under the new State statutes; thus, the City's action is not creating a new land use regulation and it can be seen with certainty that no environmental impacts will result from the City's action. Consequently, and in accordance with CEQA Section 21084 and both Section 15002(i)(1) -- Lack of Local Jurisdictional Discretion -- and Section 15061(b)(3) -- General Rule of Exemption -- of the CEQA Guidelines, a Notice of Exemption has been prepared for this proposed amendment.

4. *The proposed amendment is internally consistent with other applicable provisions of this development code.*

The proposed amendment is internally consistent with other applicable provisions of the Development Code because it updates only Chapter 17.22, Affordable Housing, and all other chapters remain unaffected.

**SECTION 3.** Development Code Amendment: Section 17.22.020 of the Land Use and Development Code is hereby amended to read as follows, with additions denoted as underlined and deletions denoted in ~~strike-out~~:

**17.22.020 - Affordable housing requirements; eligibility for bonus and incentives.**

A. Affordable Housing Requirement. All residential or mixed use development projects proposing five or more housing units shall include housing that is affordable to low, very low and/or moderate income households, in compliance with this section. Housing units provided in compliance with this section that meet the requirements of both this Section 17.22.020(A) and Section 17.22.020(B) shall be eligible for density bonuses and incentives in compliance with Section 17.22.030. At a minimum, a proposed residential development project shall include the following number of affordable housing units at the stated rental rates or sales prices, or shall provide off-site alternatives in compliance with the provisions of this chapter:

1. Twenty (20) percent of the total number of units shall be rented or sold at prices affordable to households with an income of up to one hundred ten (110) percent of the county median income; or
2. Fifteen (15) percent of the total number of units shall be rented or sold at prices affordable to households with an income of up to ninety (90) percent of the county median income; or
3. Ten (10) percent of the total number of units shall be rented or sold at prices affordable to households with an income of up to seventy-five (75) percent of the county median income; or
4. Five percent of the total number of units shall be rented or sold at prices affordable to households with an income of up to fifty (50) percent of the county median income.

B. In order to be eligible for a density bonus and other incentives as provided by this chapter, a proposed residential development project shall:

1. Consist of five or more dwelling units; and
2. Provide for the construction of one or more of the following within the development, one of which the permit applicant shall elect as the basis for its request for a density bonus:
  - a. Ten (10) percent of the total units of a housing development for low income households, as defined in Health and Safety Code section 50079.5; or
  - b. Five percent of the total units of a housing development for very low income households, as defined in Health and Safety Code section 50105; or
  - c. A senior citizen housing development as defined in Civil Code sections 51.3 and 51.12, or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Civil Code section 798.76 or 799.5; or
  - d. Ten (10) percent of the total dwelling units in a common interest development as defined in Civil Code section 1351, for persons and families of moderate income, as defined in Health and Safety Code section 50093, provided that all units in the development are offered to the public for purchase; or
  - e. Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.
3. Satisfy all other applicable provisions of this development code.

**17.22.030 - Types of bonus and incentives allowed.**

As required by Government Code Section 65915, this section offers density bonuses, incentives, concessions, and waivers, as applicable, to permit applicants for providing housing that is affordable to the types of households and qualifying residents identified in subsection (A) of this section. A housing or mixed-use development that satisfies all applicable provisions of this section shall be entitled to one density bonus and one or more incentives or concessions, described below. If the density bonus, incentives, or concessions cannot be accommodated on a site due to strict compliance with the provisions of this development code, the council shall waive or modify development standards, to the extent required by state law, to accommodate the bonus units, incentives, or concessions to which the development would be entitled, unless such waiver or modification does not result in identifiable and actual cost reductions to provide for affordable housing costs or would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health, safety, or the physical environment, and for which there is no feasible method to mitigate or avoid the specific adverse impact. In offering these

incentives, this section carries out the requirements of Government Code Sections 65302, 65913, and 65915, et seq.

A. Density Bonus. The density bonus granted to a residential development project shall consist of an increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan as of the date of application. The applicant may elect to accept a lesser percentage of a density bonus. The amount of density bonus to which the applicant is entitled shall vary according to the amount and type of affordable housing units provided, and shall be set at the amount specified in Government Code section 65915. The City will also grant a density bonus for qualifying projects containing affordable housing provided by partnership between a commercial developer and an affordable housing developer, as required by Government Code section 65915.7.

B. Additional Density Bonus. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates developable land to the city as provided for in Government Code Section 65915, the applicant shall be entitled to an increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan for the entire development, as required and at the amounts set by Government Code section 65915. This increase is in addition to any density bonus provided by subsection (A)(2) of this section, up to a maximum combined density increase of thirty-five (35) percent.

C. Incentives and Concessions, Number. In addition to reduced off-street parking requirements, as provided in Government Code 65915, aAn eligible project shall receive at least one and as many as four ~~one, two or three~~ incentives or concessions, as follows:

1. One incentive or concession for a project that includes at least ten (10) percent of the total units for lower income households, at least five percent for very low income households, or at least ten (10) percent for persons and families of moderate income in a common interest development;
2. Two incentives or concessions for a project that includes at least ~~seventeen (17) twenty (20)~~ seventeen (17) percent of the total units for lower income households, at least ten (10) percent for very low income households, or at least twenty (20) percent for persons and families of moderate income in a common interest development;  
~~and~~
3. Three incentives or concessions for a project that includes at least ~~twenty-four (24) thirty (30)~~ twenty-four (24) percent of the total units for lower income households, at least fifteen (15) percent for very low income households, or at least thirty (30) percent for persons and families of moderate income in a common interest development.  
~~and,~~
4. Four incentives or concessions for a project that includes at least eighty (80) percent of the total units for very low income or low income households.



D. Incentives and Concessions, Description. A project that is eligible to receive incentives pursuant to subsection (C) above shall be entitled to at least one of the following incentives identified in Government Code Section 65915(l):

1. A reduction in the site development standards (as defined by Government Code Section 65915 Subsection (o)(1)) or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission.
2. Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses would reduce the cost of the housing project, and the nonresidential land uses would be compatible with the housing project and adjoining development.
3. Other regulatory incentives or concessions proposed by the permit applicant or the city that would result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set at the applicable affordability levels.

Nothing in this section shall be construed to require the city to provide, or limit the city's ability to provide, direct financial incentives for housing development, including the provision of publicly owned land by the city or the waiver of fees and dedication requirements.

E. Limitations and Exceptions.

1. In order to receive incentives or concessions as described in subsections (C) and (D), an applicant must submit a proposal to the city requesting the specific incentives or concessions that the applicant desires. The applicant must file an application for a density bonus, on the form provided by the Community Development Director and with the attachments required by that form, which is part of and must be filed with the application for the development project itself. The applicant must provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, and/or waivers or reductions of development standards and parking ratios, including information demonstrating that the requested incentives, concessions, or waivers will result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set at the applicable affordability levels. The application for a density bonus is part of the application for the development project itself, as such the application for a density bonus may not be deemed complete until the application for the housing or mixed use development is deemed complete.
2. The city shall grant the incentives or concessions requested by the permit applicant pursuant to subsection (E)(1) and required pursuant to subsection (C),

unless the city makes a written finding, based upon substantial evidence, of either of the following:

a. The incentive or concession will not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5 or for rents for the targeted units to be set at the applicable affordability levels; or

b. The incentive or concession would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income and moderate income households.

3. The city's granting of an incentive, concession, or density bonus shall not require or be interpreted, in and of itself, to require a General Plan amendment, zoning change, or other discretionary approval.

5. Nothing in this section shall be interpreted to require the city to waive or reduce development standards or to grant an incentive or concession that would violate applicable state or federal law or have a specific, adverse impact upon public health, safety or the physical environment for which there is no feasible method of mitigating or avoiding the specific adverse impact; nor shall this subsection require the city to waive or reduce development standards or to grant an incentive that would have an adverse impact on any real property that is listed in the California Register of Historical Resources.

F. Continued Availability and Affordability. Before the issuance of a building permit for any dwelling unit in a development for which density bonus units have been awarded or incentives or concessions have been received, the land use permit application for the residential project shall include the procedures proposed by the permit applicant to maintain the continued affordability of all lower income and restricted occupancy density bonus units, and the permit applicant shall identify the restricted units and enter into a written covenant with the city to guarantee the continued affordability of all lower income and restricted occupancy density bonus units as required by Government Code section 65915.

G. Recordation of Agreement. The terms and conditions of the covenant set forth in subsection (F) shall run with the land which is to be developed, shall be binding upon the successor(s)-in-interest of the permit applicant, shall be recorded in the county recorder's office, and shall be approved as to form by the City Attorney as compliance with applicable state law.

#### H. Processing of Bonus Request.

1. Permit Required. Requests for affordable units shall require approval of a building permit, together with all other permits required by this code, in compliance with the requirements of this development code which shall be reviewed and recommended by the commission, and approved by the council.

2. Criteria to Be Considered. Criteria to be considered in analyzing a requested density bonus shall include whether the applicant has agreed to construct a development that meets the requirements of this section. Criteria to be considered in analyzing a requested incentive or concession shall include whether the applicant has provided information demonstrating that the requested incentives, concessions, or waivers will result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set at the applicable affordability levels and whether an incentive or concession has a specific adverse impact upon health, safety or the physical environment, and whether there is no feasible method to eliminate or mitigate such specific adverse impact.

3. Findings for Approval. In addition to the findings required for the approval of a building permit in compliance with the requirements of this development code, the approval of a density bonus shall require the following additional findings to be made:

a. The development project would not be a hazard or public nuisance or establish a use or development inconsistent with the goals and policies of the General Plan;

b. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with the purpose and intent of this chapter, including information demonstrating that the requested incentives, concessions, or waivers will result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set at the applicable affordability levels and that the provision of any requested incentives, concessions, or waivers will not violate applicable state or federal law, not have a specific, adverse impact upon public health, safety or the physical environment for which there is no feasible method of mitigating or avoiding the specific adverse impact, and will not have an adverse impact on any real property that is listed in the California Register of Historical Resources;

c. In the event that the city does not grant at least one financial concession or incentive as defined in Government Code Section 65915 in addition to the density bonus, that additional concessions or incentives will not result in identifiable and actual cost reductions to provide for affordable housing costs,

as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set at the applicable affordability levels; and  
d. There are sufficient provisions to guarantee that the units will remain affordable in the future.

4. Development Standards. In no case may the city apply any development standard that would have the effect of precluding the construction of a development meeting the criteria of Section 17.22.020(B) at the densities or with the incentives or concessions permitted by this chapter. An applicant may submit to the city a proposal for the waiver or reduction of development standards. The applicant must show that the waiver or modification is necessary to not physically preclude the construction of a development meeting the criteria of subdivision 3 (b) at the densities or with the concessions or incentives permitted under this chapter.

I. Appeal. In accordance with Chapter 17.74, a Appeals of commission actions on the granting of density bonuses in compliance with this chapter ~~Chapter 17.74~~ will be heard by the council. Additionally, an applicant may initiate judicial proceedings if the city refuses to grant a requested density bonus, incentive, or modification or waiver of a development standard. If a court finds that the refusal to grant a requested density bonus, incentive, or modification or waiver of a development standard is in violation of this chapter or Government Code Section 65915, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this section shall be interpreted to require the city to waive or reduce development standards or to grant an incentive that would have a specific, adverse impact upon public health, safety or the physical environment for which there is no feasible method of mitigating or avoiding the specific adverse impact; nor shall this subsection require the city to waive or reduce development standards or to grant an incentive that would have a specific adverse impact on any real property that is listed in the California Register of Historical Resources.

**SECTION 4.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Calabasas hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

**SECTION 5.** Effective Date:  
This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937 and shall supersede any conflicting provision of any City of Calabasas ordinance.

**SECTION 6. Certification:**

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of March, 2021.

\_\_\_\_\_  
James R. Bozajian, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maricela Hernandez, City Clerk  
*Master Municipal Clerk*  
*California Professional Municipal Clerk*

\_\_\_\_\_  
Scott H. Howard  
Colantuono, Highsmith & Whatley, PC  
City Attorney

**PLANNING COMMISSION  
RESOLUTION NO. 2021-707**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING CHAPTER 17.22 OF THE CALABASAS MUNICIPAL CODE, "AFFORDABLE HOUSING", TO BRING INTO CONSISTENCY WITH NEW CALIFORNIA LAW THE STANDARDS AND REQUIREMENTS FOR PROVIDING AND INCENTIVIZING AFFORDABLE HOUSING WITH DENSITY BONUSES AND OTHER STATE-MANDATED CONCESSIONS AS PART OF EITHER A RESIDENTIAL HOUSING PROJECT OR A COMMERCIAL MIXED-USE PROJECT**

**Section 1. The Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:**

1. Agenda reports prepared by the Community Development Department, including the draft Ordinance No. 2021-392.
2. Staff presentation at the public hearing held on February 18, 2021 before the Planning Commission.
3. The City of Calabasas Land Use and Development Code, General Plan, and all other applicable regulations and codes.
4. Public comments, and/or comments from interested parties or organizations, both written and oral, received and/or submitted at, or prior to, the public hearing, supporting and/or opposing the item.
5. All related documents received or submitted at, or prior to, the public hearing.

**Section 2. Based of the foregoing evidence, the Planning Commission finds that:**

1. On August 31, 2020, the California State Legislature passed legislation (generally referred to as Assembly Bill 2345) amending the planning and zoning laws for the State of California regarding the provision of affordable housing through residential density bonuses, and Governor Newsome signed

AB 2345 on September 28, 2020, with the new legislation to take effect January 1, 2021; and,

2. Under the newly amended State Statutes, local governments must revise their local zoning ordinances to conform to the new state density bonus law, and the new state density bonus law otherwise preempts any local zoning ordinance provision inconsistent with the law; and,
3. It is the intent of the City to maintain its zoning ordinances in a manner consistent with California Statutory mandates and requirements; and,
4. Notice of the February 18, 2021 Planning Commission public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, the Agoura-Calabasas Community Center, Gelson's Market and at Calabasas City Hall; and,
5. Notice of the February 18, 2021 Planning Commission public hearing was published at least ten days prior to the hearing date in the ***Las Virgenes and Calabasas Enterprise*** newspaper; and,
6. Notice of the February 18, 2021 Planning Commission public hearing was mailed or delivered at least ten (10) days prior to the hearing to persons who had requested notice; and,
7. Notice of Planning Commission public hearing included the notice requirements set forth in Government Code Sections 65094 and 65009 (b)(2).

**Section 3. In view of all of the evidence and based on the following findings, the Planning Commission concludes as follows:**

**FINDINGS**

Section 17.76.050(B) of the Calabasas Municipal Code allows the Planning Commission to recommend, and the City Council to approve, an amendment to the Development Code, provided that the following findings are made:

1. *The proposed amendment is consistent with the goals, policies, and actions of the General Plan;*

The proposed amendment to Chapter 17.22 will update the City's affordable housing requirements for density bonus, so that the affordability thresholds, density bonus amounts, and requisite concessions, incentives, and waivers align with newly enacted State law. The Calabasas 2030 General Plan, as updated on September 11, 2013 through the adoption of the 2014-2021 Housing Element Update, includes the following objective statements: 1) Assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community; and, 2) Address and

remove governmental constraints that may hinder or discourage housing development in Calabasas. The proposed amendment will assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community by increasing the number of potential new and new affordable housing units on residentially zoned and mixed-use zoned properties in the city and decreasing the per-unit development costs for new housing production. The proposed amendment will also remove governmental constraints by allowing qualified housing development projects to more easily secure development standard concessions, incentives and waivers as necessary to accomplish affordable housing production. In addition to being consistent with these General Plan objectives, the proposed amendment specifically implements the following General Plan policies, as articulated in the 2014-2021 Housing Element:

**Policy V-12:** Continue to require new housing development to set aside a portion of units for lower and moderate income households through the Inclusionary Housing Ordinance.

**Policy V-14:** Provide financial and/or regulatory incentives to facilitate the development of affordable housing.

**Policy V-15:** Encourage affordable housing units to be dispersed throughout a project and not grouped together in a single area.

**Policy V-17:** Offer regulatory incentives and concessions, including density bonuses, to offset or reduce the costs of developing affordable housing.

Accordingly, the proposed amendment is consistent with the goals, policies, and actions of the General Plan.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;*

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because it updates the City's affordable housing requirements to comply with new state law, and any future residential development project that would take advantage of the updated density bonus provisions still must comply fully with all other applicable standards for site development, including but not limited to: Hillside Grading Ordinance, Scenic Corridor Overlay Ordinance and Design Guidelines, Dark Skies Ordinance, Landscaping Ordinance, Oak Tree Ordinance, Green Buildings Ordinance, and other health and safety requirements of applicable laws. Any such future project must comply fully with the provisions of the Building and Fire Codes, and would be subject to environmental review in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and must mitigate all identified significant environmental impacts. Government Code section 65915, subdivision (d)(1)(B) also recognizes the City's ability to prevent specific,



adverse impacts on public health or safety from granting requested incentives or concessions and to impose mitigation measures as needed to protect against specific, adverse impacts to public health and safety.

3. *The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

The proposed amendment is exempt from the requirement for environmental review under CEQA because: 1) the density bonus provisions promulgated through the updated Code already took effect on January 1, 2021 with preemptive authority under the new State statutes; thus, the City's action is not creating a new land use regulation and it can be seen with certainty that no environmental impacts will result from the City's action. Consequently, and in accordance with CEQA Section 21084 and both Section 15002(i)(1) -- Lack of Local Jurisdictional Discretion -- and Section 15061(b)(3) -- General Rule of Exemption -- of the CEQA Guidelines, a Notice of Exemption has been prepared for this proposed amendment.

4. *The proposed amendment is internally consistent with other applicable provisions of the Development Code.*

The proposed amendment is internally consistent with other applicable provisions of the Development Code because it updates only Chapter 17.22, Affordable Housing, and all other chapters remain unaffected.

**Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the Planning Commission hereby recommends to the City Council adoption of Ordinance No. 2021-392, amending Chapter 17.22 of the Calabasas Municipal Code, "Affordable Housing", to bring into consistency with new California law the standards and requirements for providing and incentivizing affordable housing with density bonuses and other state-mandated concessions as part of either a residential housing project or a commercial mixed-use project.**

**Section 5. All documents described in Section 1 of PC Resolution No. 2021-707 are deemed incorporated by reference as set forth at length.**

PLANNING COMMISSION RESOLUTION NO. 2021-707 PASSED, APPROVED AND ADOPTED this 18th day of February, 2021.

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Wendy Fassberg, Chairperson

ATTEST:

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Maureen Tamuri  
Community Development Director

APPROVED AS TO FORM:

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Matthew Summers  
Assistant City Attorney

Planning Commission Resolution No. 2021-707, was adopted by the Planning Commission at a regular meeting held February 18, 2021, and that it was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

“The Secretary of the Planning Commission shall certify the adoption of this Resolution, and transmit copies of this Resolution to the applicant along with proof of mailing in the form required by law and enter a copy of this Resolution in the book of Resolutions of the Planning Commission. Section 1094.6 of the Civil Code of Procedure governs the time in which judicial review of this decision may be sought.”

# California Government Code Sections 65400 and 65915

## As Amended by Assembly Bill 2345

### ARTICLE 7. Administration of General Plan [65400 - 65404]

*( Article 7 added by Stats. 1965, Ch. 1880. )*

#### **65400.**

(a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) (i) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

(ii) The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions, to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

(iii) The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision.

(C) The number of housing development applications received in the prior year.

(D) The number of units included in all development applications in the prior year.

(E) The number of units approved and disapproved in the prior year.

(F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

(H) The number of net new units of housing, including both rental housing and for-sale housing and any units that the County of Napa or the City of Napa may report pursuant to an agreement entered into pursuant to Section 65584.08, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall, for each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category. The production report shall include, for each entitlement, building permit, or certificate of occupancy, a unique site identifier that must include the assessor's parcel number, but may include street address, or other identifiers.

(I) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.

(J) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

(K) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

(L) The following information with respect to density bonuses granted in accordance with Section 65915:

(i) The number of density bonus applications received by the city or county.

(ii) The number of density bonus applications approved by the city or county.

(iii) Data from a sample of projects, selected by the planning agency, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

(M) The Department of Housing and Community Development shall post a report submitted pursuant to this paragraph on its internet website within a reasonable time of receiving the report.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

*(Amended by Stats. 2020, Ch. 197, Sec. 1.3. (AB 2345) Effective January 1, 2021.)*

#### **CHAPTER 4.3. Density Bonuses and Other Incentives [65915 - 65918]**

*( Chapter 4.3 added by Stats. 1979, Ch. 1207. )*

##### **65915.**

(a) (1) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section. A city, county, or city and county shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(2) A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section. This subdivision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p).

(3) In order to provide for the expeditious processing of a density bonus application, the local government shall do all of the following:

(A) Adopt procedures and timelines for processing a density bonus application.

(B) Provide a list of all documents and information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete. This list shall be consistent with this chapter.

(C) Notify the applicant for a density bonus whether the application is complete in a manner consistent with the timelines specified in Section 65943.

(D) (i) If the local government notifies the applicant that the application is deemed complete pursuant to subparagraph (C), provide the applicant with a determination as to the following matters:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, or waivers or reductions of development standards.

(ii) Any determination required by this subparagraph shall be based on the development project at the time the application is deemed complete. The local government shall adjust the amount of density bonus and parking ratios awarded pursuant to this section based on any changes to the project during the course of development.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

(D) Ten percent of the total dwelling units in a common interest development, as defined in Section 4100 of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(E) Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

(F) (i) Twenty percent of the total units for lower income students in a student housing development that meets the following requirements:

(I) All units in the student housing development will be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the student housing development.

(II) The applicable 20-percent units will be used for lower income students. For purposes of this clause, "lower income students" means students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the Education Code. The eligibility of a student under this clause shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education that the student is enrolled in, as described in subclause (I), or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver, from the college or university, the California Student Aid Commission, or the federal government shall be sufficient to satisfy this subclause.

(III) The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

(IV) The development will provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

(ii) For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years.

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development,

including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), an applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), (D), (E), (F), or (G) of paragraph (1).

(3) For the purposes of this section, “total units,” “total dwelling units,” or “total rental beds” does not include units added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(c) (1) (A) An applicant shall agree to, and the city, county, or city and county shall ensure, the continued affordability of all very low and low-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(B) (i) Except as otherwise provided in clause (ii), rents for the lower income density bonus units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(ii) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), rents for all units in the development, including both base density and density bonus units, shall be as follows:

(I) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

(2) An applicant shall agree to, and the city, county, or city and county shall ensure that, the initial occupant of all for-sale units that qualified the applicant for the award of the density bonus are persons and families of very low, low, or moderate income, as required, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code. The local government shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

(A) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller’s proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote home ownership.

(B) For purposes of this subdivision, the local government’s initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.



(C) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(3) (A) An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, and either of the following applies:

(i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).

(ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(B) For the purposes of this paragraph, "replace" shall mean either of the following:

(i) If any dwelling units described in subparagraph (A) are occupied on the date of application, the proposed housing development shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If the income category of the household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For unoccupied dwelling units described in subparagraph (A) in a development with occupied units, the proposed housing development shall provide units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) If all dwelling units described in subparagraph (A) have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in

occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these units in the same proportion of low-income and very low income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(C) Notwithstanding subparagraph (B), for any dwelling unit described in subparagraph (A) that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income, the city, county, or city and county may do either of the following:

(i) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit described in subparagraph (A) is replaced. Unless otherwise required by the jurisdiction's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(D) For purposes of this paragraph, "equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.

(E) Subparagraph (A) does not apply to an applicant seeking a density bonus for a proposed housing development if the applicant's application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.

(B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

(C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

(D) Four incentives or concessions for projects meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section that shall include legislative body approval of the means of compliance with this section.

(4) The city, county, or city and county shall bear the burden of proof for the denial of a requested concession or incentive.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment,

and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

(f) For the purposes of this chapter, “density bonus” means a density increase over the otherwise maximum allowable gross residential density as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

<b>Percentage Low-Income Units</b>	<b>Percentage Density Bonus</b>
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32

19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

<b>Percentage Very Low Income Units</b>	<b>Percentage Density Bonus</b>
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) (A) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(B) For housing developments meeting the criteria of subparagraph (E) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of the type of units giving rise to a density bonus under that subparagraph.

(C) For housing developments meeting the criteria of subparagraph (F) of paragraph (1) of subdivision (b), the density bonus shall be 35 percent of the student housing units.

(D) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), the following shall apply:

(i) Except as otherwise provided in clause (ii), the density bonus shall be 80 percent of the number of units for lower income households.

(ii) If the housing development is located within one-half mile of a major transit stop, the city, county, or city and county shall not impose any maximum controls on density.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

<b>Percentage Moderate-Income Units</b>	<b>Percentage Density Bonus</b>
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16

22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75
42	42.5
43	46.25
44	50

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

<b>Percentage Very Low Income</b>	<b>Percentage Density Bonus</b>
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32



28	33
29	34
30	35

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subdivision if all of the following conditions are met:

- (A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.
- (B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.
- (C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.
- (D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government before the time of transfer.
- (E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.
- (F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.
- (G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.
- (H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

(A) The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.

(4) "Childcare facility," as used in this section, means a child daycare facility other than a family daycare home, including, but not limited to, infant centers, preschools, extended daycare facilities, and schoolage childcare centers.

(i) "Housing development," as used in this section, means a development project for five or more residential units, including mixed-use developments. For the purposes of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(j) (1) The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the

incentive or concession meets the definition set forth in subdivision (k). This provision is declaratory of existing law.

(2) Except as provided in subdivisions (d) and (e), the granting of a density bonus shall not require or be interpreted to require the waiver of a local ordinance or provisions of a local ordinance unrelated to development standards.

(k) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(l) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code.

(n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a

parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

(2) “Located within one-half mile of a major transit stop” means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.

(3) “Major transit stop” has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code.

(4) “Maximum allowable residential density” means the density allowed under the zoning ordinance and land use element of the general plan, or, if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(2) (A) Notwithstanding paragraph (1), if a development includes at least 20 percent low-income units for housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b) or at least 11 percent very low income units for housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per unit.

(B) For purposes of this subdivision, a development shall have unobstructed access to a major transit stop if a resident is able to access the major transit stop without encountering natural or constructed impediments. For purposes of this subparagraph, “natural or constructed impediments” includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

(3) Notwithstanding paragraph (1), if a development consists solely of rental units, exclusive of a manager’s unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets either of the following criteria:

- (A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.
- (B) The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
- (4) Notwithstanding paragraphs (1) and (8), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, and the development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose any minimum vehicular parking requirement. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
- (5) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.
- (6) This subdivision shall apply to a development that meets the requirements of subdivisions (b) and (c), but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).
- (7) This subdivision does not preclude a city, county, or city and county from reducing or eliminating a parking requirement for development projects of any type in any location.
- (8) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an areawide or jurisdictionwide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.
- (9) A request pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).
- (q) Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number. The Legislature finds and declares that this provision is declaratory of existing law.

(r) This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.

(s) Notwithstanding any other law, if a city, including a charter city, county, or city and county has adopted an ordinance or a housing program, or both an ordinance and a housing program, that incentivizes the development of affordable housing that allows for density bonuses that exceed the density bonuses required by the version of this section effective through December 31, 2020, that city, county, or city and county is not required to amend or otherwise update its ordinance or corresponding affordable housing incentive program to comply with the amendments made to this section by the act adding this subdivision, and is exempt from complying with the incentive and concession calculation amendments made to this section by the act adding this subdivision as set forth in subdivision (d), particularly subparagraphs (C) and (D) of paragraph (2) of that subdivision, and the amendments made to the density tables under subdivision (f).

*(Amended by Stats. 2020, Ch. 197, Sec. 2. (AB 2345) Effective January 1, 2021.)*

Proposed revisions to the Density Bonus Ordinance (CMC Section 17.22.020), as required to comply with AB 2345



CITY *of* CALABASAS

City Council  
March 10, 2021

# Density Bonuses Are Required

- California law (Government Code section 65915) requires every city and county to grant additional density for new residential development projects which will include a percentage of affordable housing units.
- This density bonus is in addition to the maximum allowable density as specified in the local jurisdiction's adopted General Plan and zoning ordinances (and where these may have conflicting maximums, then whichever of the two allows a higher density).
- New housing units which can be accomplished via density bonus shall not count toward the jurisdiction's RHNA.





# Density Bonuses Are Required

- Within the established parameters, a housing developer has the discretion as to whether a density bonus will be sought for any given project, and the developer establishes the amount of the density bonus, as well as the applicable concessions &/or incentives.
- Local governments must accommodate density bonus requests that fall within the statutory parameters, and may have discretion only for requested concessions &/or concessions beyond statutory minimums.
- Local governments may request only a limited amount of documentation supporting the economic justification for a density bonus request.



# AB 2345 Triggers Density Bonus Update

- The City's density bonus provisions (CMC chapter 17.22) have been in compliance with California law, as existed through the calendar year 2020.
- However, new legislation (AB 2345) modified a number of density bonus standards and limitations.
- AB 2345 took effect on January 1, 2021, and, as with preceding density bonus statutes, the law preempts local zoning regulations.
- The proposed revisions to the City's density bonus requirements will align them with the current California statutes.



# Density Bonuses per Current City Regulations

- A density bonus shall be granted for residential development providing for a specified percentage of affordable housing units – ranging from 5% to 20% depending on the household income category (CMC 17.22.020.A).
- Applicable density bonus is determined via a sliding scale, based on the percentage of new affordable housing.
- The number of required (minimum) zoning standard concessions or incentives to be granted by the City is similarly established on the basis of the amount of new affordable housing.

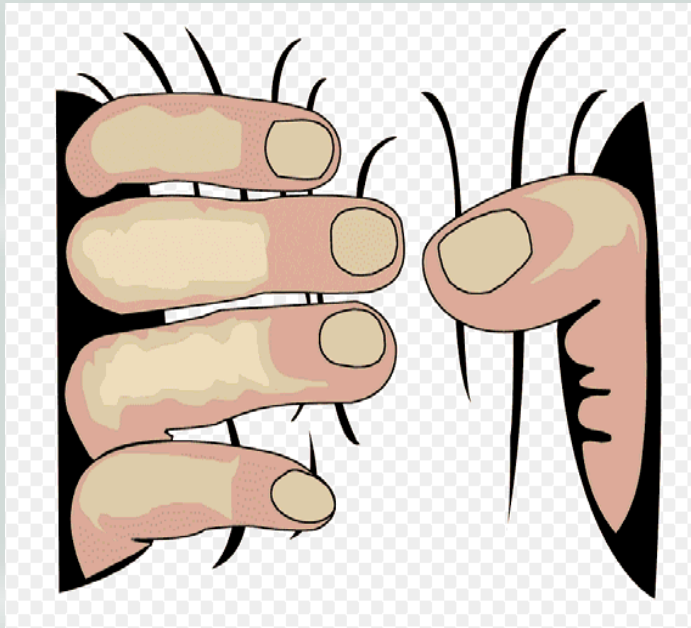


# Density Bonuses per Current City Regulations (cont'd)

- In addition to required concessions &/or incentives, required off-street parking may not exceed maximums specified in State law.
- A density bonus shall be also be granted for a number of other housing project types, such as housing for special needs households and housing for seniors.



# What Changes Under AB 2345?



- Minimum required density bonuses and minimum number of concessions and/or incentives have been increased.
- Maximum number of off-street parking spaces has been reduced.



## SUMMARY OF INCREASED REQUIREMENTS FOR DENSITY BONUS AND CONCESSIONS/INCENTIVES

Household Income Category	Percentage of Affordable Units	Density Bonus	Minimum Number of Concessions &/or Incentives
Very Low-Income	5%	20%	1
Very Low-Income	10%	32.5%	2
Very Low-Income	15%	<b>50%</b>	3
Very Low-Income	80% - 100%	80%	<b>4</b>
Low-Income	10%	20%	1
Low-Income	<b>17%</b> <del>20%</del>	30.5%	2
Low-Income	<b>24%</b> <del>30%</del>	<b>50%</b>	3
Low-Income	80% - 100%	80%	<b>4</b>
Moderate-Income	10%	5%	1
Moderate-Income	20%	15%	2
Moderate-Income	30%	25%	3
Moderate-Income	<b>44%</b>	<b>50%</b>	3



# Summary of Maximum Off-Street Parking Under State Density Bonus & Reductions Under AB 2345

Thresholds	Max. Req'd. Parking Per Unit
0 – 1 bedroom	1
2 – 3 bedrooms	<del>2</del> 1.5
4 or more bedrooms	<del>2.5</del> 2
Rental projects with at least 11% very low-income OR 20% low-income AND within 1/2 mile of a major transit stop	0.5 per <b>BR Unit</b>
Rental projects 100% affordable to low-income households AND within 1/2 mile of major transit stop	<del>0.5</del> 0
Rental project for individuals 62+ AND with paratransit service OR bus routes within 1/2 mile of major transit stop	<del>0.5</del> 0
Rental project for special needs housing 100% affordable to low-income households AND with paratransit service OR within 1/2 mile of a bus route operating at least 8 times per day	0
Rental project for supportive housing 100% affordable to low-income households	0
<b>Moderate-income for-sale project with at least 40% affordable units AND within 1/2 mile of major transit stop</b>	<b>0.5</b>



# Ordinance No. 2021-392

- Updates Chapter 17.22 of the Land Use and Development Code to align the City's density bonus provisions with the State law, as now modified under AB 2345.
- As required for a proposed amendment to the Land Use and Development Code (per CMC 17.76.050), the ordinance includes findings of General Plan consistency and compliance with CEQA (via an exemption).





# Planning Commission Recommends Approval

- The Planning Commission conducted a public hearing on February 18, 2021.
- The Commission passed P. C. Resolution No. 707 recommending approval.



# Recommended Action

Staff recommends that the City Council conduct a public hearing, and introduce Ordinance No. 2021-392.





*CITY of CALABASAS*

**CITY COUNCIL AGENDA REPORT**

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**DATE:** FEBRUARY 26, 2021

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** THOMAS BARTLETT, A.I.C.P., CITY PLANNER

**SUBJECT:** DISCUSSION AND CONSIDERATION OF DRAFT POLICIES AND PROCEDURES FOR REVIEW AND ACCEPTANCE BY THE CITY OF DONATED MEMORIALS AND PLAQUES

**MEETING DATE:** MARCH 10, 2021

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**SUMMARY RECOMMENDATION:**

Staff recommends that the City Council discuss and consider for adoption the draft policies and procedures for review and acceptance of donated memorials and plaques.

**BACKGROUND:**

This item was originally agenzized for the City Council meeting of October 28, 2020, and tabled to a future date. On February 10, 2021 the item was continued a second time to allow for correction of errors in the document.

In response to a proposed donation to the City of a plaque by the Daughters of the American Revolution, which was proposed to be placed in Old Town, Staff was asked to prepare a set of draft policies and procedures for the review and consideration by the City of new memorials and plaques proposed by persons, entities or organizations not directly affiliated with the City, and which would be donated to the City. Furthermore, a completed draft of such policies and procedures was to be reviewed by the Historic Preservation Commission.

Recognizing that other municipalities likely have enacted and follow written policies and procedures for consideration of donated memorial proposals, Staff sought out examples of existing policies and procedures adopted and used by other cities for possible use as a template. Staff's intent was to identify a generally thorough set of policies and procedures, which included: 1) an understandable statement of purpose, 2) articulation of a clear review process, and 3) consideration of a reasonable range of possible memorial donations. Staff also sought to locate a set of policies and procedures successfully in use for a length of time. Based on this research, Staff ultimately focused on the policies and procedures adopted and used by the City of San Antonio, Texas. Staff then modified and tailored the San Antonio policies and procedures to fit Calabasas.

