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## CALIFORNIA CONTRACT CITIES ASSOCIATION

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### **LEGISLATIVE COMMITTEE MEETING RECAP** **Wednesday, January 31, 2018, 12:30 PM** **Conference Call**

**Attendees:** Judy Nelson, Bea Dieringer, Lindsey Horvath, Sam Pedroza,  
Hany Fangary, Sandra Armenta, Steven Ly, Mark Waronek

**Special Attendees:** Russell Lowery (Revitalized California Cities),  
Kristine Guerrero (League), Hernan Molina (WeHo)

#### **I. Recap of 2018 SLOT**

Committee recommends CCCA should provide more time to train new and current members on legislative priorities and extend the training during the morning sessions before the meetings at the Capitol. Meetings may be best coordinated by assigning each member a legislative priority to speak on behalf CCCA, in order for members to feel more comfortable about the legislative priorities. It is also recommended the legislative priorities be provided at minimum 2-3 weeks in advance of the tour.

#### **II. New Meeting Date: 4<sup>th</sup> of Wednesday at 12:30 PM**

#### **III. Bills to Consider for Action**

##### **a. [SB 827 \(S. Wiener\)](#) – Planning and Zoning: Transit-Rich Housing Bonus**

SB 827 would authorize transit-rich housing project to receive a transit-rich housing bonus. The bill would define a transit-rich housing project as a residential development project the parcels of which are all within a 1/2-mile radius of a major transit stop or a 1/4-mile radius of a high-quality transit corridor, as those terms are further defined.

The bill would exempt a project awarded a housing opportunity bonus from various requirements, including maximum controls on residential density or floor area ratio, minimum automobile parking requirements, design standards that restrict the applicants' ability to construct the maximum number of units consistent with any applicable building code, and maximum height limitations as provided.

### COMMITTEE DECISION:

- Motion from Leg. Committee to **OPPOSE UNLESS AMENDED.**
- Mark Waronek motioned to oppose unless amended, Bea Dieringer seconded. The Committee believes the bill is an overly broad prescription to fixing the housing crisis. The proposed bonus would encapsulate a large portion of a city's area that could qualify for a density bonus, negating any local control over land-use policy. The Committee recommends the author revisits language that changes the distance between a transit stop/corridor to a proposed development, in order to reduce the potential area impacted by a bonus.

#### b. [SB 893 \(J. Nguyen\)](#) – Planning and Zoning: Density Bonus

Existing law allows cities/counties the ability to offer density bonus/incentives/concessions if developers construct moderate/low/very-low housing for qualifying residents. These include vehicular parking ratio requirements and maximum vehicular parking ratios. This bill would eliminate some parking ratios, but retain others.

### COMMITTEE DECISION:

- Motion from Leg. Committee recommends to **OPPOSE UNLESS AMENDED.**
- Bea Dieringer motioned to oppose unless amended, Judy Nelson seconded. The committee believes the bill removes a crucial tool for cities to require a developer to construct needed parking spaces in consideration of a parking study. Though the bill would return a level of local control, it does not go far enough to return local control to cities. It is a mix-match approach to local control. A recommendation would be to eliminate all parking ratios and redirect control over parking ratios back to cities.

#### c. [SB 831 \(B. Wieckowski\)](#) – Land Use: Accessory Dwelling Units

SB 831 would eliminate provisions that restrict accessory dwelling units (ADU) construction in areas with a single-family dwelling. This will would prohibit a city from imposing fees for services, including utility connection and impact fees, and allow applicants certain freedoms to construct, including maximum floor are ratios. The bill also grants amnesty for existing structures and would allow them time to become compliant.

