

# RESOLUTION RULES, ELECTIONS, INTERGOVERNMENTAL RELATIONS

**WHEREAS**, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council; and

**WHEREAS**, currently pending before the State legislature is SB 423 (Wiener), which seeks to continue to streamline housing approvals of multifamily housing developments; and

**WHEREAS**, SB 423 would modify and expand SB 35 (Wiener, Chapter 366, Statutes of 2017) provisions to allow multifamily housing developments to take advantage of a streamlined, ministerial approval process; and

**WHEREAS**, in 2017, SB 35 created a streamlined approval process for infill projects with two or more residential units in localities that have failed to issue sufficient housing permits to meet their Regional Housing Needs Assessment--RHNA. The streamlined approval process requires some level of affordable housing to be included in the housing development. To receive the streamlined process for housing developments, the project applicant must demonstrate that the development meets a number of objective requirements including that the development is not on an environmentally sensitive site or would result in the demolition of housing that puts lower income renters at risk of displacement; and

**WHEREAS**, SB 423 would extend the 2026 sunset on SB 35 to 2036, and apply SB 35 provisions to the Coastal Zone; and

**WHEREAS**, SB 423 would require a skilled and trained workforce for mixed-use income projects above 85 feet, and provides that the skilled and trained requirement will be waived if a project either has a Project Labor Agreement or if the project developer cannot get bids from at least three qualified subcontractors; and

**WHEREAS**, SB 423 would authorize SB 35 to apply in the coastal zone by deleting the standard that prohibits a multifamily housing development from being subject to the streamlined, ministerial approval process if the development is located in a coastal zone, thereby removing important safeguards to vulnerable habitats and potentially conflicting with other state laws governing the coast; and

**WHEREAS**, SB 423 would continue SB 35's conditional exemption for the Very High Fire Hazard Severity Zones (VHFHSZ), thus acknowledging their need for protection but creating a carve out that prevents some new developments in the VHFHSZ from receiving adequate review and scrutiny for safety concerns;

**NOW, THEREFORE, BE IT RESOLVED**, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2023-2024 State Legislative Program SUPPORT IF AMENDED for SB 423 (Wiener), to maintain the Coastal Zone exemption and provide an unconditional exemption for the Very High Fire Hazard Severity Zones.

PRESENTED BY:



TRACI PARK

Councilmember, 11<sup>th</sup> District



KATY VAROSLAVSKY

Councilmember, 5<sup>th</sup> District

SECONDED BY:



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