

AGENDA
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA

May 14, 2019

RECEPTION: Lakewood Celebrates . . .” 6:30 p.m.

CALL TO ORDER 7:30 p.m.

INVOCATION: Omid Dadgar, Bahá’i Faith Community

PLEDGE OF ALLEGIANCE: Girl Scout Troop 2993

ROLL CALL: Mayor Todd Rogers
Vice Mayor Jeff Wood
Council Member Steve Croft
Council Member Diane DuBois
Council Member Ron Piazza

ANNOUNCEMENTS AND PRESENTATIONS:

ROUTINE ITEMS:

All items listed within this section of the agenda are considered to be routine and will be enacted by one motion without separate discussion. Any Member of Council may request an item be removed for individual discussion or further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 MEETING MINUTES - Staff recommends City Council approve minutes of the meetings held March 26, April 9, and April 23, 2019

RI-2 PERSONNEL TRANSACTIONS - Staff recommends City Council approve report of personnel transactions.

RI-3 REGISTERS OF DEMANDS - Staff recommends City Council approve registers of demands.

RI-4 CITY COUNCIL COMMITTEES’ ACTIVITIES - Staff recommends City Council approve report of City Council Committees’ activities.

RI-5 MONTHLY REPORT OF INVESTMENT TRANSACTIONS - APRIL 2019 - Staff recommends City Council approve monthly report of investment transactions.

RI-6 RESOLUTION NO. 2019-9; APPROVING COMPETITIVE GRANT APPLICATION FOR THE 2018 STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS (PROP 68) FOR BLOOMFIELD PARK REVITALIZATION PROJECT - Staff recommends City Council adopt proposed resolution approving application for grant funds.

City Council Agenda

May 14, 2019

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ROUTINE ITEMS: - Continued

RI-7 PURCHASE OF A RIDING MOWER - Staff recommends City Council approve purchase of a Toro Groundmaster 3280D mower in the amount of \$25,095.69 from Turf Star of Brea.

REPORTS:

3.1 UPDATE ON SENATE BILL 50 (WIENER) - PLANNING AND ZONING: HOUSING DEVELOPMENT: INCENTIVES - Staff recommends City Council send updated letter continuing to oppose most recent version of Senate Bill 50.

ORAL COMMUNICATIONS:

CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code §54957.6

Agency Designated Representative: City Manager, Office of the City Attorney and Liebert Cassidy Whitmore, Director of Administrative Services, Assistant to the City Manager, Human Resources Manager, Personnel Technician

Employee Organization: Lakewood City Employees' Association

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you are a qualified individual with a disability and need an accommodation to participate in the City Council meeting, please contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; or at cityclerk@lakewoodcity.org at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Agenda items are on file in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, and are available for public review during regular business hours. Any supplemental material distributed after the posting of the agenda will be made available for public inspection during normal business hours in the City Clerk's Office. For your convenience, the agenda and the supporting documents are available in an alternate format by request and are also posted on the City's website at www.lakewoodcity.org

Routine Items

Routine Item 1 – City Council Minutes
will be available prior to the meeting.

DIVIDER SHEET

COUNCIL AGENDA

May 14, 2019

TO: The Honorable Mayor and City Council**SUBJECT:** Report of Personnel Transactions

<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES			
A. Appointments			
None			
B. Changes			
None			
C. Separations			
None			
2. PART-TIME EMPLOYEES			
A. Appointments			
Wanda Jordan	Relief Telephone Operator/Serv Recep	B	04/22/2019
Jonathan Siordia	Paratransit Communication Operator V	B	04/21/2019
B. Changes			
Orlando Gallardo	Maintenance Services Aide III	B to	04/21/2019
	Maintenance Services Aide IV	B	
Stephen Sturz	Paratransit Communication Operator IV	B to	04/21/2019
	Paratransit Communication Operator V	B	
C. Separations			
Desirae Hayes	Relief Telephone Operator	B	04/29/2019
Jessica Murtishaw	Community Services Leader II	B	04/21/2019
Vijaykumar Pillai	Community Services Leader II	B	04/21/2019


