

POLICY MOTION

COMMITTEE: Western Regional Alliance of Councils (WRAC)

TITLE: Request for Revisions to SB 330

PURPOSE: To support WRAC's motion regarding State Bill 330

BACKGROUND:

As a neighborhood council, the MVCC may not speak directly to the state government. However, our affiliation with WRAC allows the voices of the Mar Vista Community to be heard in Sacramento.

WRAC works to include at least eight neighborhood councils before taking action. This motion has already been passed by West LA-Sawtelle and Westside Neighborhood Councils. The Motion is:

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

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

THE MOTION:

The MVCC supports WRAC's Request for Revisions to SB 330 motion.

DIRECTED TO:

Chris Sptiz

Vice-Chair, WRAC

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Background from WRAC's Website

Background Information re Recommended Motion to Support Revisions to SB 330

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

Jay Ross

Member/WLASNC representative, WRAC Land Use & Planning Cmtee (LUPC)

Member, West LA Sawtelle NC/Chair, WLASNC PLUM Cmtee