Staff presented the draft document to the Historic Preservation Commission on August 25, 2020. The Historic Preservation Commission thoroughly reviewed the draft, recommending additional revisions to improve applicability and appropriateness to the City of Calabasas, and improve readability. The revised draft set of policies and procedures stemming from the HPC review and benefitting from a review and editing by the City Attorney, is attached (Attachment A).

The draft policies and procedures include the following: 1) a statement of public purpose for the policies and procedures; 2) a listing of objective criteria for the consideration of any proposed new monument or plaque; 3) definitions of various types and scales of memorials and plaques; and, 4) clear procedures for the review by Staff, the HPC, and the City Council of any proposals.

**FISCAL IMPACT/SOURCE OF FUNDING:**

The draft policies and procedures specify that any proposed new memorials or plaques must be designed, fabricated, and installed by the proposing entity, and that ongoing maintenance (to include replacement in event of loss by theft or vandalism) must be funded via insurance, bond, and/or an endowment fund.

**REQUESTED ACTION:**

That the City Council discuss and consider for adoption the draft policies and procedures for review and acceptance by the City of donated memorials and plaques.

**ATTACHMENTS:**

- Attachment A      Draft policies and procedures for the review and acceptance by the City of donated memorials and plaques.
- Attachment B      PowerPoint Presentation

**ITEM 4 ATTACHMENT A**  
**City of Calabasas**  
**Policies and Procedures for Review and**  
**Acceptance of**  
**Monuments, Memorials, Markers and Plaques**

**~~DRAFT \*\*\* DRAFT \*\*\* DRAFT \*\*\* DRAFT \*\*\* DRAFT~~**

**PURPOSE:** The purpose of this policy is to provide the City Council, City Staff, the Historic Preservation Commission (HPC), and the general public with guidance for determinations of appropriateness, acceptance, placement, and maintenance of monuments, memorials, markers, and plaques proposed by outside entities or persons for placement on City property. From time to time, requests are received from individuals and organizations for permission to place on City property monuments, memorials, markers or plaques to recognize or honor an individual, organization or event. When properly designed, planned, fabricated and displayed, memorials can furnish the general public with essential information, as well as an enhanced sense of place and understanding of the community.

As the steward of public lands within the City, the City of Calabasas is committed to protecting the parks, open spaces, public buildings, and other public areas of the City while providing opportunities for appropriately designed monuments, memorials, markers, and plaques that honor an individual, organization or event beneficial to the community.

*NOTE: These policies and procedures are not intended to address proposals of commemorative public artwork – works of public art installed as part of development projects are addressed in Calabasas Municipal Code chapter 17.24, Art in Public Places. Similarly, these policies and procedures are not intended to address street naming requests, which are reviewed and considered under separate City policies and guidance.*

**INITIAL CRITERIA FOR SUBMITTED PROJECTS:**

Before proceeding with the subsequent steps of this process, applicants desiring to place a monument, memorial, marker or plaque shall submit to the City’s Historic Preservation Officer a letter that outlines, in sufficient detail, the main purpose and concept of their proposal. Staff will then schedule a feasibility consultation with the applicant and advise them of the content of this policy, the appropriateness of the proposed memorial or monument in light of this policy, and the necessary courses of action required to complete the application. In the case of proposals for complex and large-scale memorials or monuments, Staff reserves the right to submit the applicant’s preliminary proposal directly to the Historic Preservation Commission for a review of the concept before embarking on further costly planning and study.

In order to be considered by the HPC, the proposed project must meet the following criteria.

1. **Use of Public Space:** Donors of monuments, memorials, markers, and plaques shall consider the primary uses of public spaces and facilities in their request for a location or suitable site. While appropriate memorials may enrich an area, public parklands, civic spaces and open spaces are precious commodities. Therefore, monuments, memorials, markers, and plaques should be carefully reviewed to appropriately balance these two public benefits.
2. **Timelessness:** Memorial proposals should represent long-standing values and principles of the greater community, and offer meaning and relevance not only to the present-day citizenry, but also to future generations.
3. **Community Significance:** Proposed projects should commemorate or to identify a particularly significant historic event, organization or person, and should appeal to the broader interests of the community. To ensure that the significance of a monument's subject will withstand the test of time, a project may commemorate only an event one year or older, and only a person one year or more posthumously. The City Council may waive this requirement in cases of unusual and compelling circumstances, in the City Council's sole discretion.
4. **Past Honors:** The City inventories all publicly owned fine artworks, public art, and design enhancements, in addition to all commemorative monuments, memorials, markers, and plaques. In consideration of any proposed new memorial, it is recognized that some individuals, organizations or events may have been sufficiently honored in the past, and that additional recognition may be unwarranted or redundant, in the City's sole judgment.
5. **Maintenance Planning:** Maintenance concerns should be an essential consideration, with adequate financial provision made for continued future maintenance. Permanent memorials must be made from durable materials that will stand up over time. Memorials that include moveable parts or technological elements may not be as enduring and will require additional consideration and review and approval by the City, in its sole discretion.
6. **Financial Responsibility:** The donor of a proposed memorial is required to pay for the complete design, fabrication, installation, and maintenance (via an endowment) to ensure adequate quality of care for the memorial. Funding contributions toward the endowment or maintenance fund may be combined with other donations to benefit not only the donated memorial, but also other memorials. Donations made towards larger scale projects can be pooled and the larger project(s) will appropriately recognize both individual and group donations.
7. **Ownership:** All improvements made on City lands, including any donated monument, memorial, marker, or plaque, become the property of the City of Calabasas. The City may, in the exercise of its sole judgment as to the City's needs, move, remove, modify, or replace any improvement, including any monument, memorial, marker, or plaque, on City property

**Commented [EM1]:** Deleted because awkward phrasing.

**Commented [EM2]:** Change to "will withstand"? I get the intent, but we want to be forward looking here as the memorials will stand in the future and not the past.

at any time and in any manner.

8. **Structures Over Six Feet in Height:** Any proposed structure or improvement over six feet in height must be designed according to professional engineering practices and approved through a building permit, together with any other permits required by applicable law, in addition to being approved by the City through this policy.
9. **Calabasas Civic Center Plaza:** The Civic Center Plaza, which includes Calabasas City Hall, Calabasas Public Library, and the Calabasas Senior Center, is a cohesively designed civic campus, which serves as the centerpiece of the City. Outdoor spaces and amenities throughout the plaza are as integral to the overall appearance and aesthetic character as the individual buildings. This valuable resource requires special protection. The following standards shall apply to any proposed new memorial within the Civic Center Plaza.
  - a. California State Historical markers and markers pertaining to events or persons of national significance are permitted, if mounted to walls or structures. Pole-mounted markers are not permitted.
  - b. Plaques recognizing donors for significant improvements or acknowledging the naming of a significant improvement such as, but not limited to, pocket parks, fountains, gardens, gazebos, overlooks and other significant features may be placed within the Calabasas Civic Center Plaza. The plaques may be no larger than four (4) square feet and must be made of either cast bronze, cast aluminum (or other suitable metal), carved stone, or tile. Any such acknowledgement shall utilize wording similar to: “sponsored by...”, “underwritten by...”, or “a gift from...”, and shall not contain any corporate logos. The City will approve all text. Plaques must be placed on or immediately adjacent to the improvement being recognized.
  - c. Plaques acknowledging the gift of a public bench, drinking fountain, or other similarly small-scale memorial shall be bronze and no larger than ten inches by four inches (10” x 4”). The City will approve all text. Memorial plaques for trees or other plantings are not permitted.
  - d. Approval of monuments, memorials, markers and plaques within the Civic Center campus will be under the jurisdiction of the City Council, following review and recommendation from the HPC.
10. **Headwaters Corner Property:** For projects associated with the Headwaters Corner property, applications shall be reviewed first by the HPC, and the Commission shall forward its recommendation to the City Council for approval.

**CRITERIA FOR REVIEW OF DESIGN & PLACEMENT:**

Memorials vary greatly in the impact they have upon the City and open space. The review process for allowing their placement on City land should reflect those differences. Accordingly, all proposed memorials will be judged for appropriateness based upon the following criteria.

**Design Criteria:**

- The quality, scale, and character of the memorial should be commensurate with the location or setting.
- The memorial should contribute to the location from a functional and design standpoint.
- The memorial should be designed by a qualified professional in the field appropriate to the size, scale, and complexity of the proposal.
- Logos (symbols or trademarks designed for easy and definite recognition) may not be used in the overall design concept of the memorial. Logos may not appear on a plaque acknowledging the memorial’s donors. An acknowledgment plaque should be incidental to the memorial and not the main focus of the memorial.

**Placement Criteria:**

- The location under consideration shall be an appropriate setting for the memorial. There must be some specific geographic justification for locating the memorial in the proposed location.
- It should be considered that a particular location may reach a saturation point and it would be appropriate to limit future memorial installations at a particular location or area.
- The location of the memorial should complement and enhance existing and proposed circulation and use patterns.
- The location of the memorial should be supported by, and not conflict with, the City’s General Plan policies, as well as any adopted public art master plan, applicable neighborhood or community plan, park plan or area design guidelines.

**BASIC APPLICATION REQUIREMENTS:** The following items must be provided in order to file an application for review by the HPC.

1. **All Inclusive Costs:** The cost of design, fabrication, plaques, transportation, installation, site preparation work, foundation, lighting, electrical, permits etc. must be financed by the sponsoring or requesting party. The memorial proposal shall list all-inclusive costs, and any costs excluded shall be stated clearly in the proposal. Additionally, any party hired or employed by the requesting party must provide proof of insurance approved by the City that may include and not be limited to:



general liability, automobile insurance, professional liability insurance, performance insurance bonds, workman's compensation coverage, and others as may be required by the City.

2. **Site:** All proposed monuments or memorials must relate to and support their proposed site and/or community. Any party proposing to install a monument, plaque or memorial must propose a specific location, along with written justification that explains the significance and relationship to the proposed memorial or monument. The City reserves the right to consider alternative locations.
3. **Maintenance:** All monuments, memorials, markers, and plaques require insurance, bond, and/or an endowment fund, in amounts and types as determined necessary by the City. Furthermore, a maintenance schedule shall be prepared by the memorial donor adequate to ensure long-term care at conditions satisfactory to both the donor and the City. The posted insurance or bond must also cover costs of replacement and/or removal. If an adequate level of maintenance is not continued, the City reserves the right to remove or modify the memorial or any portion of the memorial.
4. **Wording on memorial plaques:** Individuals and groups may be recognized for their contributions towards a memorial project. All text and design must be approved by the HPC prior to the fabrication of the plaque.

**APPROVAL PROCESS FOR SIMPLE PLAQUES, ADORNED PLAQUES, MARKERS,  
AND SITE ACCESSORIES AND AMENITIES**

1. **Written Proposal:** After the initial feasibility of the applicant's proposed memorial has been established, the applicant shall submit a written proposal with as much information as possible as to the design, size, materials, appropriateness of preferred site, map identifying the proposed site, plaque wording, sketches, renderings, a rendering of the plaque or site accessory at the proposed site, and estimated costs. A maintenance plan must also be submitted prior to final approval.
2. **Proposal Review:** The requesting party is required to complete the following steps before presentation to the HPC for recommendation:
  - a. Prepare any additional submission requests as required by staff.
  - b. Provide evidence of financing or fund raising activities.
  - c. Submit proof of insurance requirements, and a written statement of knowledge and intent to post the necessary surety for long-term maintenance.
  - d. Provide site plans, detailed designs, and schematic drawings. (Any engineering, structural, or site impact questions raised by Staff must be addressed before the proposal can be placed on the HPC agenda for recommendation.)

- e. Submit information about the materials, coatings and patinas to be used.

Once all of the requirements listed above have been completed, the proposal will be placed on the next available HPC agenda. In its decision-making process, the HPC will consider all information, including the staff recommendation, the written proposal and concepts, and public testimony. The HPC may approve the proposal, request additional information on the proposal, or deny the proposal.

Following an approval by the HPC, the requesting party will be required to enter into a contractual agreement with the City of Calabasas prior to the commencement of any work. No work may begin unless the applicant can provide evidence of funding sufficient to cover 100% of all costs associated with the design, construction, and placement of the memorial. The applicant must also provide evidence of funding of a maintenance surety or endowment equal to 10% of the total cost of the memorial. All construction documents applicable to the project must be submitted and reviewed by the appropriate City departments before construction may begin.

#### **APPROVAL PROCESS FOR COMPLEX AND LARGE-SCALE MEMORIALS**

1. **Written Proposal:** After the initial feasibility of the applicant's proposed memorial has been established, the applicant shall submit a written proposal with as much information as possible as to the design, size, materials, appropriateness of preferred site, map identifying the proposed site, plaque wording, sketches, artists renderings and/or models, a rendering of the memorial at the proposed site, and estimated costs. A maintenance plan, developed and approved by a qualified professional, must be submitted prior to final approval.
2. **Proposal Review:** All written proposals shall be reviewed by City staff and a recommendation shall be made to the HPC.
3. **Conceptual Approval, Modification, or Disapproval:** Upon completion of the City staff review, a written report will be forwarded to the HPC recommending either acceptance and approval, denial, or modifications to the proposal. The requesting party is required to complete the following steps before presentation to the HPC for approval:
  - a. Prepare any additional submission requests as required during proposal review.
  - b. Provide evidence of financing or fund raising activities.
  - c. Submit proof of insurance requirements.
  - d. Provide site plans, detailed designs, and schematic drawings.
  - e. Address any engineering, structural, or site impact questions before the proposal can be placed on the HPC's agenda for action.
  - f. Submit information concerning the type of materials to be used, the type of coatings and patinas, and the involved artists or design professionals.

Once all of the requirements listed above have been completed, the proposal will be placed on the next regularly scheduled HPC meeting agenda. The HPC will consider all information, including the staff HPC recommendation, the written proposal and concepts, and public testimony in its decision making process. The HPC may recommend approval of the placement of the proposal, request additional information on the proposal, or recommend denial of the proposal.

After a recommendation is rendered by the HPC, the recommendation will be forwarded to City Council for final review. Following approval by the City Council, the requesting party will be required to enter into a contractual agreement with the City of Calabasas prior to the commencement of any work.

No work may begin unless the applicant can provide evidence of funding sufficient to cover 100% of all costs associated with the design, construction, and placement of the memorial. The applicant must also provide evidence of funding of a maintenance surety or endowment equal to 10% of the total cost of the memorial. All construction documents applicable to the project must be submitted and reviewed by the appropriate City departments before commencing construction.

#### **CITY APPROVAL REQUIRED FOR ALL MEMORIALS**

In all cases, written approval by the City is required for proposed monuments, memorials, markers, and plaques to be placed on City property. All City property is owned by the City and access to any City property for placement of a proposed monument, memorial, marker, or plaque requires written City approval, through the procedures in this Policy, as all City property is a government speech forum, not a public forum nor limited public forum. Whether to approve any proposed monument, memorial, marker, or plaque for placement on City property and acceptance as City speech is subject to the sole discretion of the City. This Policy is not an offer of access to City property and the City reserves the right to approve, modify, reject, or conditionally approve any or all proposed monuments, memorials, markers, or plaques, in its sole judgment as to its needs. In exercising this judgment, the City will comply with all applicable law.

#### **DEFINITIONS**

Distinctions are made between simple plaques and markers, versus more elaborate memorials. The various types of memorials are categorized as follows:

##### **Simple Memorials and Plaques**

1. Simple Plaques are those mounted flush with the ground, flush with a wall, or flush with some other existing durable support object (such as an existing exterior wall, post, boulder, or rock outcropping). The size of the plaque should be appropriately designed to suit the limitations and consideration of the setting.

2. Adorned Plaques are those installed within, and as part of, a larger, more intricate setting. These include plaque installations within, and inclusive of, a decorative surround or frame; and plaque installations which include a new durable support object or base (for example, plaques mounted on a raised pedestal, boulder, wall, or other vertical element, where the support object is proposed new, as a component of the overall monument proposal.
3. Markers are small scale, conspicuous, stand-alone objects used to distinguish or mark something.
4. Basic Site Accessories and Amenities include landscaping, benches, seating, picnic tables, drinking fountains, sundials, shade structures, mosaics, unique pathways, etc.

### **Complex and Large-Scale Memorials**

5. Memorials are medium scale and typically serve as a remembrance of a person or an event.
6. Monuments are large scale and typically venerate persons or groups for their enduring significance or association with an especially notable event or movement.
7. Fountains can range from being fairly simple to large and complex features combining other site accessories, sculptural elements, and landscaping. All fountains require supportive plumbing and electrical systems. Fountains therefore require additional consideration and review because of the infrastructure required, additional maintenance implied, and possible environmental issues. Some monuments or memorials may incorporate a fountain element as part of the overall design.
8. Memorial gardens and plazas may include one or more of the objects listed above, but will also include an overall spatial experience that usually includes elaborate landscaping.
9. Other Memorials is a category to cover proposals that may not fit into any of the categories previously described.

Discussion and Direction to Staff  
Regarding Proposed Policies and Procedures  
For Donated Memorials and Plaques



CITY *of* CALABASAS

City Council  
March 10, 2021

# What Prompted This Effort?

- The Daughters of the American Revolution (DAR), proposed to donate to the City a commemorative plaque briefly discussing the history and accomplishments of the DAR organization and its members. The proposed plaque would be placed in Old Town.
- In response to the proposal, Staff was asked to prepare a set of policies and procedures for review and consideration by the City Council.
- The policies and procedures would apply to any new memorials and plaques proposed for donation to the City by persons, entities or organizations not directly affiliated with the City.



# Development of a Draft Set of Policies and Procedures

- Staff looked for policies & procedures in place for other cities, and found that the City of San Antonio, Texas has a rather comprehensive set of policies and procedures which seemed suitable as a model.
- Staff adapted and modified the San Antonio policies and procedures to suit the City of Calabasas.
- The draft document was taken before the Historic Preservation Commission for review on August 25, 2020, and recommended changes by the HPC have been incorporated.



