

South Bay Cities Council of Governments

Legislative Committee

May 11, 2022

Meeting Minutes

(Held virtually via Zoom)

COMMITTEE CHAIR ARMATO CALLED THE MEETING TO ORDER AT 5:04 P.M.

I. Welcome / Self-Introductions

In attendance were the following voting SBCCOG Board Members:

Stacey Armato, Chair (Hermosa Beach)

Olivia Valentine (Hawthorne)

Rodney Tanaka (Gardena)

Bea Dieringer (Rolling Hills)

Also in attendance:

Kerri Webb (El Camino College)

Ronson Chu (SBCCOG)

David Leger (SBCCOG)

II. Public Comment – no public comments received.

III. Consent Calendar – APPROVED

A. March 9, 2022 Meeting Minutes

B. April 13, 2022 Meeting Minutes

MOTION by Committee Member Valentine, seconded by Committee Member Tanaka, to **APPROVE** the Consent Calendar. No objection. Abstention by Committee Member Dieringer. Motion passed.

IV. Update on South Bay Regional Housing Trust

Mr. Leger reported that the SBCCOG requested from member cities their support in concept for the formation legislation and state budget request. SBCCOG staff distributed a brief overview presentation and materials in support of staff reports as the request comes before city councils. Mr. Leger added that he and Committee Chair Armato have been attending Council meetings to help answer questions. Committee Chair Armato added that Hermosa Beach supported the request and also indicated their potential interest in participating in the trust. The cities of Hawthorne and Rolling Hills Estates also supported the request. Rolling Hills discussed the issue but took no position. Manhattan Beach began discussion on the item, but tabled it for further discussion at their May 17th meeting. Rancho Palos Verdes will be discussing the item at their May 17th meeting, with Torrance scheduled to discuss it on May 24th. Chair Armato also shared that Senator Allen’s staff identified SB 1444 as the bill that will be amended to introduce the formation legislation and that Legislative Counsel accepted the SBCCOG’s proposed language as submitted. The bill will be added to the May SBCCOG Board of Directors’ meeting agenda for recommended support.

V. Update on SBCCOG Proposals for Legislation and Advocacy

A. SBCCOG sponsored legislation update

Mr. Leger reported that the SBCCOG’s two bills, AB 2074 and AB 2432 both passed the Transportation Committee and are in the Assembly Appropriations Committee.

B. Legislative Matrix – RECOMMENDED BOARD APPROVAL

1. Support

a. AB 1771 – SUPPORT

Mr. Leger explained this bill would use tax policy to disincentivize housing speculation by adding a 25% income surtax on profits earned from the sale of a property within three years, a rate that would depreciate in full by year seven. This would financially impact investors who buy and sell properties, while keeping the door open for traditional homeowners.

MOTION by Committee Chair Armato, seconded by Committee Member Valentine, to **SUPPORT** AB 1771. Approved without objection.

b. AB 2220 - MONITOR

Mr. Leger explained that this bill would create a funding mechanism for the expansion of Homeless Courts statewide.

Committee Member Dieringer shared that she had concerns with the inclusion of certain misdemeanors and any felonies in the bill and the impact on public safety; the lack of a screening process to ensure participants are there because they need assistance and are not taking advantage of the program to bypass others awaiting housing placement; and a lack of general parameters a local homeless court program would need to have in order to qualify for funding, including things such as a screening process to ensure participants are likely to be successful and in what circumstances somebody would be disqualified. Committee Member Valentine echoed her concerns.

Mr. Chu explained that LA County's Homeless Court program only considers infractions, such as a jaywalking ticket. He explained that people experiencing homelessness likely never receive the notices to pay the fine, which leads to a warrant to appear in court. When a person is going through a background check, the warrant will show up, impacting their ability to get into housing. If a person also was to go through a credit check, the ticket would show up as having gone to collections, further impacting their chances of securing housing.

Committee Chair Armato noted that these shortcomings seem to be unintentional and that perhaps they should be shared with Assemblymember Muratsuchi so he can consider amendments to the bill. Committee Member Tanaka added that he will be having lunch with Assemblymember Muratsuchi later in the week and would be happy to share the Committee's concerns with him then.

MOTION by Committee Member Valentine, seconded by Committee Member Dieringer, to **MONITOR** AB 2220. Approved without objection.

2. Oppose

a. AB 976 – OPPOSE

Mr. Leger reported that this bill would further eliminate local control for housing and land use planning by prohibiting a public hearing requirement as a condition of adding additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing dwelling.

b. AB 1737 – OPPOSE

Mr. Leger explained this bill was recommended for opposition by the South Bay Parks and Recreation Directors because of its additional requirements for operating children camps, significantly increasing the costs of the camps, leading to likely elimination of programs due to budgetary constraints.

- c. AB 2295 – OPPOSE
Mr. Leger noted this bill would authorize by-right development on property owned by a local education agency.
- d. SB 1067 – OPPOSE
Mr. Leger shared this bill would eliminate a city’s ability to impose any minimum parking requirement on a housing development located within ½ mile of public transit and adds violation of minimum parking requirements of housing development projects to the list of laws for which the Attorney General is authorized to bring action against cities.
- e. SB 1369 – OPPOSE
Mr. Leger explained this bill would authorize by-right adaptive reuse projects and exempt them from CEQA. An adaptive reuse project is one that converts any commercial, public, industrial, or office building or structure that has 25% occupancy or less into a housing development.

MOTION by Committee Member Dieringer, seconded by Committee Member Valentine, to **OPPOSE** AB 976, AB 1737, AB 2295, SB 1067, and SB 1369. Approved without objection.

3. Oppose unless amended

- a. AB 2011 – OPPOSE
Mr. Leger noted that staff recommended an oppose unless amended position on this bill because it could support commercial redevelopment efforts that are being explored through the SBCCOG’s SCAG REAP project, but would authorize them by-right as currently drafted. The SBCCOG would only support the project if the by-right aspect was removed.

Committee Member Dieringer shared that although it could potentially support the initiative, it was her opinion that the bill should be opposed solely due to the by-right component.

MOTION by Committee Member Dieringer, seconded by Committee Member Valentine, to **OPPOSE** AB 2011. Approved without objection.

VI. Announcements / Adjournment

Committee Chair Armato adjourned the meeting at 5:55 p.m. to June 8, 2022, at 5:00 p. m.