

WRAC and Legislation Update – 2/11/21 PPCC board meeting

(by C. Spitz; 2/5/21)

WRAC

Chair David Card has appointed new PPCC representatives to WRAC Committees:

- Land Use and Planning (LUPC): Joanna Spak (Area 1 Rep) – alternate (Chris Spitz remains as primary)
- Homelessness: Matt Quiat (Area 6 Rep) - primary; Sharon Kilbride (PPCC Homelessness Advisor; PPTFH Co-Chair) - alternate
- Transportation: Steve Lantz (past Area 4 Alternate; SBCCOG Transportation Director) - primary; Patti Post (PPCC Transportation Advisor; transportation consultant) - alternate

On 2/7/21, WRAC LUPC will consider a motion sponsored by Chris Spitz, acknowledging the affordable housing crisis and supporting two new Senate housing bills – SB 15 (Portantino) and ACA 2 (Allen & Wiener). She will relate more information about the motion and bills at upcoming PPCC board meetings.

SB 9 and 10

The bills have been referred to the Senate Housing and Governance & Finance Committees; at this writing hearings have not been set but are expected to be expedited (note: Sen. Wiener chairs the Housing Cmtee and is a member of the Gov. & Finance Cmtee). The Koretz resolutions (calling for the City to oppose the bills) are still pending in the City Council's Rules Committee (no hearings set at this writing). PPCC has submitted position letters to City Council, to the two Senate Committees and to relevant elected officials. See the agenda and letters posted at www.pacpalicc.org / Documents/Motions & Positions.

Six WRAC member councils have to date passed motions opposing the bills; two more councils will be taking the motions up during the week of February 8th. If eight councils pass the motions, they will become WRAC positions and can be advocated as such with public officials.

Re-introduced housing bill – AB 115 (Bloom)

Assemblymember Bloom has re-introduced a bill from the last legislative session (AB 3107) – now AB 115 this session (2021-2022). Former AB 3107 passed in the Assembly but was pulled from the Senate by Asm. Bloom last summer (reason unknown). Here is a summary from the Secretary's 6/27/20 legislation update:

AB 3107 (Bloom) -- We recently learned about this bill (introduced right before the pandemic began) which has passed in the Assembly and is now in the Senate awaiting committee assignment. It does not contain an exemption for either the Coastal Zone or the VHFHSZ. In essence, the bill would allow developers to build residential housing projects with a 20% affordable housing component in all zones now designated commercial statewide (with some conditions & restrictions).

We have sought clarity from Asm. Bloom's legislative assistant about the scope of the bill – and why, unlike AB 1279, unconditional exemptions for the Coastal Zone and VHFHSZ were not included. He has responded that the bill may not apply to many commercial parcels in Pacific Palisades; except for the effective zone change (allowing this type of residential use in commercial zones, with certain limitations), other local ordinances and regulations that don't conflict with the bill would apply; cities would not be forced to allow projects which don't otherwise comply with local rules; and/or the bill is not expected to compromise fire safety since typically commercial areas already have evacuation plans or routes in place. The Coastal Act would also continue to apply.

Text of new AB 115: http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB115. The bill has been referred to the Assembly Committees on Housing & Community Development and Local Government (Asm. Bloom is a member). No hearings have been set as of this writing. *Note:* it appears that AB 115 may override our Specific Plan in instances where the Plan's provisions conflicted with the bill. We are attempting to obtain further clarity from Asm. Bloom.