# Key Components

- 1) A statement of public purpose for the policies and procedures;
- 2) Objective criteria for consideration of any proposed new monument or plaque;
- 3) Definitions of various types and scales of memorials and plaques; and,
- 4) Clearly articulated procedures for the review of proposals by Staff, the HPC, and City Council.





# Recommended Action



Staff recommends that the City Council discuss the draft policies and procedures regarding consideration and acceptance by the City of donated memorials and plaques.





**CITY of CALABASAS**

**CITY COUNCIL AGENDA REPORT**

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**DATE: MARCH 3, 2021**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

**FROM: MAUREEN TAMURI AIA, AICP  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: CITY COUNCIL REVIEW OF PROPOSED 2021 STATE HOUSING BILLS,  
AND AUTHORIZATION FOR THE CITY MANAGER TO PREPARE AND  
MAYOR TO SIGN LETTERS REFLECTING THE CITY COUNCIL'S  
POSITION ON ALL OR SELECTED BILLS**

**MEETING**

**DATE: MARCH 10, 2021**

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**SUMMARY RECOMMENDATION:**

That the City Council discusses the Las Virgenes Malibu Council of Governments request to review proposed 2021 State Housing Bills, and authorization to the City Manager to prepare and Mayor to sign letters reflecting the City Council's position on all or selected bills.

**BACKGROUND:**

During the local Las Virgenes Malibu Council of Government (COG) meeting of January 19, 2021, City officials were provided a list of proposed 2021 Housing bills. Subsequent to the meeting, COG members were asked to present these bills to their City Councils to determine if the City Council wanted to take positions.

## DISCUSSION:

There are a total of 17 bills on the attached list provided by the COG. Because the COG requests Council input in a short timeframe, staff has re-organized the listing based on topic area, and chosen to focus on those bills which would have long-term land use and housing regulation impacts, in particular, the bills in Exhibit 4.

Our breakdown is as follows:

1) COVID -19 Relief (Exhibit 1)

Four of the bills (AB 15, AB 16, SB 3 and SCA 2) would provide assistance to tenants or property owners experiencing hardship as a result of the pandemic in the form of rental relief, debt re-payment, deadline extensions and notification and processing requirements). SCA 2 may be of special interest to the Council. This proposed constitutional amendment would repeal the prohibition in the California Constitution that the state or a local public agency, including the City, may not develop or purchase a low-rent housing project until a majority of voters approve the project during an election.

2) Housing Financing and Processing Improvements (Exhibit2)

Six of the bills (AB 59, AB 68, ACA 1, SB 5, SB11 and SB 15) attempt to increase housing production through a variety of methods, including:

- a) Reforming the process for cities imposing impact fees;
- b) Implement the recommendations in the California State Auditor's Report 2019-2020 to improve state agency coordination and oversight of affordable housing;
- c) Authorizing the issuance of state bonds to finance housing for persons experiencing homelessness and low-income persons;
- d) Convening a working group to identify ways to incorporate fire damage mitigation strategies into homeowners insurance ratemaking processes; and
- e) Creating a program to issue state grants to incentivize converting underperforming and vacant "big box" retail sites to housing.

Of particular interest to the Council may be ACA 1, which adds an exception to the current 1% ad valorem California Constitutional cap, imposed by Proposition 13, allowing additional local funding of public infrastructure,

affordable housing, and creating permanent supportive housing, all subject to 55% voter approval.

3) Housing Bills of Reduced Impact (Exhibit 3)

There are two housing bills, AB 215 and SCA 2, which, as currently composed, carry apparent City exemptions, or have reduced impacts. These include:

- a) AB 215 provides greater authority to the State Housing and Community Development Department (HCD) in reviewing General Plan Housing Elements and increases HCD oversight of local plans and programs when housing production falls below RHNA production. It also increases the amount that a City can be fined per month up to \$100,000 when a City is found by HCD and the Attorney General to not be in compliance with the applicable Housing Element and related housing obligations. Because our 2021 Housing Element is still under development, any projections of our future progress for the next 8 year housing cycle against the impacts of this bill are speculative at this time. Staff notes that a recent analysis of progress in meeting RHNA goals concluded that only 3% of all cities and counties in the State had met their goals.
- b) SCA 2 would lift a prohibition on the State's development, construction or acquisition of a low rent housing project unless it is approved through a vote of the local elected body. While technically possible that the State or another eligible local government, e.g. the County, could elect to develop low rent housing within the within the City, Staff sees no foreseeable impact at this time. Staff notes that the Las Virgenes School District has capacity to build housing at school sites, but we are unaware of any long range plan to do so.

4) Housing Bills of Higher Impact (Exhibit 4)

There are five bills (AB 115, SB 9, SB 10, SB 12 and SB 55) of note for Council discussion as follows:

- a) AB 115 would require housing as an allowed use in commercial zones, overriding any provision of the City's General Plan, Specific Plan or Development Code. If passed, it would require the City to permit housing currently prohibited in our Commercial Retail, Commercial Office, Commercial Business and Commercial Limited zones subject to specified criteria. Projects under AB 115 would be required to have a deed restriction mandating that at least 20% of the units are affordable for

lower income households. AB 115 would sunset on January 1, 2031 and would only apply to cities that have not adopted their rezoning as required by the pending, 6th revision of their Housing Element.

- b) SB 9 (previously introduced last year as SB 1120), would require a proposed housing development with 2 residential units in a single family residential zone to be ministerial approved by right. The exception to ministerial approvals is very limited, and triggered when recorded affordability covenants exist, structural alterations of 25% or more are required to the main home, or that the property is historic, or in a historic district. Cities would be further limited to imposing objective zoning and design standards, unless those standards would physically preclude the construction of duplexes. SB 9 would also require cities to consider ministerially urban lot splits. SB 9 would also require local agencies to consider ministerially urban lot splits. An urban lot is defined as being “located within a city the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.” Under SB 9 property owners would be able to split an urban lot into two lots and build four units, where previously one unit would have been allowed. Of great concern is that the minimum lot size for splitting would be set at 1,200 square feet.
- c) SB 10 would allow cities to pass an ordinance allowing for the zoning of up to 10 units per parcel in transit rich areas, jobs rich areas and urban infill sites, locations which may exist within Calabasas depending on the final definitions of those terms by the bill. While the bill exempts communities in High Fire Severity Zones (the whole of Calabasas), it also further exempts from the exception “sites who have complied with State fire mitigation measures,” which could be used to argue that a given project designed to be “fire-hardened” is within the exception to the exemption, and thus eligible for SB 10’s protections.
- d) SB 12 would require future updates of the General Plan and Safety Element to include and adopt comprehensive retrofit strategy to address wildfire property loss and damage due to wildfires, and transmit such approved programs to the Office of Planning and Research. By January 1, 2023, the City would need to analyze, prepare, and adopt wildfire risk reduction standards and publish the plan with the Office of Planning and Research. SB 12 would also require the State Fire Marshal to develop additional wildfire risk reduction standards that the City would need to abide by. The bill also limits issuance of discretionary approvals for new

developments in High Fire Severity Zones, and requires proportional RHNA reductions in such areas. The City has approximately 8,750 occupied structures, with countless secondary and accessory structures which would likely fall under a wildfire risk reduction strategy, not to mention landscape and natural brush and forestry areas.

- e) SB 55 (previously SB 474) would prohibit approvals of all new commercial and residential development in designated High Fire Severity Zones. The entirety of Calabasas is in a High Fire Severity Zone. If approved, the City would not be able to approve any new ADU, residential unit, or mobile home. The prohibition would also apply to new commercial, retail or industrial projects. Because the City is reliant upon maintaining a vibrant sales tax base, the inability to develop revenue generating activities on vacant parcels such as the former Sperling Nursery could have a significant effect on future revenue growth.

**FISCAL IMPACT/SOURCE OF FUNDING:**

Staff has not yet determined the financial impact of the bills, and are unable to provide an estimate of the impacts to the City, pro or con.

**REQUESTED ACTION:**

That the City Council discusses the Las Virgenes Malibu Council of Governments request to review proposed 2021 State Housing Bills, and authorization to the City Manager to prepare and Mayor to sign letters reflecting the City Council's position on all or selected bills.

**ATTACHMENTS:**

Exhibit 1) COVID -19 Relief Bills, Legislative Council Digests  
AB 15, AB 16, SB 3 and SCA 2

Exhibit 2) Housing Financing and Processing Improvement Bills,  
Legislative Council Digests  
AB 59, AB 68, ACA 1, SB 5, SB11 and SB 15

Exhibit 3) Housing Bills of Reduced Impact, Legislative Council Digests  
AB 215, SCA 2

Exhibit 4) Housing Bills of Higher Impact, Legislative Council Digests  
AB 115, SB 9, SB 10, SB12 and SB 55

Exhibit 5) Las Virgenes Malibu COG Agenda Report  
Preview of 2021 Housing Legislation 1/19/21



CITY *of* CALABASAS

ITEM 5

**EXHIBIT 1**

**COVID-19 RELIEF BILLS**

**LEGISLATIVE COUNCIL DIGESTS**

**AB 15, AB 16, SB 3 & SB 2**

100 Civic Center Way  
Calabasas, CA 91302  
(818) 224-1600  
Fax (818) 225-7324







**AB-15 COVID-19 relief: tenancy: Tenant Stabilization Act of 2021.** (2021-2022)

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Date Published: 12/07/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**ASSEMBLY BILL**

**NO. 15**

**Introduced by Assembly Members Chiu, Bonta, Lorena Gonzalez, Quirk-Silva, Santiago, and Wicks**

**(Principal coauthors: Assembly Members Friedman, Lee, and Luz Rivas)**

**(Principal coauthors: Senators Durazo and Wiener)**

**(Coauthors: Assembly Members Bloom, Kalra, Robert Rivas, and Ting)**

**(Coauthor: Senator Allen)**

**December 07, 2020**

An act to amend Sections 789.4, 798.56, 1942.5, and 2924.15 of, and to add Sections 1785.20.4 and 1942.5.5 to, the Civil Code, and to amend Sections 116.223, 1161, 1161.2, 1161.2.5, 1179.02, 1179.02.5, 1179.03, 1179.03.5, and 1179.07 of, and to add Section 1179.04.5 to, the Code of Civil Procedure, relating to tenancies, and declaring the urgency thereof, to take effect immediately.

**LEGISLATIVE COUNSEL'S DIGEST**

AB 15, as introduced, Chiu. COVID-19 relief: tenancy: Tenant Stabilization Act of 2021.

(1) Existing law, the COVID-19 Tenant Relief Act of 2020, establishes certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act, among other things, prohibits a tenant that delivers a declaration, under penalty of perjury, of COVID-19-related financial distress from being deemed in default with regard to the COVID-19 rental debt, as specified. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and January 31, 2021. Existing law repeals the act on February 1, 2025.

This bill would extend the definition of "COVID-19 rental debt" as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and December 31, 2021. The bill would also extend the repeal date of the act to January 1, 2026. The bill would make other conforming changes to align with these extended dates. By extending the repeal date of the act, the bill would expand the crime of perjury and create a state-mandated local program.

Existing law authorizes a landlord to require a high-income tenant, as defined, to submit additional documentation supporting the claim that the tenant has suffered COVID-19-related financial distress if the landlord provides the tenant with a specified notice.

This bill would provide that a tenant is not required to submit that additional supporting documentation unless the landlord provides the tenant with a copy of the proof of income that demonstrates that the tenant qualifies as a high-income tenant.

Existing law prohibits a landlord from interrupting or terminating utility service furnished to a tenant with the intent to terminate the occupancy of the tenant, and imposes specified penalties on a landlord who violates that prohibition. Existing law, until February 1, 2021, imposes additional damages in an amount of at least \$1,000, but not more than \$2,500, on a landlord that violates that prohibition, if the tenant has provided a declaration of COVID-19 financial distress, as specified.

This bill would extend the imposition of those additional damages to January 1, 2022, and would remove the condition that the tenant provide a declaration of COVID-19 financial distress.

This bill would additionally prohibit a landlord from taking certain actions with respect to a tenant's COVID-19 rental debt, including, among others, charging or attempting to collect late fees, providing different terms or conditions of tenancy, or withholding a service or amenity.

Existing law, until February 1, 2021, prohibits a landlord from bringing an action for unlawful detainer based on a cause of action other than nonpayment of COVID-19 rental debt for the purpose of retaliating against the lessee because the lessee has COVID-19 rental debt.

This bill would extend that prohibition to January 1, 2022.

Existing law, until February 1, 2025, provides that a small claims court has jurisdiction in any action for recovery of COVID-19 rental debt, as defined, regardless of the amount demanded.

This bill would extend that provision to January 1, 2026.

Existing law prohibits action to recover COVID-19 rental debt from commencing before March 1, 2021.

This bill would extend that prohibition to January 1, 2022, or the end of a local jurisdiction's repayment period, whichever is later.

(2) Existing law, the Consumer Credit Reporting Agencies Act, provides for the regulation of consumer credit reporting agencies that collect credit-related information on consumers and report this information to subscribers and of persons who furnish that information to consumer credit reporting agencies, as provided.

This bill would prohibit a housing provider, credit reporting agency, tenant screening company, or other entity that evaluates tenants on behalf of a housing provider from using an alleged COVID-19 rental debt, as defined, as a negative factor for the purpose of evaluating creditworthiness or as the basis for a negative reference to a prospective housing provider.

(3) Existing law, the Mobilehome Residency Law, requires the management of a mobilehome park to comply with notice and specified other requirements in order to terminate a tenancy in a mobilehome park due to a change of use of the mobilehome park, including giving homeowners at least 15 days' written notice that the management will be appearing before a local governmental board, commission, or body to request permits for the change of use.

This bill would instead require the management to give homeowners at least 60 days' written notice that the management will be appearing before a local governmental board, commission, or body to obtain local approval for the intended change of use of the mobilehome park.

(4) Existing law prescribes various requirements to be satisfied before the exercise of a power of sale under a mortgage or deed of trust. In this regard, existing law requires that a notice of default and a notice of sale be recorded and that specified periods of time elapse between the recording and the sale. Existing law establishes certain requirements in connection with foreclosures on mortgages and deeds of trust, including restrictions on the actions mortgage servicers may take while a borrower is attempting to secure a loan modification or has submitted a loan modification application. Existing law, until January 1, 2023, applies those protections to a first lien mortgage or deed of trust that is secured by residential real property that is occupied by a tenant, contains no more than four dwelling units, and meets certain criteria, including that a tenant occupying the property is unable to pay rent due to a reduction in income resulting from the novel coronavirus.

The bill, commencing January 1, 2023, would limit the extension of those protections to the above-described first lien mortgages and deeds of trust to instances in which the borrower has been approved for foreclosure

prevention, as specified, or the borrower submitted a completed application for a first lien loan modification before January 1, 2023, and, as of January 1, 2023, either the mortgage servicer has not yet determined whether the applicant is eligible, or the appeal period for the mortgage servicer's denial of the application has not yet expired.

(5) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

(6) This bill would declare that it is to take effect immediately as an urgency statute.

Vote: 2/3 Appropriation: no Fiscal Committee: yes Local Program: yes



# California

## LEGISLATIVE INFORMATION

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### AB-16 Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021. (2021-2022)

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Date Published: 01/12/2021 09:00 PM

AMENDED IN ASSEMBLY JANUARY 12, 2021

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

## ASSEMBLY BILL

**NO. 16**

Introduced by Assembly Member Chiu

December 07, 2020

An act to add Chapter 2.9 (commencing with Section 50495) to Part 2 of Division 31 of the Health and Safety Code, relating to tenancies.

### LEGISLATIVE COUNSEL'S DIGEST

AB 16, as amended, Chiu, Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021.

Existing law, the COVID-19 Tenant Relief Act of 2020, establishes certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act prohibits a tenant that delivers a declaration of COVID-19-related financial distress from being deemed in default with regard to the COVID-19 rental debt, as specified. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and January 31, 2021. Existing law repeals the act on February 1, 2025.

~~This bill would state the intent of the Legislature to enact the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021 to address the long-term financial impacts of the COVID-19 pandemic on renters, small landlords, and affordable housing providers, ensure ongoing housing stability for tenants at risk of eviction, and stabilize rental properties at risk of foreclosure. This bill would include legislative findings and declarations in support of the intended legislation.~~

*This bill would establish the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Program. The bill would authorize the Director of Housing and Community Development to direct an existing office or program within the Department of Housing and Community Development to implement the program. The bill would establish in the State Treasury the COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Fund, and, upon appropriation by the Legislature, distribute all moneys in the fund to the department to carry out the purposes of the program. The bill would require the program be implemented only to the extent that funding is made available through the Budget Act. The bill would specify that it is the intent of*

3/1/2021

Bill Text - AB-16 Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021.

*the Legislature to prioritize the use of available federal funds before using General Fund moneys for the program.*

Vote: majority Appropriation: no Fiscal Committee: noyes Local Program: no

**SB-3 Tenancy: COVID-19** (2021-2022)

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Date Published: 12/07/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**SENATE BILL****NO. 3****Introduced by Senators Caballero and Bradford****December 07, 2020**

An act to amend Section 1179.02 of the Code of Civil Procedure, relating to COVID-19 relief.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 3, as introduced, Caballero. Tenancy: COVID-19

Existing law, the COVID-19 Tenant Relief Act of 2020, establishes certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due during the covered time period, defined as the period between March 1, 2020, and January 31, 2021. The act also requires a notice that demands payment of rent that came due during the transition time period, defined as the period between September 30, 2020, and January 31, 2021, to comply with additional specified requirements.

This bill would extend the covered time period and transition time period for purposes of the act to March 31, 2021.

Under the act, a tenant may not be deemed in default with regard to COVID-19 rental debt for purposes of an unlawful detainer action if the tenant delivers a declaration of COVID-19-related financial distress, signed under penalty of perjury, to the landlord.

