

RULES, ELECTIONS, AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT and RESOLUTIONS relative to including in the City's 2021-2022 State Legislative Program, the city's efforts to plan for and provide access to housing, as submitted by the Planning Department.

Recommendation for Council action, SUBJECT TO THE CONCURRENCE OF THE MAYOR:

ADOPT the accompanying RESOLUTIONS attached to the Chief Legislative Analyst's (CLA) report dated January 12, 2022, attached to the Council file, to support the city's efforts to plan for and provide access to housing, and include in the 2021-22 State Legislative Program:

- a. SUPPORT for legislation or administrative action to provide clarity and additional exemptions within the California Environmental Quality Act (CEQA), to promote affordable housing production, including AB 1486 (Carrillo), that would amend State law by streamlining the CEQA review process of Housing Element implementation projects, and thereby enable the city meet its Regional Housing Needs Assessment housing goals; and that exempt from CEQA review local density bonus ordinances that are either consistent with an expand upon State density bonus law to require higher affordability levels; and update the definition of Specific Plan contained in Government Code §65451, to correspond to a broader definition as contained in the city's Municipal Code, and which also references Transit Neighborhood Plans and Community Plan Implementation Overlays.
- b. SUPPORT for legislation or administrative action that locks (vests) land use policies, standards or requirements, to a date certain for bus transit service intervals to determine whether a development project meets the definition of a 'Major Transit Stop'; 'Transit Priority Area'; or 'High Quality Transit Area/Corridor', inasmuch as transit service can change during the land use development project review process
- c. SUPPORT for legislation or administrative action that support 100 percent affordable housing and permanent supportive housing projects; and to remove the requirement that permanent supportive housing projects receive public funding to be eligible for streamlining provisions; and exempt from CEQA review 100 percent affordable housing, similar to AB 1197 (Santiago), for permanent supportive housing; and update AB 1763 (Chiu) to expand the allowable areas where density bonus incentives can be utilized.
- d. SUPPORT for legislation or administrative action that provides clarifications and enhancements to SB 330 (Skinner), Housing Crisis Act of 2019, which places limitations on the imposition of new design guidelines—potentially impacting the ability to adopt new local historic preservation districts and updating existing historic preservation guidelines, and ensure that local governments can establish new development standards (e.g. building form) in single family zones that do not have an impact on housing density, inasmuch as SB 330 places a moratorium on 'down-zoning' parcels— reducing the number of units that can be built on a parcel until January 1, 2025.
- e. SUPPORT for legislation or administrative action that provides clarifications and enhancements to existing State emergency homeless shelter regulations enacted in 2017 by AB 932 (Ting), and AB 1197 (Santiago) in 2019, to allow emergency homeless shelters in the city even if a shelter crisis declaration is no longer in effect; and extend these provisions to apply to emergency shelters on land owned or leased by any public agency/non-profit, charitable or faith-based institutions; and expand areas where they may be established by clarifying the definition of 'qualified urban use' to add public parks and parking lots.
- f. SUPPORT for legislation or administrative action that provides for the continued option of conduction public meetings via teleconference, beyond the period of a declared emergency, through amendments to the Brown Act, to allow for broader public access to local government meetings.

Fiscal Impact Statement: None submitted by the CLA. The City Administrative Officer has not completed a financial analysis of this report.

Community Impact Statement: None submitted

SUMMARY

At its regular meeting held on February 16, 2022, the Rules, Elections, and Intergovernmental Relations Committee considered a CLA report and Resolutions relative to including in the City's 2021-2022 State Legislative Program, the city's efforts to plan for and provide access to housing, as submitted by the Planning Department.

After an opportunity for public comment was held, the Committee recommended that the Council adopt the CLA's recommendation as stated above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

RULES, ELECTIONS, AND INTERGOVERNMENTAL RELATIONS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
MARTINEZ	YES
O'FARRELL	YES
BUSCAINO	YES

AS 2/16/22  
COUNCIL FILE NO. 22-0002-S6

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**