### COMMITTEE DECISION:

- Motion from Leg. Committee recommends to **OPPOSE.**
- Bea Dieringer motioned to oppose, Sandra Armenta seconded. Lindsey Horvath opposed the motion. The Committee believes the bill imposes restrictions to local control, including parking requirements when carports and garages are converted accessory dwelling units, known commonly as “granny flats”. Additionally, the bill inhibits a local agency from imposing fees on new ADU applicants. Conversely, members felt cities are currently adopting new ADU ordinances in compliance to the recent housing bills passed in 2017 and that any changes regarding the new policy should wait until additional information is available from implementation.

d. [AB 1578 \(R. Jones-Sawyer\)](#) – Cannabis Programs: Cooperation with Federal Authorities

Prohibits a state or local agency from taking certain actions without a federal agent obtaining a court order signed by a judge and presenting that order to the state or local agency. Examples include: using agency money, facilities, property, equipment, or personnel to assist a federal agency to investigate, detain, detect, report, obtain information, or arrest a person for commercial or noncommercial cannabis activity and from transferring an individual to federal law enforcement or detaining an individual at the request of federal law enforcement or federal authorities for cannabis-related-activity that is legal under state and applicable local law.

**COMMITTEE DECISION:**

- Motion from Leg. Committee recommends to **WATCH**
- Bea Dieringer motioned to watch, Lindsey Horvath seconded. Discussion from the Committee raised concerns the bill may impede on local control. However, there was a consensus among members that the author's intent for the bill is to protect California's legal-use of cannabis and target those that are illegal.

e. [AB 1795 \(M. Gipson\)](#) – Emergency Medical Services: Community Care Facilities

AB 1795 allows a county to develop a plan to transport patients who are intoxicated or experiencing mental health episodes to be sent a mental health or sobering centers, instead of an emergency hospital. This redirects patients to more appropriate facilities. The bill is sponsored by Supervisor Hahn and the LA County Board of Supervisors.

Supervisor Hahn's office had requested CCCA's support for the measure. Current law authorizes law enforcement personnel to transport intoxicated and mental health patients experiencing mental health episodes to sobering centers and mental health urgent care centers, however, paramedics and emergency medical technicians are barred. The sponsor believes the bill would redirect patients to more appropriate facilities, while also preventing overcrowding at local hospitals.

**COMMITTEE DECISION:**

- Motion from Leg. Committee recommends to **SUPPORT**
- Bea Dieringer motioned to support, Sandra Armenta seconded. The measure will ensure emergency medical services personnel are able direct patients to the appropriate facilities, with regards to responding a mental health call versus emergency calls.

f. [AB 2214 \(Rodriguez and Melendez\)](#) Voluntary Registration of Sober Living Facilities

Asm. Rodriguez had requested CCCA's feedback regarding AB 2214, a voluntary registration of sober living facilities. The bill is a reintroduction of Melendez' AB 285 bill.

The bill does not provide substantive control to report and penalize sober living facilities in violation of practices, rather, it would allow cities to request the licensing of these facilities be revoked by the Department of Health Care Services.

**COMMITTEE DECISION:**

- Motion from Leg. Committee recommends to **WATCH**
- Bea Dieringer motioned to watch, Sandra Armenta seconded. CCCA remains concerned with Section 2 Article 5 which stipulates when a residence facility is certified, all activities at the residence shall be deemed a residential use of property and a single-family property. Sober Living Facilities are businesses that have not been accountable to the residential neighborhoods nor as a business in the communities they exist. This has been a long-standing issue for CCCA who have sober living facilities in their jurisdiction.

**IV. Potential Ballot Measures**

**a. Revitalize California Cities “Tax Increment Financing Tool”**

Revitalize California Cities requests the Association’s endorsement of their proposed ballot initiative to reinstate a tax increment financing tool. The Tool is in direct response to the dissolution of redevelopment agencies in 2012. The Tool would provide local governments with the ability to revitalize blighted areas within their communities.

Revitalize California Cities provided a presentation to the Executive Board and Legislative Committee members on Sunday, January 7, 2018.

**COMMITTEE DECISION:**

- Motion from Leg. Committee recommends to **SUPPORT**
- Steven Ly motioned to support, Sandra Armenta seconded. Judy Nelson abstained.

**b. Yes on Prop 69, No on SB 1 Repeal**

League has requested CCCA and member cities to support the Yes on Prop 69 campaign and oppose ballot initiatives that would repeal SB 1 “Road Repair and Accountability Act”.

Prop 69 would protect SB 1 funding from being used by the legislature for purposes other than non-transportation projects.

**COMMITTEE DECISION:**

- Motion from Leg. Committee recommends to **SUPPORT**
- Bea Dieringer motioned to support, Mark Waronek seconded.