Because the bill would extend the covered time period and thereby expand the time period a tenant may deliver a declaration of COVID-19-related financial distress, the bill would impose a state-mandated local program by expanding the crime of perjury.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

**THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:**

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CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**SENATE  
AMENDMENT****CONSTITUTIONAL****NO. 2****Introduced by Senators Allen and Wiener****December 07, 2020**

A resolution to propose to the people of the State of California an amendment to the Constitution of the State, by repealing Article XXXIV thereof, relating to public housing projects.

**LEGISLATIVE COUNSEL'S DIGEST**

SCA 2, as introduced, Allen. Public housing projects.

The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified.

This measure would repeal these provisions.

Vote: 2/3 Appropriation: no Fiscal Committee: no Local Program: no

Resolved by the Senate, the Assembly concurring, That the Legislature of the State of California at its 2021–22 Regular Session commencing on the seventh day of December 2020, two-thirds of the membership of each house concurring, hereby proposes to the people of the State of California, that the Constitution of the State be amended as follows:

**That Article XXXIV thereof is repealed.**



CITY *of* CALABASAS

ITEM 5  
**EXHIBIT 2**

**HOUSING FINANCING AND PROCESSING IMPROVEMENT BILLS**  
**LEGISLATIVE COUNCIL DIGESTS**  
**AB 59, AB 68, ACA 1, SB 5, SB 11 & SB 15**

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**AB-59 Mitigation Fee Act: fees: notice and timelines.** (2021-2022)

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Date Published: 12/07/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**ASSEMBLY BILL****NO. 59****Introduced by Assembly Member Gabriel****December 07, 2020**

An act to amend Sections 66013, 66014, 66016, 66019, and 66020 of, and to repeal Section 66022 of, the Government Code, relating to land use.

**LEGISLATIVE COUNSEL'S DIGEST**

AB 59, as introduced, Gabriel. Mitigation Fee Act: fees: notice and timelines.

The Mitigation Fee Act authorizes a local agency to establish, increase, or impose a variety of fees, dedications, reservations, or other exactions for services, and in connection with the approval of a development project, as defined. Existing law prohibits a local agency from imposing fees for specified purposes, including fees for water or sewer connections, capacity charges, zoning variances or changes, use permits, and building inspections or permits, among others, that exceed the estimated reasonable cost of providing the service for which the fee is charged, unless voter approval is obtained. Existing law requires fees or service charges that create revenues in excess of actual cost to be used to reduce the fee or service charge. Existing law requires a local agency, before levying or increasing a fee or service charge, to hold at least one open and public meeting and requires that notice of the time and place of the meeting be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Existing law additionally requires the local agency to make available to the public, at least 10 days prior to the meeting, the data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service, as specified. Existing law also authorizes the local agency to provide notice via electronic notification to those who specifically request it, and authorizes the legislative body of a local agency to establish a reasonable annual charge for sending notices based on the estimated cost of providing the service.

Existing law authorizes any party to protest the imposition of a fee, dedication, reservation, or other exactions imposed on a development project within 90 or 120 days of the imposition of the fee, as applicable, and specifies procedures for those protests and actions. The act imposes the same requirements on a local agency for a new or increased fee for public facilities. Existing law, for specified fees, requires any judicial action or proceeding to attack, review, set aside, void, or annul an ordinance, resolution, or motion adopting a new fee or service charge or modifying an existing fee or service charge to be commenced within 120 days of the effective date of the ordinance, resolution, or motion. Existing law also provides that, if an ordinance, resolution, or motion provides

for an automatic adjustment in a fee or service charge and the adjustment results in an increase in the fee or service charge, that any action to attack, review, set aside, void, or annul the increase to be commenced within 120 days of the increase.

This bill would increase, for fees and service charges and for fees for specified public facilities, the time for mailing the notice of the time and place of the meeting to at least 45 days before the meeting. The bill would require the local agency to make that information available to the public at least 30 days before the meeting. The bill would require a local agency to additionally make available to the public all of the data demonstrating the requisite relationship between the amount of a fee for public facilities and the need for the public facilities. The bill would require the data to also be made available to the public on the local agency's internet website. The bill would authorize interested parties to file an electronic request to receive the notice of the meeting time and place, and would require the local agency to mail or electronically send the notice as requested by the party. The bill would prohibit the legislative body of a local agency from establishing a reasonable annual charge for sending electronic notices. The bill would prohibit a local agency, when defending a protest or action filed for a fee or service charge, or for fees for specified public facilities, from using as evidence, or relying on in any way, data not made available to the public pursuant to these provisions. The bill would require revenues in excess of actual cost to be used to reimburse the payor of the fee or service charge.

This bill would also delete the provisions requiring a judicial action or proceeding to attack, review, set aside, void, or annul an ordinance within 120 days of the effective date of the ordinance or increase, as applicable. The bill would instead require a judicial action or proceeding to be conducted in accordance with other procedures that, among other things, require a protest to be filed within 90 days after the imposition of the fees and an action to attack, review, set aside, void, or annul the imposition of the fees to be filed within 180 days after delivery of a specified notice by the local agency.

By imposing new duties on local agencies, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

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Date Published: 12/07/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**ASSEMBLY BILL****NO. 68****Introduced by Assembly Member Salas****December 07, 2020**

An act relating to housing.

**LEGISLATIVE COUNSEL'S DIGEST**

AB 68, as introduced, Salas. Affordable housing: California State Auditor's Report.

Existing law establishes various programs intended to promote the development of affordable housing, including the Multifamily Housing Program, under which the Department of Housing and Community Development provides financial assistance in the form of deferred payment loans to pay for the eligible costs of certain housing development activities. Existing law requires the California State Auditor to conduct any audit of a state or local agency or any other publicly created entity that is requested by the Joint Legislative Audit Committee, as provided.

This bill would state the intent of the Legislature to enact legislation that would implement recommendations made in the California State Auditor's Report 2020-108, issued on November 17, 2020, relating to affordable housing.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no



**ACA-1 Local government financing: affordable housing and public infrastructure: voter approval.** (2021-2022)

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CALIFORNIA LEGISLATURE— 2021-2022 REGULAR SESSION

**ASSEMBLY  
AMENDMENT**

**CONSTITUTIONAL**

**NO. 1**

**Introduced by Assembly Members Aguiar-Curry, Lorena Gonzalez, and Chiu  
(Principal coauthor: Senator Wiener)  
(Coauthors: Assembly Members Berman, Burke, Kalra, Levine, Quirk, Robert Rivas,  
Blanca Rubio, Stone, Ting, Weber, and Wicks)**

**December 07, 2020**

A resolution to propose to the people of the State of California an amendment to the Constitution of the State, by amending Sections 1 and 4 of Article XIII A thereof, by amending Section 2 of, and by adding Section 2.5 to, Article XIII C thereof, by amending Section 3 of Article XIII D thereof, and by amending Section 18 of Article XVI thereof, relating to local finance.

**LEGISLATIVE COUNSEL'S DIGEST**

ACA 1, as introduced, Aguiar-Curry. Local government financing: affordable housing and public infrastructure: voter approval.

(1) The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions.

This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements. The measure would specify that these provisions apply to any city, county, city and county, or special district measure imposing an ad valorem tax to pay the interest and redemption charges on bonded indebtedness for these purposes that is submitted at the same election as this measure.

(2) The California Constitution conditions the imposition of a special tax by a local government upon the approval of  $\frac{2}{3}$  of the voters of the local government voting on that tax, and prohibits these entities from imposing an ad valorem tax on real property or a transactions or sales tax on the sale of real property.

This measure would authorize a local government to impose, extend, or increase a sales and use tax or transactions and use tax imposed in accordance with specified law or a parcel tax, as defined, for the purposes of funding the construction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing if the proposition proposing that tax is approved by 55% of its voters voting on the proposition and the proposition includes specified accountability requirements. This measure would also make conforming changes to related provisions. The measure would specify that these provisions apply to any local measure imposing, extending, or increasing a sales and use tax, transactions and use tax, or parcel tax for these purposes that is submitted at the same election as this measure.

(3) The California Constitution prohibits specified local government agencies from incurring any indebtedness exceeding in any year the income and revenue provided in that year, without the assent of  $\frac{2}{3}$  of the voters and subject to other conditions. In the case of a school district, community college district, or county office of education, the California Constitution permits a proposition for the incurrence of indebtedness in the form of general obligation bonds for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, to be adopted upon the approval of 55% of the voters of the district or county, as appropriate, voting on the proposition at an election.

This measure would expressly prohibit a special district, other than a board of education or school district, from incurring any indebtedness or liability exceeding any applicable statutory limit, as prescribed by the statutes governing the special district. The measure would also similarly require the approval of 55% of the voters of the city, county, city and county, or special district, as applicable, to incur bonded indebtedness, exceeding in any year the income and revenue provided in that year, that is in the form of general obligation bonds issued to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing projects, if the proposition proposing that bond includes specified accountability requirements. The measure would specify that this 55% threshold applies to any proposition for the incurrence of indebtedness by a city, county, city and county, or special district for these purposes that is submitted at the same election as this measure.

Vote: 2/3 Appropriation: no Fiscal Committee: no Local Program: no

*California*

LEGISLATIVE INFORMATION

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Date Published: 12/07/2020 09:00 PM

CORRECTED DECEMBER 09, 2020

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**SENATE BILL****NO. 5****Introduced by Senators Atkins, Caballero, McGuire, Rubio, Skinner, and Wiener****December 07, 2020**

An act relating to housing.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 5, as introduced, Atkins. Housing: bond act.

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time homebuyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks.

This bill would state the intent of the Legislature to enact legislation that would authorize the issuance of bonds and would require the proceeds from the sale of those bonds to be used to finance housing-related programs that serve the homeless and extremely low income and very low income Californians.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no



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## SB-11 Residential property insurance: ratemaking strategies. (2021-2022)

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CALIFORNIA LEGISLATURE— 2021-2022 REGULAR SESSION

### SENATE BILL

**NO. 11**

**Introduced by Senator Rubio**

**December 07, 2020**

An act to add and repeal Chapter 12 (commencing with Section 10109) of Part 1 of Division 2 of the Insurance Code, relating to insurance.

### LEGISLATIVE COUNSEL'S DIGEST

SB 11, as introduced, Rubio. Residential property insurance: ratemaking strategies.

The Insurance Rate Reduction and Reform Act of 1988, an initiative measure enacted by Proposition 103, as approved by the voters at the November 8, 1988, statewide general election, prohibits specified insurance rates from being approved or remaining in effect that are excessive, inadequate, unfairly discriminatory, or otherwise in violation of the act. The act requires an insurer that wishes to change a rate to file a complete rate application with the Insurance Commissioner, as specified.

This bill would require the commissioner to convene a stakeholder group of expert parties to identify ways to measure and incorporate various fire damage mitigation strategies into the homeowners' insurance ratemaking process and to report the group's findings to the Legislature no later than December 31, 2023.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: no



# California

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### SB-15 Housing development: incentives: rezoning of idle retail sites. (2021-2022)

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Date Published: 12/07/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

## SENATE BILL

**NO. 15****Introduced by Senator Portantino****December 07, 2020**

An act to add Chapter 2.9 (commencing with Section 50495) to Part 2 of Division 31 of the Health and Safety Code, relating to housing.

### LEGISLATIVE COUNSEL'S DIGEST

SB 15, as introduced, Portantino. Housing development: incentives: rezoning of idle retail sites.

Existing law establishes, among other housing programs, the Workforce Housing Reward Program, which requires the Department of Housing and Community Development to make local assistance grants to cities, counties, and cities and counties that provide land use approval to housing developments that are affordable to very low and low-income households.

This bill, upon appropriation by the Legislature in the annual Budget Act or other statute, would require the department to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing. The bill would define various terms for these purposes. In order to be eligible for a grant, the bill would require a local government, among other things, to apply to the department for an allocation of grant funds and provide documentation that it has met specified requirements, including certain labor-related requirements. The bill would make the allocation of these grants subject to appropriation by the Legislature in the annual Budget Act or other statute.

The bill would require the department to issue a Notice of Funding Availability for each calendar year in which funds are made available for these purposes. The bill would require that the amount of grant awarded to each eligible local government be equal to 7 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 7 years immediately preceding the date of the local government's application, subject to certain modifications, and that the local government receive this amount in one lump-sum following the date of the local government's application. The bill, upon appropriation by the Legislature in the annual Budget Act or other statute, would authorize the department to review, adopt, amend, and repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, or standards for this program and exempt those guidelines from the rulemaking provisions of the Administrative Procedure Act.





CITY *of* CALABASAS

ITEM 5

**EXHIBIT 3**

**HOUSING BILLS OF REDUCED IMPACT**

**LEGISLATIVE COUNCIL DIGESTS**

**AB 215, SCA 2**

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# California

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### AB-215 Housing element. (2021-2022)

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Date Published: 01/11/2021 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

## ASSEMBLY BILL

**NO. 215**

**Introduced by Assembly Member Chiu**

**January 11, 2021**

An act to amend Section 65585 of the Government Code, relating to housing.

### LEGISLATIVE COUNSEL'S DIGEST

AB 215, as introduced, Chiu. Housing element.

Existing law, the Planning and Zoning Law, requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the Department of Housing and Community Development (HCD) to determine whether the housing element is in substantial compliance with specified provisions of that law. That law also requires HCD to notify a city, county, or city and county, and authorizes HCD to notify the office of the Attorney General, that the city, county, or city and county is in violation of state law if HCD finds that the housing element or an amendment to the housing element does not substantially comply with specified provisions of the Planning and Zoning Law, or that the local government has taken action or failed to act in violation of specified provisions of law.

This bill would add the Housing Crisis Act of 2019 to those specified provisions of law.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: no

**SCA-2 Public housing projects.** (2021-2022)

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CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**SENATE  
AMENDMENT****CONSTITUTIONAL****NO. 2****Introduced by Senators Allen and Wiener****December 07, 2020**

A resolution to propose to the people of the State of California an amendment to the Constitution of the State, by repealing Article XXXIV thereof, relating to public housing projects.

**LEGISLATIVE COUNSEL'S DIGEST**

SCA 2, as introduced, Allen. Public housing projects.

The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified.

This measure would repeal these provisions.

Vote: 2/3 Appropriation: no Fiscal Committee: no Local Program: no

Resolved by the Senate, the Assembly concurring, That the Legislature of the State of California at its 2021–22 Regular Session commencing on the seventh day of December 2020, two-thirds of the membership of each house concurring, hereby proposes to the people of the State of California, that the Constitution of the State be amended as follows:

**That Article XXXIV thereof is repealed.**



CITY *of* CALABASAS

ITEM 5

**EXHIBIT 4**

**HOUSING BILLS OF HIGHER IMPACT**

**LEGISLATIVE COUNCIL DIGESTS**

**AB 115, SB 9, SB 10, SB 12, & SB 55**

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**AB-115 Planning and zoning: commercial zoning: housing development.** (2021-2022)

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Date Published: 12/18/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**ASSEMBLY BILL****NO. 115****Introduced by Assembly Member Bloom****December 18, 2020**

An act to add and repeal Section 65583.7 of the Government Code, relating to land use.

**LEGISLATIVE COUNSEL'S DIGEST**

AB 115, as introduced, Bloom. Planning and zoning: commercial zoning: housing development.

Existing law, the Planning and Zoning Law, requires that the legislative body of each county and each city adopt a comprehensive, long-term general plan for the physical development of the county and city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law authorizes the legislative body of any county or city, pursuant to specified procedures, to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes.

This bill, notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation, would require that a housing development be an authorized use on a site designated in any local agency's zoning code or maps for commercial uses if certain conditions apply. Among these conditions, the bill would require that the housing development be subject to a recorded deed restriction requiring that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, as those terms are defined, and located on a site that satisfies specified criteria.

The bill would require the city or county to apply certain height, density, and floor area ratio standards to a housing development that meets these criteria. The bill would deem a housing development consistent, compliant, and in conformity with local development standards, zoning codes or maps, and general plan if it meets the requirements of the bill. The bill would require a jurisdiction to comply with these requirements only until it has completed the rezoning, required as described above, for the 6th revision of its housing element. The bill would repeal these provisions as of January 1, 2031.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

By adding to the duties of local planning officials, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes



# California

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### SB-9 Housing development: approvals. (2021-2022)

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Date Published: 12/07/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

## SENATE BILL

## NO. 9

**Introduced by Senators Atkins, Caballero, Rubio, and Wiener  
(Coauthors: Senators Gonzalez and McGuire)  
(Coauthor: Assembly Member Robert Rivas)**

**December 07, 2020**

An act to amend Section 66452.6 of, and to add Sections 65852.21 and 66411.7 to, the Government Code, relating to land use.

### LEGISLATIVE COUNSEL'S DIGEST

SB 9, as introduced, Atkins. Housing development: approvals.

The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.

This bill, among other things, would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving the construction of 2 residential units, including, but not limited to, authorizing a city or county to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of up to 2 units, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing,

approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. Under the Subdivision Map Act, an approved or conditionally approved tentative map expires 24 months after its approval or conditional approval or after any additional period of time as prescribed by local ordinance, not to exceed an additional 12 months, except as provided.

This bill, among other things, would require a city or county to ministerially approve a parcel map or tentative and final map for an urban lot split that meets certain requirements, including, but not limited to, that the urban lot split would not require the demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the parcel is located within a residential zone, and that the parcel is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving an urban lot split, including, but not limited to, authorizing a city or county to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of 2 units on either of the resulting parcels, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

The bill would also extend the limit on the additional period that may be provided by ordinance, as described above, from 12 months to 24 months and would make other conforming or nonsubstantive changes.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment. CEQA does not apply to the approval of ministerial projects.

This bill, by establishing the ministerial review processes described above, would thereby exempt the approval of projects subject to those processes from CEQA.

The California Coastal Act of 1976 provides for the planning and regulation of development, under a coastal development permit process, within the coastal zone, as defined, that shall be based on various coastal resources planning and management policies set forth in the act.

This bill would exempt a local government from being required to hold public hearings for coastal development permit applications for housing developments and urban lot splits pursuant to the above provisions.