Thaddeus McCormack
City Manager

D I V I D E R S H E E T

**CITY OF LAKEWOOD
FUND SUMMARY 4/25/2019**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 92461 through 92544. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	541,781.05
1015	SPECIAL OLYMPICS	199.91
1020	CABLE TV	1,807.10
1030	CDBG CURRENT YEAR	750.00
1050	COMMUNITY FACILITY	4,009.79
1621	LA CNTY MEASURE R	202.39
3000	AIR QUALITY IMPROVEMENT	41,130.01
3001	CAPITAL IMPROV PROJECT FUND	32,924.14
3060	PROPOSITION "A"	16,771.90
3070	PROPOSITION "C"	187.12
5010	GRAPHICS AND COPY CENTER	5,850.16
5020	CENTRAL STORES	2,572.13
5030	FLEET MAINTENANCE	3,454.24
6020	GEOGRAPHIC INFORMATION SYSTEM	425.53
7500	WATER UTILITY FUND	64,874.39
8030	TRUST DEPOSIT	232.50
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		717,172.36

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
92461	04/25/2019	4842	A T & T CORP	241.24	0.00	241.24
92462	04/25/2019	4848	AFFORDABLE GENERATOR SERVICE. INC.	415.00	0.00	415.00
92463	04/25/2019	2701	AIRE RITE A/C & REFRIGERATION INC	519.50	0.00	519.50
92464	04/25/2019	4684	AMAZON.COM LLC	2,888.05	0.00	2,888.05
92465	04/25/2019	45721	AMERICAN PUBLIC WORKS ASSOCIATION	20.00	0.00	20.00
92466	04/25/2019	4836	ARELLANO. RAMIRO	1,600.00	0.00	1,600.00
92467	04/25/2019	48108	BERG. APRIL	403.20	0.00	403.20
92468	04/25/2019	4649	BURHENN & GEST LLP	3,161.22	0.00	3,161.22
92469	04/25/2019	53983	CALIF STATE FRANCHISE TAX BOARD	200.00	0.00	200.00
92470	04/25/2019	7500	CENTRAL BASIN MUNICIPAL WATER	1,755.00	0.00	1,755.00
92471	04/25/2019	4542	CHAHO. MICHELLE	80.00	0.00	80.00
92472	04/25/2019	45894	CINTAS CORPORATION	75.15	0.00	75.15
92473	04/25/2019	5077	CLAVERIE. COURTNEY DAY	126.75	0.00	126.75
92474	04/25/2019	5008	COLOR CARD ADMINISTRATOR CORP.	37.54	0.00	37.54
92475	04/25/2019	53451	COMMUNITY FAMILY GUIDANCE CTR	125.00	0.00	125.00
92476	04/25/2019	62287	CRYSTAL TECH WEB HOSTING	1,575.44	0.00	1,575.44
92477	04/25/2019	5194	CUOMO. BIAGIO	44.65	0.00	44.65
92478	04/25/2019	5177	DOWNTOWN FORD SALES	41,130.01	0.00	41,130.01
92479	04/25/2019	3199	EDCO WASTE SERVICES LLC	404,828.17	0.00	404,828.17
92480	04/25/2019	4435	ELLIOTT AUTO SUPPLY COMPANY INC	112.26	0.00	112.26
92481	04/25/2019	65038	FED EX OFFICE & PRINT SVCS INC	202.39	0.00	202.39
92482	04/25/2019	52316	FEDERAL EXPRESS CORP	3.20	0.00	3.20
92483	04/25/2019	3610	FLEMING ENVIRONMENTAL INC	60,500.64	0.00	60,500.64
92484	04/25/2019	3188	GALLS LLC/OUARTERMASTER LLC	185.61	0.00	185.61
92485	04/25/2019	5005	GIEMONT. GREGORY S.	261.00	0.00	261.00
92486	04/25/2019	64215	GOLD COAST AWARDS INC	880.33	0.00	880.33
92487	04/25/2019	3830	GRADY. WILLIAM	30.00	0.00	30.00
92488	04/25/2019	33150	GRAINGER W W INC	72.24	0.00	72.24
92489	04/25/2019	61769	GRAUTEN. EVELYN R	295.10	0.00	295.10
92490	04/25/2019	5107	GREEN WISE SOIL TECHNOLOGIES	48.00	0.00	48.00
92491	04/25/2019	35477	HARA M LAWNMOWER CENTER	829.46	0.00	829.46
92492	04/25/2019	5173	HOLMES. JASON	137.80	0.00	137.80
92493	04/25/2019	41897	HOSE-MAN THE	7.51	0.00	7.51
92494	04/25/2019	59873	JJS PALOMO'S STEEL INC	33.08	0.00	33.08
92495	04/25/2019	4180	JONES RICHARD D. A PROF LAW CORP	112.50	0.00	112.50
92496	04/25/2019	4180	JONES RICHARD D. A PROF LAW CORP	16,750.00	0.00	16,750.00
92497	04/25/2019	36167	KARTER. JANET	27.30	0.00	27.30
92498	04/25/2019	18300	LAKEWOOD CHAMBER OF COMMERCE	2,416.67	0.00	2,416.67
92499	04/25/2019	55469	LAKEWOOD CITY EMPLOYEE ASSOCIATION	2,000.00	0.00	2,000.00
92500	04/25/2019	53849	LAKEWOOD ROTARY CLUB	649.00	0.00	649.00
92501	04/25/2019	44733	LIEBERT CASSIDY WHITMORE	626.00	0.00	626.00
92502	04/25/2019	34532	LITZINGER. PAUL	81.25	0.00	81.25
92503	04/25/2019	20700	LONG BEACH PUBLIC TRANSPORTATION CO	16,771.90	0.00	16,771.90
92504	04/25/2019	36844	LA COUNTY DEPT OF PUBLIC WORKS	8,610.94	0.00	8,610.94