By increasing the duties of local agencies with respect to land use regulations, the bill would impose a state-mandated local program.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes





**SB-10 Planning and zoning: housing development: density.** (2021-2022)

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Date Published: 02/24/2021 09:00 PM

AMENDED IN SENATE FEBRUARY 24, 2021

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**SENATE BILL**

**NO. 10**

**Introduced by Senator Wiener**  
**(Principal coauthors: Senators Atkins and Caballero)**  
**(Principal coauthor: Assembly Member Robert Rivas)**

**December 07, 2020**

An act to add Section 65913.5 to the Government Code, relating to land use.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 10, as amended, Wiener. Planning and zoning: housing development: density.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law requires an attached housing development to be a permitted use, not subject to a conditional use permit, on any parcel zoned for multifamily housing if at least certain percentages of the units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing.

This bill would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, ~~2022~~, 2023, based on specified criteria. The bill would specify that an ordinance adopted under these ~~provisions~~ provisions, and any resolution adopted to amend the jurisdiction's General Plan to be consistent with that ordinance, is not a project for purposes of the California Environmental Quality Act. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right.

This bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: no



**SB-12 Local government: planning and zoning: wildfires.** (2021-2022)

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Date Published: 12/07/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

**SENATE BILL**

**NO. 12**

**Introduced by Senator McGuire  
(Coauthors: Senators Atkins, Caballero, and Dodd)**

**December 07, 2020**

An act to amend Sections 65007, 65302, 65584, 65584.04, and 65584.06 of, and to add Sections 65011, 65012, 65013, 65040.18, 65302.11, 65860.2, 65865.6, 65962.3, and 66474.03 to, the Government Code, to amend Section 13132.7 of the Health and Safety Code, and to amend Section 4290 of, and to add Section 4123.6 to, the Public Resources Code, relating to local government.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 12, as introduced, McGuire. Local government: planning and zoning: wildfires.

(1) The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a housing element and a safety element for the protection of the community from unreasonable risks associated with the effects of various geologic and seismic hazards, flooding, and wildland and urban fires. Existing law requires the housing element to be revised according to a specific schedule. Existing law requires the planning agency to review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element.

Existing law requires that the Office of Planning and Research, among other things, coordinate with appropriate entities, including state, regional, or local agencies, to establish a clearinghouse for climate adaptation information for use by state, regional, and local entities, as provided.

This bill would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after July 1, 2024, whichever occurs first, to be reviewed and updated as necessary to include a comprehensive retrofit strategy to reduce the risk of property loss and damage during wildfires, as specified, and would require the planning agency to submit the adopted strategy to the Office of Planning and Research for inclusion into the above-described clearinghouse. The bill would also require the planning agency to review and, if necessary, revise the safety element upon each revision of the housing element or local hazard

mitigation plan, but not less than once every 8 years, to identify new information relating to retrofit updates applicable to the city or county that was not available during the previous revision of the safety element. By increasing the duties of local officials, this bill would create a state-mandated local program.

(2) Existing law requires the general plan to include a land use element that designates the proposed general distribution and general location and extent of the uses of the land for, among other purposes, housing, business, and industry. Existing law additionally requires the general plan to include a housing element and requires each local government to review and revise its housing element, as specified.

This bill would require a city or county that contains a very high fire risk area, as defined, upon each revision of the housing element on or after July 1, 2024, to amend the land use element of its general plan to contain, among other things, the locations of all very high fire risk areas within the city or county and feasible implementation measures designed to carry out specified goals, objectives, and policies relating to the protection of lives and property from unreasonable risk of wildfire. The bill would require the city or county to complete a review of, and make findings related to, wildfire risk reduction standards, as defined, upon each subsequent revision of the housing element, as provided. The bill would require the State Board of Forestry and Fire Protection to review the findings and make recommendations, as provided.

The bill would additionally require the Office of the State Fire Marshal, in consultation with the Office of Planning and Research and the Board of Forestry and Fire Protection, by January 1, 2023, to adopt wildfire risk reduction standards that meet certain requirements and reasonable standards for third-party inspection and certifications for a specified enforcement program. The bill would also require the Office of the State Fire Marshal to, by January 1, 2024, update the maps of the very high fire hazard severity zones, as specified. The bill would require the Office of the State Fire Marshal to convene a working group of stakeholders, as specified, to assist in this effort and to consider specified national standards.

Existing law requires county or city zoning ordinances to be consistent with the general plan of the county or city, as specified.

This bill would require a city or county that contains a very high fire risk area, within 12 months following the amendment of the city or county's land use element, to adopt a very high fire risk overlay zone or otherwise amend its zoning ordinance so that it is consistent with the general plan, as specified.

This bill would additionally prohibit the legislative body of a city or county that contains a very high fire risk area, upon the effective date of the revision of the city or county's land use element, from entering into a development agreement for property that is located within a very high fire risk area, approving specified discretionary permits or other discretionary entitlements for projects located within a very high fire risk area, or approving a tentative map or a parcel map for which a tentative map was not required for a subdivision that is located within a very high fire risk area, unless the city or county makes specified findings based on substantial evidence in the record.

By increasing the duties of local officials, this bill would impose a state-mandated local program.

(3) Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected housing need, as provided. Existing law requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county and that furthers specified objectives.

This bill would require the regional housing needs allocation plan to additionally further the objective of reducing development pressure within very high fire risk areas.

(4) Existing law requires the council of governments, or delegate subregion, as applicable, to develop a proposed methodology for distributing the existing and projected regional housing need and, to the extent that sufficient data is available as provided, to include specified factors to develop the methodology that allocates regional housing needs, including, among other factors, the rate of overcrowding.

This bill would additionally require the council of governments, or delegate subregion, as applicable, to include within those factors for the seventh and subsequent revisions of the housing element, the amount of land in each member jurisdiction that is within a very high fire risk area by allocating a lower proportion of housing if the council of governments or delegate subregion determines, based on specified factors, that it is likely that the jurisdiction would otherwise need to identify lands within a very high fire risk area as adequate sites in order to meet its housing need allocation.

For cities and counties without a council of governments, existing law requires the Department of Housing and Community Development to determine and distribute the existing and projected housing need, unless that responsibility is delegated as provided to cities and counties, based upon available data and in consultation with the cities and counties, taking into consideration, among other things, the availability of suitable sites and public facilities.

This bill would also require the department, for the seventh and subsequent revisions of the housing element, to take into consideration the amount of land in each city and each county that is within a very high fire risk area, as defined, by allocating a lower proportion of housing if the department determines, based on specified factors, that it is likely that the jurisdiction would otherwise need to identify lands within a very high fire risk area as adequate sites in order to meet its housing need allocation.

By increasing the duties of local officials, this bill would impose a state-mandated local program.

(5) Existing law requires the Office of Planning and Research to implement various long-range planning and research policies and goals that are intended to, among other things, encourage the formation and proper functioning of local entities and, in connection with those responsibilities, to adopt guidelines for the preparation and content of the mandatory elements required in city and county general plans.

This bill would require the Office of Planning and Research, on or before January 1, 2023, in collaboration with cities and counties, to identify local ordinances, policies, and best practices relating to land use planning in very high fire risk areas, wildfire risk reduction, and wildfire preparedness and publish these resources on the above-described clearinghouse, as specified.

(6) Existing law requires, until the 2023–24 fiscal year, the amount of \$165,000,000 to be appropriated from the Greenhouse Gas Reduction Fund to the Department of Forestry and Fire Protection for healthy forest and fire prevention programs and projects that improve forest health and reduce greenhouse gas emissions caused by uncontrolled wildfires.

This bill would establish the Wildfire Risk Reduction Planning Support Grants Program, administered by the Department of Forestry and Fire Protection, for the purpose of providing small jurisdictions, as defined, containing very high fire hazard risk areas with grants for specified planning activities to enable those jurisdictions to meet the requirements set forth in the bill, as described above. Upon appropriation, the bill would require the department to distribute grant funds under the program via a noncompetitive, over-the-counter process, as provided, to small jurisdictions. The bill would require a recipient small jurisdiction to use the allocation solely for wildfire risk reduction planning activities, as specified. The bill would authorize the department to set aside up to 5% of any amount appropriated for these purposes for program administration.

(7) Existing law requires the State Board of Forestry and Fire Protection to adopt regulations implementing minimum fire safety standards that are applicable to lands classified and designated as very high fire hazard severity zones, and requires the regulations to apply to the perimeters and access to all residential, commercial, and industrial building construction within lands classified and designated as very high fire hazard severity zones, as defined, after July 1, 2021.

This bill would specify that the above-described regulations apply to the perimeters and access from the perimeters to all residential, commercial, and industrial building construction within lands classified and designated as very high fire hazard severity zones. The bill would also require the regulations to conform as nearly as practicable with specified existing regulations adopted by the State Fire Marshal.

(8) Existing law requires a common interest development within a very high fire severity zone to allow an owner to install or repair a roof with at least one type of fire retardant roof covering material that meets specified requirements.

This bill would require the one type of fire retardant roof covering material to additionally meet, at a minimum, class B standards, as specified in the International Building Code.

(9) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes



# California

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### **SB-55 Very high fire hazard severity zone: state responsibility area: development prohibition.** (2021-2022)

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Date Published: 12/07/2020 09:00 PM

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

## **SENATE BILL**

**NO. 55**

**Introduced by Senators Stern and Allen**

**December 07, 2020**

An act to add Section 51182.5 to the Government Code, relating to land use.

### **LEGISLATIVE COUNSEL'S DIGEST**

SB 55, as introduced, Stern. Very high fire hazard severity zone: state responsibility area: development prohibition.

Existing law requires the Director of Forestry and Fire Protection to identify areas of the state as very high fire hazard severity zones based on specified criteria. Existing law requires a local agency to designate, by ordinance, very high hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the director. Existing law authorizes a local agency to include areas within its jurisdiction not identified as very high fire hazard severity zones by the director as very high fire hazard severity zones following a specified finding supported by substantial evidence.

Existing law requires the State Board of Forestry and Fire Protection to determine, based on specified criteria, whether an area of the state is one for which the financial responsibility of preventing and suppressing fires is primarily the responsibility of the state. Existing law refers to these areas as "state responsibility areas."

This bill would, in furtherance of specified state housing production and wildfire mitigation goals, prohibit the creation or approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area. By imposing new duties on local governments with respect to the approval of new developments in very high fire hazard severity zones and state responsibility areas, this bill would impose a state-mandated local program.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

(i) The tract is high opportunity, meaning its characteristics are associated with positive educational and economic outcomes for households of all income levels residing in the tract.

(ii) The tract meets either of the following criteria:

(I) New housing sited in the tract would enable residents to live near more jobs than is typical for tracts in the region.

(II) New housing sited in the tract would enable shorter commute distances for residents, relative to existing commute patterns and jobs-housing fit.

(B) The Department of Housing and Community Development shall, commencing on January 1, ~~2022~~, 2023, publish and update, every five years thereafter, a map of the state showing the areas identified by the department as "jobs-rich areas." *The department shall begin with the most current version of the Department of Housing and Community Development and California Tax Credit Allocation Committee Opportunity Maps and update the methodology as it determines is appropriate to advance the goals of subparagraph (A).*

(3) "Transit-rich area" means a parcel within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or a parcel on a high-quality bus corridor.

(4) "Urban infill site" means a site that satisfies all of the following:

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C) A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

(d) The Legislature finds and declares that ensuring the adequate production of affordable housing is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.



CITY *of* CALABASAS

ITEM 5

**EXHIBIT 5**

**LAS VIRGENES MALIBU COG AGENDA REPORT**

**PREVIEW OF 2021 HOUSING LEGISLATION**

**JANUARY 19, 2021**

100 Civic Center Way  
Calabasas, CA 91302  
(818) 224-1600  
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**Governing Board Agenda Report**

**DATE:** January 19, 2021  
**TO:** Governing Board and Alternates  
**FROM:** Terry Dipple, Executive Director  
**SUBJECT:** Preview of 2021 Housing Legislation

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**OVERVIEW**

The purpose of this memorandum is to provide information to the Governing Board regarding Housing Bills introduced as of January 12, 2021. Some of the measure are reintroductions of bills that failed in 2020. The list was provided by Jeff Kiernan, Cal Cities.

**RECOMMENDATION**

That the Governing Board discuss the proposed housing bills and refer the list to the member cities for positions to support or oppose and report back to the COG.

**AB 15 (Chiu)**

COVID-19 relief: tenancy: Tenant Stabilization Act of 2021.

Introduced: 12/7/2020

Summary: Would extend the definition of "COVID-19 rental debt" as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and December 31, 2021. The bill would also extend the repeal date of the act to January 1, 2026. The bill would make other conforming changes to align with these extended dates. By extending the repeal date of the act, the bill would expand the crime of perjury and create a state-mandated local program.

**AB 16 (Chiu)**

Tenancies: Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021.

Introduced: 12/7/2020

Summary: Would state the intent of the Legislature to enact the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021 to address the long-term financial impacts of the COVID-19 pandemic on renters, small landlords, and affordable housing providers, ensure ongoing housing stability for tenants at risk of eviction, and

stabilize rental properties at risk of foreclosure. This bill would include legislative findings and declarations in support of the intended legislation.

**AB 59 (Gabriel)**

Mitigation Fee Act: fees: notice and timelines.

Introduced: 12/7/2020

Summary: Current law authorizes any party to protest the imposition of a fee, dedication, reservation, or other exactions imposed on a development project within 90 or 120 days of the imposition of the fee, as applicable, and specifies procedures for those protests and actions. The Mitigation Fee Act imposes the same requirements on a local agency for a new or increased fee for public facilities. Current law, for specified fees, requires any judicial action or proceeding to attack, review, set aside, void, or annul an ordinance, resolution, or motion adopting a new fee or service charge or modifying an existing fee or service charge to be commenced within 120 days of the effective date of the ordinance, resolution, or motion. Current law also provides that, if an ordinance, resolution or motion provides for an automatic adjustment in a fee or service charge and the adjustment results in an increase in the fee or service charge, that any action to attack, review, set aside, void, or annul the increase to be commenced within 120 days of the increase. This bill would increase, for fees and service charges and for fees for specified public facilities, the time for mailing the notice of the time and place of the meeting to at least 45 days before the meeting.

**AB 68 (Salas)**

Affordable housing: California State Auditor's Report.

Introduced: 12/7/2020

Summary: Would state the intent of the Legislature to enact legislation that would implement recommendations made in the California State Auditor's Report 2020-108, issued on November 17, 2020, relating to affordable housing.

**AB 115 (Bloom)**

Planning and zoning: commercial zoning: housing development.

Introduced: 12/18/2020

Summary: Would, notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation, would require that a housing development be an authorized use on a site designated in any local agency's zoning code or maps for commercial uses if certain conditions apply. Among these conditions, the bill would require that the housing development be subject to a recorded deed restriction requiring that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, as those terms are defined, and located on a site that satisfies specified criteria.

## **AB 215 (Chiu)**

Housing element.

Introduced: 1/11/2021

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the Department of Housing and Community Development (HCD) to determine whether the housing element is in substantial compliance with specified provisions of that law. This measure declares the State of California is suffering from extremely high home prices, rents, and levels of homelessness. This is, in part, due to the lack of proper planning at the local level for the appropriate amount of housing. It is the intent of the Legislature to ensure proper planning occurs at the local level by requiring the Department of Housing and Community Development to review the plans and programs of any city or county where the amount of housing produced falls below an unspecified percentage of their regional housing needs allocation, and to recommend amendments to local housing elements as necessary.

## **ACA 1 (Aguilar-Curry)**

Local government financing: affordable housing and public infrastructure: voter approval.

Introduced: 12/7/2020

Summary: The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

## **SB 3 (Caballero)**

Tenancy: COVID-19

Introduced: 12/7/2020

Summary: The COVID-19 Tenant Relief Act of 2020 establishes certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due during the covered time period, defined as the period between March 1, 2020, and January 31, 2021. The act also

requires a notice that demands payment of rent that came due during the transition time period, defined as the period between September 30, 2020, and January 31, 2021, to comply with additional specified requirements. This bill would extend the covered time period and transition time period for purposes of the act to March 31, 2021.

**SB 5 (Atkins)**

Housing: bond act.

Introduced: 12/7/2020

Summary: Would state the intent of the Legislature to enact legislation that would authorize the issuance of bonds and would require the proceeds from the sale of those bonds to be used to finance housing-related programs that serve the homeless and extremely low income and very low income Californians.

**SB 9 (Atkins)** This is a reintroduction of last year's SB 1120 related to ministerial lot splits & duplexes

Housing development: approvals.

Introduced: 12/7/2020

Summary: Would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

**SB 10 (Wiener)** This is a reintroduction of last year's SB 902 that *permits* cities to zone any parcel for up to 10 units of residential housing without triggering CEQA. Note this is an opt-in measure, not a mandate.

Planning and zoning: housing development: density.

Introduced: 12/7/2020

Summary: Would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-

rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right.

### **SB 11 (Rubio)**

Residential property insurance: ratemaking strategies.

Introduced: 12/7/2020

Summary: The Insurance Rate Reduction and Reform Act of 1988, an initiative measure enacted by Proposition 103, as approved by the voters at the November 8, 1988, statewide general election, prohibits specified insurance rates from being approved or remaining in effect that are excessive, inadequate, unfairly discriminatory, or otherwise in violation of the act. The act requires an insurer that wishes to change a rate to file a complete rate application with the Insurance Commissioner, as specified. This bill would require the commissioner to convene a stakeholder group of expert parties to identify ways to measure and incorporate various fire damage mitigation strategies into the homeowners' insurance ratemaking process and to report the group's findings to the Legislature no later than December 31, 2023.

### **SB 12 (McGuire)**

Local government: planning and zoning: wildfires.

Introduced: 12/7/2020

Summary: Current law requires that the Office of Planning and Research, among other things, coordinate with appropriate entities, including state, regional, or local agencies, to establish a clearinghouse for climate adaptation information for use by state, regional, and local entities, as provided. This bill would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after July 1, 2024, whichever occurs first, to be reviewed and updated as necessary to include a comprehensive retrofit strategy to reduce the risk of property loss and damage during wildfires, as specified, and would require the planning agency to submit the adopted strategy to the Office of Planning and Research for inclusion into the above-described clearinghouse.

**SB 15 (Portantino)** Similar to last year's SB 1299 which allows rezoning of idle retail sites and provides grant funds from HCD as an incentive to shift away from revenue generating retail sites.

Housing development: incentives: rezoning of idle retail sites

Introduced: 12/7/ 2020

Summary: Current law establishes, among other housing programs, the Workforce Housing Reward Program, which requires the Department of Housing and Community Development to make local assistance grants to cities, counties, and cities and counties that provide land use approval to housing developments that are affordable to very low and low-income households. This bill, upon appropriation by the Legislature in the annual Budget Act or other statute, would require the department to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing.

**SB 55 (Stern)**

Very high fire hazard severity zone: state responsibility area: development prohibition.

Introduced: 12/7/2020

Summary: Would, in furtherance of specified state housing production and wildfire mitigation goals, prohibit the creation or approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area. By imposing new duties on local governments with respect to the approval of new developments in very high fire hazard severity zones and state responsibility areas, this bill would impose a state-mandated local program.

**SB 64 (Leyva)**

Mobilehome parks: emergency relief: coronavirus (COVID-19).

Introduced: 12/7/2020

Summary: The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks. Under existing law, the management of a mobilehome park may not terminate or refuse to renew a tenancy, except pursuant to certain procedures, and upon giving written notice to the homeowner of not less than 60 days. This bill would prohibit the management from terminating or attempting to terminate the tenancy of a homeowner or resident who is impacted by the coronavirus (COVID-19) pandemic, as specified, on the grounds of failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement or failure to pay rent, utility charges, or reasonable incidental service charges during a declared state of emergency or local emergency related to the coronavirus (COVID-19) pandemic, and during a 120-day time period after the state of emergency or local emergency is terminated, unless necessary to protect the public health or safety.

## **SCA 2 (Allen)**

Public housing projects.

Introduced: 12/7/2020

Summary: The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.



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<b>Administrative Services</b>					
110271	2/15/2021	US BANK	VISA- IIMC/APPLE.COM	215.00	Administrative Services
110271	2/15/2021	US BANK	VISA- COGNITO	40.00	Administrative Services
110271	2/15/2021	US BANK	VISA- IIMC/APPLE.COM	6.99	Administrative Services
<b>Total Amount for 3 Line Item(s) from Administrative Services</b>				<b>\$261.99</b>	
<b>City Attorney</b>					
110229	2/14/2021	COLANTUONO, HIGHSMITH &	GENERAL SERVICES	19,341.00	City Attorney
110229	2/14/2021	COLANTUONO, HIGHSMITH &	UNIVERSAL INDUSTRIAL SALES	1,050.00	City Attorney
110296	2/23/2021	HOPKINS & CARLEY	LEGAL SERVICES	731.00	City Attorney
110229	2/14/2021	COLANTUONO, HIGHSMITH &	LABOR & EMPLOYMENT	675.00	City Attorney
110229	2/14/2021	COLANTUONO, HIGHSMITH &	MISC SPECIAL COUNSEL PROJ	325.00	City Attorney
<b>Total Amount for 5 Line Item(s) from City Attorney</b>				<b>\$22,122.00</b>	
<b>City Council</b>					
110271	2/15/2021	US BANK	VISA- LA PAZ RESTAURANT	272.80	City Council
110271	2/15/2021	US BANK	VISA- CALABASAS SELF STORAGE	199.00	City Council
110271	2/15/2021	US BANK	VISA- ECONOMIC ALLIANCE	50.00	City Council
110271	2/15/2021	US BANK	VISA- LA TIMES	15.04	City Council
<b>Total Amount for 4 Line Item(s) from City Council</b>				<b>\$536.84</b>	
<b>Civic Center O&amp;M</b>					
110293	2/23/2021	HAYNES BUILDING SERVICES, LLC	JANITORIAL SERVICES	4,387.06	Civic Center O&M
110293	2/23/2021	HAYNES BUILDING SERVICES, LLC	JANITORIAL SERVICES	2,559.16	Civic Center O&M
110309	2/23/2021	SECURAL SECURITY CORP	SECURITY- NIGHTLY CIV CTR	1,660.64	Civic Center O&M
110309	2/23/2021	SECURAL SECURITY CORP	SECURITY- NIGHTLY CIV CTR	1,660.64	Civic Center O&M
110311	2/23/2021	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	866.46	Civic Center O&M
110311	2/23/2021	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	700.54	Civic Center O&M
110248	2/14/2021	LIFTECH ELEVATOR SERVICES INC	ELEVATOR SERVICES	697.00	Civic Center O&M
110271	2/15/2021	US BANK	VISA- WEBSTAIRANT	679.72	Civic Center O&M
110285	2/23/2021	CIRCULATING AIR, INC.	HVAC MAINTENANCE	580.50	Civic Center O&M
110285	2/23/2021	CIRCULATING AIR, INC.	HVAC MAINTENANCE	580.50	Civic Center O&M
110234	2/14/2021	G & F LIGHTING SUPPLY CO.	LIGHTING SUPPLIES	419.00	Civic Center O&M
110234	2/14/2021	G & F LIGHTING SUPPLY CO.	LIGHTING SUPPLIES	419.00	Civic Center O&M
110234	2/14/2021	G & F LIGHTING SUPPLY CO.	LIGHTING SUPPLIES	403.53	Civic Center O&M





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110234	2/14/2021	G & F LIGHTING SUPPLY CO.	LIGHTING SUPPLIES	403.52	Civic Center O&M
110259	2/14/2021	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	282.86	Civic Center O&M
110259	2/14/2021	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	282.86	Civic Center O&M
110271	2/15/2021	US BANK	VISA- WALGREENS	10.72	Civic Center O&M
110271	2/15/2021	US BANK	VISA- WALGREENS	10.72	Civic Center O&M
<b>Total Amount for 18 Line Item(s) from Civic Center O&amp;M</b>				<b>\$16,604.43</b>	

## Community Development

110249	2/14/2021	M6 CONSULTING, INC.	INSPECTION SERVICES	21,094.54	Community Development
110249	2/14/2021	M6 CONSULTING, INC.	PLAN CHECK SERVICES	16,593.18	Community Development
110249	2/14/2021	M6 CONSULTING, INC.	PERMIT SERVICES	15,875.00	Community Development
110225	2/14/2021	CALABASAS CREST LTD	R.A.P.- MAR 2021	7,350.00	Community Development
110271	2/15/2021	US BANK	VISA- APA	825.00	Community Development
110273	2/23/2021	ACORN NEWSPAPER	LEGAL ADVERTISING	348.00	Community Development
110271	2/15/2021	US BANK	VISA- CACEO	285.00	Community Development
110273	2/23/2021	ACORN NEWSPAPER	LEGAL ADVERTISING	252.00	Community Development
110232	2/14/2021	FLEYSHMAN/ALBERT//	R.A.P.- MAR 2021	250.00	Community Development
110251	2/14/2021	MEDVETSKY/LINA//	R.A.P.- MAR 2021	250.00	Community Development
110247	2/14/2021	LEVY/ESTHER//	R.A.P.- MAR 2021	250.00	Community Development
110270	2/14/2021	YAZDINIAN/SUSAN//	R.A.P.- MAR 2021	250.00	Community Development
110250	2/14/2021	MCCUNE/SHANNON//	R.A.P.- MAR 2021	250.00	Community Development
110236	2/14/2021	HARWOOD/KIM//	R.A.P.- MAR 2021	250.00	Community Development
110256	2/14/2021	PLACENCIO/JOLENE//	R.A.P.- MAR 2021	250.00	Community Development
110230	2/14/2021	CUSATO/JUDITH//	R.A.P.- MAR 2021	250.00	Community Development
110271	2/15/2021	US BANK	VISA- COSTCO/WALMART	170.80	Community Development
110298	2/23/2021	J THAYER COMPANY, INC.	OFFICE SUPPLIES	123.13	Community Development
110271	2/15/2021	US BANK	VISA- NAWT.ORG	100.00	Community Development
110264	2/14/2021	VALLEY NEWS GROUP	LEGAL ADVERTISING	60.00	Community Development
110264	2/14/2021	VALLEY NEWS GROUP	LEGAL ADVERTISING	45.00	Community Development
110271	2/15/2021	US BANK	VISA- PLANETIZEN	24.95	Community Development
110271	2/15/2021	US BANK	VISA- ZOOM	15.74	Community Development
110298	2/23/2021	J THAYER COMPANY, INC.	OFFICE SUPPLIES	13.09	Community Development
110271	2/15/2021	US BANK	VISA- OFFICE DEPOT	5.57	Community Development
<b>Total Amount for 25 Line Item(s) from Community Development</b>				<b>\$65,181.00</b>	

## Community Services



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110263	2/14/2021	TURF EXCHANGE INC	FACILITY REPAIR	7,576.25	Community Services
110309	2/23/2021	SECURAL SECURITY CORP	SECURITY- NIGHTLY CIV CTR	1,660.64	Community Services
110287	2/23/2021	CONDOR SQUADRON	ENTERTAINMENT- JULY 4TH	1,200.00	Community Services
110271	2/15/2021	US BANK	VISA- CALABASAS SELF STORAGE	748.00	Community Services
110260	2/14/2021	SHOEMAKER/BONNIE//	RECREATION INSTRUCTOR	490.00	Community Services
110275	2/23/2021	AT&T	TELEPHONE SERVICE	338.69	Community Services
110259	2/14/2021	SECURAL SECURITY CORP	PATROL CAR SERVICES- GATES	281.75	Community Services
110259	2/14/2021	SECURAL SECURITY CORP	PATROL CAR SERVICES- GRAPE	281.75	Community Services
110311	2/23/2021	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	276.53	Community Services
110271	2/15/2021	US BANK	VISA- DIY/SMITH PIPE & SUPPLY	220.76	Community Services
110259	2/14/2021	SECURAL SECURITY CORP	PATROL CAR SERVICES- SR CTR	197.23	Community Services
110271	2/15/2021	US BANK	VISA- 7 ELEVEN	190.85	Community Services
110259	2/14/2021	SECURAL SECURITY CORP	PATROL CAR SERVICES- DE ANZA	165.08	Community Services
110274	2/23/2021	ALVAREZ/MAX//	RECREATION INSTRUCTOR	126.00	Community Services
110228	2/14/2021	CHARIOT FIRE & ELECTRIC INC.	ALARM MONITORING- CRKSD	120.00	Community Services
110275	2/23/2021	AT&T	TELEPHONE SERVICE	111.23	Community Services
110286	2/23/2021	CLARK PEST CONTROL	PEST CONTROL SERVICES	111.00	Community Services
110284	2/23/2021	CHAMBERLIN/MICHAEL//	RECREATION INSTRUCTOR	80.00	Community Services
110231	2/14/2021	DEPARTMENT OF JUSTICE	STAFF FINGERPRINTING APPS	64.00	Community Services
110246	2/14/2021	LAUGHTER FOR THE HEALTH OF IT	RECREATION INSTRUCTOR	56.70	Community Services
110299	2/23/2021	KRANTZ/A STEVEN//	RECREATION INSTRUCTOR	56.00	Community Services
110271	2/15/2021	US BANK	VISA- CONSTANT CONTACT	45.00	Community Services
110311	2/23/2021	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	43.14	Community Services
110239	2/14/2021	JOHNSTON/KURT//	REIMBURSE MILEAGE	38.19	Community Services
110246	2/14/2021	LAUGHTER FOR THE HEALTH OF IT	RECREATION INSTRUCTOR	27.30	Community Services
110271	2/15/2021	US BANK	VISA- SPARKLETTS	5.98	Community Services
<b>Total Amount for 26 Line Item(s) from Community Services</b>				<b>\$14,512.07</b>	
<b>Finance</b>					
110294	2/23/2021	HDL, COREN & CONE INC.	PROPERTY TAX SERVICES	3,315.16	Finance
110253	2/14/2021	MUNISERVICES, LLC	CAFR REPORT SERVICES	1,100.00	Finance
110271	2/15/2021	US BANK	VISA- POSTAL ANNEX/STAPLES	139.04	Finance
110271	2/15/2021	US BANK	VISA- AMAZON.COM	59.40	Finance
<b>Total Amount for 4 Line Item(s) from Finance</b>				<b>\$4,613.60</b>	

Library



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110279	2/23/2021	BIBLIOTHECA, LLC	E-BOOKS	3,062.99	Library
110279	2/23/2021	BIBLIOTHECA, LLC	E-BOOKS	2,250.00	Library
110277	2/23/2021	BAKER & TAYLOR, LLC	BOOKS-LIBRARY	1,452.35	Library
110277	2/23/2021	BAKER & TAYLOR, LLC	BOOKS-LIBRARY	1,372.53	Library
110298	2/23/2021	J THAYER COMPANY, INC.	OFFICE SUPPLIES	895.67	Library
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	553.92	Library
110237	2/14/2021	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	356.39	Library
110291	2/23/2021	GALE CENGAGE LEARNING INC	E-BOOKS	300.00	Library
110271	2/15/2021	US BANK	VISA- ALA/ALE	198.00	Library
110281	2/23/2021	CANON SOLUTIONS AMERICA, INC	COPIER SERVICE PROGRAM	189.55	Library
110277	2/23/2021	BAKER & TAYLOR, LLC	BOOKS-LIBRARY	169.31	Library
110271	2/15/2021	US BANK	VISA- ALA/ALE	130.00	Library
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	115.10	Library
110297	2/23/2021	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	101.10	Library
110280	2/23/2021	BLACKSTONE PUBLISHING	DVD'S-LIBRARY	65.85	Library
110271	2/15/2021	US BANK	VISA- THE STAMP MAKER	60.84	Library
110271	2/15/2021	US BANK	VISA- BRODART SUPPLIES	36.69	Library
110280	2/23/2021	BLACKSTONE PUBLISHING	DVD'S-LIBRARY	36.24	Library
110271	2/15/2021	US BANK	VISA- COSTCO	32.84	Library
110258	2/14/2021	PRENAX INC.	MAGAZINE SUBSCRIPTION	22.84	Library
110277	2/23/2021	BAKER & TAYLOR, LLC	BOOKS-LIBRARY	13.11	Library
110297	2/23/2021	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	12.46	Library
110291	2/23/2021	GALE CENGAGE LEARNING INC	E-BOOKS	-12.12	Library
<b>Total Amount for 23 Line Item(s) from Library</b>				<b>\$11,415.66</b>	

**LMD #22**

110226	2/14/2021	CALABASAS PARK ESTATES	LANDSCAPE SERVICES	13,300.00	LMD #22
110244	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	13,259.98	LMD #22
110244	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	12,953.38	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	12,775.67	LMD #22
110224	2/14/2021	BELLAGIO HOMEOWNERS ASSOC.	LANDSCAPE SERVICES	9,285.00	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7,348.21	LMD #22
110226	2/14/2021	CALABASAS PARK ESTATES	LANDSCAPE SERVICES	6,950.00	LMD #22
110242	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	6,914.06	LMD #22
110268	2/14/2021	WESTRIDGE CALABASAS HOA	LANDSCAPE SERVICES	6,480.00	LMD #22
110255	2/14/2021	PACIFIC COAST FALCONRY INC.	BIRD CONTROL SERVICES	6,250.00	LMD #22
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	5,727.85	LMD #22



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110245	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	5,488.27	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,949.85	LMD #22
110224	2/14/2021	BELLAGIO HOMEOWNERS ASSOC.	LANDSCAPE SERVICES	4,490.00	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,040.30	LMD #22
110224	2/14/2021	BELLAGIO HOMEOWNERS ASSOC.	LANDSCAPE SERVICES	3,750.00	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,670.00	LMD #22
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,255.03	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,202.10	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,059.47	LMD #22
110243	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,680.47	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,104.33	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,986.29	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,969.36	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,776.58	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,500.41	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,348.00	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,329.12	LMD #22
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,191.84	LMD #22
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,086.75	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	960.00	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	902.00	LMD #22
110243	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	865.52	LMD #22
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	832.36	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	816.17	LMD #22
110244	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	814.46	LMD #22
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	769.87	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	716.71	LMD #22
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	700.00	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	669.90	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	621.63	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	612.00	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	565.00	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	550.00	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	391.99	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	276.44	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	234.03	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	204.00	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	175.52	LMD #22



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110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	162.36	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	141.88	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	141.00	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	130.17	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	96.59	LMD #22
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	96.59	LMD #22
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	64.89	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	54.12	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	48.27	LMD #22
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	24.86	LMD #22
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	12.56	LMD #22
<b>Total Amount for 60 Line Item(s) from LMD #22</b>				<b>\$166,773.21</b>	

## LMD #24

110276	2/23/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	3,000.00	LMD #24
110276	2/23/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	2,000.00	LMD #24
110276	2/23/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,500.00	LMD #24
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	597.03	LMD #24
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	527.07	LMD #24
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	500.00	LMD #24
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	287.59	LMD #24
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	263.53	LMD #24
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	237.18	LMD #24
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	211.70	LMD #24
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	208.44	LMD #24
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	200.00	LMD #24
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	133.00	LMD #24
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	117.00	LMD #24
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	42.17	LMD #24
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	37.77	LMD #24
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	29.87	LMD #24
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	20.30	LMD #24
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	3.95	LMD #24
<b>Total Amount for 19 Line Item(s) from LMD #24</b>				<b>\$9,916.60</b>	

## LMD #27



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110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,625.00	LMD #27
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,457.63	LMD #27
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	770.00	LMD #27
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	478.07	LMD #27
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	125.30	LMD #27
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	6.37	LMD #27
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	1.23	LMD #27
<b>Total Amount for 7 Line Item(s) from LMD #27</b>				<b>\$4,463.60</b>	
<b><u>LMD #32</u></b>					
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	3,377.14	LMD #32
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	3,377.14	LMD #32
110242	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	895.75	LMD #32
110223	2/14/2021	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	200.00	LMD #32
110269	2/14/2021	WILLDAN FINANCIAL SERVICES	ANNUAL LMD REFORMATION	28.80	LMD #32
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	1.19	LMD #32
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	0.26	LMD #32
<b>Total Amount for 7 Line Item(s) from LMD #32</b>				<b>\$7,880.28</b>	
<b><u>LMD 22 - Common Benefit Area</u></b>					
110303	2/23/2021	MARINE BIOCHEMIST	LAKE MAINTENANCE	11,730.00	LMD 22 - Common Benefit Area
110303	2/23/2021	MARINE BIOCHEMIST	LAKE MAINTENANCE	11,730.00	LMD 22 - Common Benefit Area
110303	2/23/2021	MARINE BIOCHEMIST	LAKE MAINTENANCE	11,730.00	LMD 22 - Common Benefit Area
110243	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	9,925.90	LMD 22 - Common Benefit Area
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,958.33	LMD 22 - Common Benefit Area
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,731.11	LMD 22 - Common Benefit Area
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,426.61	LMD 22 - Common Benefit Area
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,220.01	LMD 22 - Common Benefit Area
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,955.28	LMD 22 - Common Benefit Area
110243	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,877.86	LMD 22 - Common Benefit Area
110243	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,817.53	LMD 22 - Common Benefit Area
110254	2/14/2021	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	1,795.00	LMD 22 - Common Benefit Area
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,764.00	LMD 22 - Common Benefit Area
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,292.52	LMD 22 - Common Benefit Area
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	727.02	LMD 22 - Common Benefit Area
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	485.58	LMD 22 - Common Benefit Area



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110303	2/23/2021	MARINE BIOCHEMIST	LAKE MAINTENANCE	367.07	LMD 22 - Common Benefit Area
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	53.87	LMD 22 - Common Benefit Area
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	10.88	LMD 22 - Common Benefit Area
<b>Total Amount for 19 Line Item(s) from LMD 22 - Common Benefit Area</b>				<b>\$75,598.57</b>	

## Media Operations

110266	2/14/2021	VERIZON WIRELESS	TELEPHONE SERVICE	3,887.55	Media Operations
110271	2/15/2021	US BANK	VISA- OTHER WORLD MAC	3,863.14	Media Operations
110271	2/15/2021	US BANK	VISA- ADORAMA	700.72	Media Operations
110233	2/14/2021	FUSION CLOUD COMPANY	DSL SERVICE	598.28	Media Operations
110306	2/23/2021	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	546.00	Media Operations
110271	2/15/2021	US BANK	VISA- ZOOM	503.92	Media Operations
110271	2/15/2021	US BANK	VISA- SOUNDSTRIPE	245.00	Media Operations
110271	2/15/2021	US BANK	VISA- AMAZON.COM	154.37	Media Operations
110310	2/23/2021	SOFTWAREONE, INC.	COMPUTER SOFTWARE	121.40	Media Operations
110235	2/14/2021	GRACENOTE MEDIA SERVICES	CTV GUIDE LISTING	109.04	Media Operations
110271	2/15/2021	US BANK	VISA- CRADLE POINT	36.00	Media Operations
110271	2/15/2021	US BANK	VISA- AMAZON.COM	28.77	Media Operations
110271	2/15/2021	US BANK	VISA- MICROSOFT	25.00	Media Operations
<b>Total Amount for 13 Line Item(s) from Media Operations</b>				<b>\$10,819.19</b>	

## Non-Departmental - Finance

110252	2/14/2021	MICHAEL BAKER INTERNATIONAL	PROFESSIONAL SERVICES	5,610.00	Non-Departmental - Finance
110304	2/23/2021	MCBROOM/ROBERT//	HEADWATERS CORNER TRAILER	5,225.00	Non-Departmental - Finance
110259	2/14/2021	SECURAL SECURITY CORP	PARKING ENFORCEMENT	3,666.17	Non-Departmental - Finance
110278	2/23/2021	BARCO PRODUCTS COMPANY	EMERGENCY- WOOLSEY FIRE 11/18	2,055.05	Non-Departmental - Finance
110288	2/23/2021	CONEJO AWARDS	EMPLOYEE SERVICE AWARDS	1,485.57	Non-Departmental - Finance
110290	2/23/2021	CORODATA RECORDS MANAGEMENT,	STORAGE SERVICES	245.00	Non-Departmental - Finance
110271	2/15/2021	US BANK	VISA- COSTCO/WALMART	196.45	Non-Departmental - Finance
110281	2/23/2021	CANON SOLUTIONS AMERICA, INC	COPIER SERVICE PROGRAM	189.56	Non-Departmental - Finance
110234	2/14/2021	G & F LIGHTING SUPPLY CO.	LIGHTING SUPPLIES	89.50	Non-Departmental - Finance
110271	2/15/2021	US BANK	VISA- CONEJO AWARDS	28.96	Non-Departmental - Finance
<b>Total Amount for 10 Line Item(s) from Non-Departmental - Finance</b>				<b>\$18,791.26</b>	

## Pavroll



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110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	5,050.74	Payroll
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	1,085.58	Payroll
110283	2/23/2021	CATE/CHARLES R.//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
110314	2/23/2021	WOLFSON/JONATHON//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
110289	2/23/2021	COROALLES/ANTHONY//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
110292	2/23/2021	GROVEMAN/BARRY//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
110295	2/23/2021	HILL/BOB//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
110301	2/23/2021	LOPATA/MARVIN//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
110302	2/23/2021	LYSIK/GARY J//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
110308	2/23/2021	PARKER/ROBIN//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
110313	2/23/2021	WASHBURN/DENNIS//	HEALTH INS REIMB (RETIREE)	699.94	Payroll
<b>Total Amount for 11 Line Item(s) from Payroll</b>				<b>\$12,435.78</b>	

## Public Safety & Emergency Preparedness

110271	2/15/2021	US BANK	VISA- MACKAY COMMUNICATIONS	2,085.54	Public Safety & Emergency Preparedness
110271	2/15/2021	US BANK	VISA- INFO FORECAST	495.00	Public Safety & Emergency Preparedness
110271	2/15/2021	US BANK	VISA- STAPLES	2.74	Public Safety & Emergency Preparedness
<b>Total Amount for 3 Line Item(s) from Public Safety &amp; Emergency Preparedness</b>				<b>\$2,583.28</b>	

## Public Works

110227	2/14/2021	CALIFORNIA GREEN CONSULTANT	CONSULTING SERVICES	19,610.00	Public Works
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	17,750.85	Public Works
110238	2/14/2021	INTERWEST CONSULTING GROUP	SB 743 IMPLEMENTATION SVCS	8,160.00	Public Works
110254	2/14/2021	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	5,485.00	Public Works
110243	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,739.56	Public Works
110238	2/14/2021	INTERWEST CONSULTING GROUP	SB 743 IMPLEMENTATION SVCS	3,652.50	Public Works
110243	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,583.64	Public Works
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,327.04	Public Works
110241	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,678.30	Public Works
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,656.90	Public Works
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,487.49	Public Works
110245	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,482.45	Public Works
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,382.74	Public Works
110242	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,044.47	Public Works
110265	2/14/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	858.00	Public Works
110254	2/14/2021	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	697.50	Public Works





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110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	643.51	Public Works
110271	2/15/2021	US BANK	VISA- HARBOR FREIGHTS/HOME DEP	638.10	Public Works
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	431.04	Public Works
110245	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	404.41	Public Works
110254	2/14/2021	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	340.00	Public Works
110271	2/15/2021	US BANK	VISA- AMAZON.COM	184.44	Public Works
110271	2/15/2021	US BANK	VISA- CAPCA	160.00	Public Works
110271	2/15/2021	US BANK	VISA- HOME DEPOT	136.06	Public Works
110271	2/15/2021	US BANK	VISA- HOME DEPOT	91.91	Public Works
110271	2/15/2021	US BANK	VISA- AMAZON.COM	69.66	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	61.98	Public Works
110271	2/15/2021	US BANK	VISA- LANDSEND	58.00	Public Works
110271	2/15/2021	US BANK	VISA- HOME DEPOT/DIY	50.23	Public Works
110266	2/14/2021	VERIZON WIRELESS	TELEPHONE SERVICE	38.01	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	27.99	Public Works
110271	2/15/2021	US BANK	VISA- HOME DEPOT/DIY	25.26	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	24.76	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	18.42	Public Works
110271	2/15/2021	US BANK	VISA- AUTOZONE/CHEVRON	16.07	Public Works
110271	2/15/2021	US BANK	VISA- AMAZON.COM	14.22	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	13.26	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	10.19	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	6.28	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	5.44	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	4.38	Public Works
110271	2/15/2021	US BANK	VISA- APPLE.COM	2.99	Public Works
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	2.51	Public Works
<b>Total Amount for 43 Line Item(s) from Public Works</b>				<b>\$78,075.56</b>	

**Recoverable / Refund / Liability**

110307	2/23/2021	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	200.00	Recoverable / Refund / Liability
110271	2/15/2021	US BANK	VISA- AMAZON.COM	2.99	Recoverable / Refund / Liability
<b>Total Amount for 2 Line Item(s) from Recoverable / Refund / Liability</b>				<b>\$202.99</b>	

**Tennis & Swim Center**

110311	2/23/2021	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	4,724.13	Tennis & Swim Center
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110300	2/23/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,219.96	Tennis & Swim Center
110282	2/23/2021	CASAS/JORGE//	FITNESS EQUIPMENT REPAIRS	800.00	Tennis & Swim Center
110312	2/23/2021	TIME WARNER CABLE	CABLE MODEM- CITY HALL	708.22	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- FRESH GRAFX	657.00	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- HOME DEPOT	574.82	Tennis & Swim Center
110282	2/23/2021	CASAS/JORGE//	FITNESS EQUIPMENT REPAIRS	495.26	Tennis & Swim Center
110267	2/14/2021	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	484.63	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- LOWES	436.91	Tennis & Swim Center
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	407.42	Tennis & Swim Center
110275	2/23/2021	AT&T	TELEPHONE SERVICE	403.01	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- MY PPE VENDING	346.44	Tennis & Swim Center
110286	2/23/2021	CLARK PEST CONTROL	PEST CONTROL SERVICES	325.00	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- PYRAMIND PIPE/ACME	291.59	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- OFFICE DEPOT	235.18	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- MCCALLA COMPANY	228.37	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- CHEVRON	212.30	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- PERFORMANCE HEALTH	172.06	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- SUPERIOR AWNING	165.87	Tennis & Swim Center
110267	2/14/2021	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	143.85	Tennis & Swim Center
110228	2/14/2021	CHARIOT FIRE & ELECTRIC INC.	ALARM MONITORING- T&SC	120.00	Tennis & Swim Center
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	109.02	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- CONSTANT CONTACT	100.00	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- STAPLES	65.42	Tennis & Swim Center
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	24.85	Tennis & Swim Center
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	19.04	Tennis & Swim Center
110240	2/14/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	15.00	Tennis & Swim Center
110271	2/15/2021	US BANK	VISA- AMAZON.COM	14.22	Tennis & Swim Center
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	4.55	Tennis & Swim Center
<b>Total Amount for 29 Line Item(s) from Tennis &amp; Swim Center</b>				<b>\$13,504.12</b>	

**Transportation**

110305	2/23/2021	MV TRANSPORTATION, INC.	SHUTTLE SERVICES- DEC 20	8,573.20	Transportation
110261	2/14/2021	SIEMENS MOBILITY, INC	TRAFFIC SIGN MAINTENANCE	1,997.00	Transportation
110262	2/14/2021	TOYOTA FINANCIAL SERVICES	LEASE PAYMENT- FEB 2021	1,743.45	Transportation
110305	2/23/2021	MV TRANSPORTATION, INC.	SHUTTLE SERVICES- JAN 21	1,375.38	Transportation
110271	2/15/2021	US BANK	VISA- SAFEWAY SIGNS	596.02	Transportation
110271	2/15/2021	US BANK	VISA- AMAZON.COM	427.93	Transportation



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110271	2/15/2021	US BANK	VISA- HARBOR FREIGHTS/HOME DEP	278.38	Transportation
110271	2/15/2021	US BANK	VISA- SHELL/EXXON/7-11	162.79	Transportation
110271	2/15/2021	US BANK	VISA- AT&T	94.51	Transportation
110271	2/15/2021	US BANK	VISA- HOME DEPOT/DIY	93.15	Transportation
110271	2/15/2021	US BANK	VISA- ITE	90.00	Transportation
110271	2/15/2021	US BANK	VISA- TILE INC	76.63	Transportation
110271	2/15/2021	US BANK	VISA- AUTOZONE/CHEVRON	57.58	Transportation
110271	2/15/2021	US BANK	VISA- SHELL OIL/HOSE MAN	35.13	Transportation
110271	2/15/2021	US BANK	VISA- SINCLAIR/CAR CARE EXP	31.20	Transportation
110271	2/15/2021	US BANK	VISA- CHEVRON	26.69	Transportation
110271	2/15/2021	US BANK	VISA- SINCLAIR/CAR CARE EXP	25.29	Transportation
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	23.53	Transportation
110271	2/15/2021	US BANK	VISA- SHELL OIL/HOSE MAN	21.95	Transportation
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	21.15	Transportation
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	5.56	Transportation
110257	2/14/2021	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- FEB 21	5.05	Transportation
<b>Total Amount for 22 Line Item(s) from Transportation</b>				<b>\$15,761.57</b>	
<b>GRAND TOTAL for 353 Line Items</b>				<b>\$552,053.60</b>	



# Check Register Report

Bank: BANK OF AMERICA - TENNIS & SWIM CENTER

Reporting Period: 02/13/2021 to 02/23/2021

Date: 2/25/2021

Time: 1:48:45PM

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Check No.	Check Date	Vendor Name	Check Description	Amount	Department
<b>Tennis &amp; Swim Center</b>					
13985	2/23/2021	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,219.96	Tennis & Swim Center
13986	2/23/2021	UNIFIRST CORPORATION	JANITORIAL SUPPLIES	1,172.62	Tennis & Swim Center
13982	2/23/2021	BERNARD TURK C.P.A.	ADMINISTRATIVE EXPENSES	900.00	Tennis & Swim Center
13981	2/23/2021	BARRY KAY ENTERPRISES, INC.	STAFF T-SHIRTS	878.19	Tennis & Swim Center
13987	2/23/2021	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	605.39	Tennis & Swim Center
13984	2/23/2021	IMAGE SOURCE	ADMINISTRATIVE EXPENSES	399.00	Tennis & Swim Center
13986	2/23/2021	UNIFIRST CORPORATION	JANITORIAL SUPPLIES	376.36	Tennis & Swim Center
13986	2/23/2021	UNIFIRST CORPORATION	JANITORIAL SUPPLIES	332.71	Tennis & Swim Center
13983	2/23/2021	IMAGE SOURCE	ADMINISTRATIVE EXPENSES	2.20	Tennis & Swim Center
<b>Total Amount for 9 Line Item(s) from Tennis &amp; Swim Center</b>				<b>\$5,886.43</b>	
<b>GRAND TOTAL for 9 Line Items</b>				<b>\$5,886.43</b>	

Department	Agenda Headings	Agenda Title/Future Agenda
<b>24-Mar</b>		
1 CC	Presentation	By CPUC Local Government Liaison
2 CC	Consent	Adoption of Resolution No. 2021-1719, reaffirming and extending the existence of a Local State of Emergency due to the Novel Coronavirus COVID-19 Pandemic
3 PW	Consent	Adoption of Resolution 2021-1720, directing the transfer of \$180,000 from the AB939 fund to the Rondell Smart Park Project to cover cost of the site preparation work for installation of electric vehicle charging stations
4 PW	Consent	Adoption of Resolution No. 2021-1721, approving and authorizing the City Manager to execute the Master Agreement No. 00587S and Program Supplement Agreement No. W06 with the State of California
5 CD	Public Hearing	Introduction of Ordinance No. 2021-391, revising CMC section 17.12.050 (Antennas/Personal Wireless Telecommunication Facilities) and add a new Chapter 17.31 to regulate Wireless Telecommunication Facilities
6 CS	New Business	Discussion of social distanced community events
7 CD	New Business	Housing Element Annual Report

**Future Items**

8 CD	New Business	Council Study Session regarding Housing Element
9 PS	New Business	Use of technology (satellite phones) during emergencies
10 CC	New Business	Climate Action Plan
11 FIN	New Business	Adoption of Resolution No. ____, amending Resolution No. 2017-1571 establishing the amount and procedure for health benefit reimbursement for <u>management retirees</u>
12 CD	New Business	Code amendment regarding amendments to the City's Story Pole Procedures
13 CD	Public Hearing	West Village Project
14 HR	New Business	HR Guidelines update
15 FIN	New Business	Cost Plan Allocation
16 PW	New Business	Environmental Commission recommendation regarding gas leaf blowers
17 CM	New Business	Discussion on how to be best engage/use Commissions
18 PW	New Business	PS and TTC recommendation regarding Automatic Plate Readers Report
19 PW	New Business	Update regarding anticoagulants
20 CD/Finance	New Business	Annexation update
21 PW	New Business	MTA's review of fare-free transit services
22 CA	New Business	Closed session regarding State's mandate for affordable housing
23 CC	Presentation	Chuck Becerra and Sheriff's discussion on use of force
24 CC	New Business	Council Protocols regarding email policy and State of the City

**2021 Meeting Dates**

Mar 31 - Special Meeting - Housing Element Study Session	Aug 25
Apr 14	Sep 8 - Canceled-Rosh Hashanah
Apr 28	Sep 22 - Canceled-League of California Cities Annual Conference/Expo
May 12	Oct 13
May 26	Oct 27
Jun 9	Nov 10
Jun 23	Nov 24 - Canceled-Thanksgiving Eve
Jul 14 - Canceled	De 8 - Council Reorganization
Jul 28 - Canceled	Dec 22 - Canceled
Aug 11	