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
92505	04/25/2019	36844	LA COUNTY DEPT OF PUBLIC WORKS	1,036.25	0.00	1,036.25
92506	04/25/2019	63809	MACAULAY, CHRISTINA	150.00	0.00	150.00
92507	04/25/2019	4887	MATHESON TRI-GAS, INC.	305.74	0.00	305.74
92508	04/25/2019	4443	O'REILLY AUTOMOTIVE STORES INC	142.41	10.18	132.23
92509	04/25/2019	4513	OCEAN BLUE ENVIRONMENTAL SERVICES	2,904.72	0.00	2,904.72
92510	04/25/2019	47554	OFFICE DEPOT BUSINESS SVCS	77.33	0.00	77.33
92511	04/25/2019	63708	DY-JO CORPORATION	1,375.00	0.00	1,375.00
92512	04/25/2019	50512	PATHWAYS VOLUNTEER HOSPICE	750.00	0.00	750.00
92513	04/25/2019	4719	JOYCE LOU, INC.	555.75	0.00	555.75
92514	04/25/2019	51171	PERS LONG TERM CARE PROGRAM	70.64	0.00	70.64
92515	04/25/2019	4494	PIERSON, JEREMY L.	76.80	0.00	76.80
92516	04/25/2019	4374	PITNEY BOWES INC	253.38	0.00	253.38
92517	04/25/2019	65139	PURCELL, SUNNY	270.00	0.00	270.00
92518	04/25/2019	39640	RAYVERN LIGHTING SUPPLY CO INC	174.89	0.00	174.89
92519	04/25/2019	4459	READWRITE EDUCATIONAL SOLUTIONS INC	256.75	0.00	256.75
92520	04/25/2019	4309	SAFESHRED	25.00	0.00	25.00
92521	04/25/2019	3991	SEGERSTROM CENTER FOR THE ARTS	2,446.00	0.00	2,446.00
92522	04/25/2019	5044	SHARP ELECTRONICS CORPORATION	5,389.44	0.00	5,389.44
92523	04/25/2019	4468	SHERRARD, DONNA HOUSTON	38.35	0.00	38.35
92524	04/25/2019	52279	SMART & FINAL INC	218.94	0.00	218.94
92525	04/25/2019	26900	SO CALIF SECURITY CENTERS INC	15.33	0.00	15.33
92526	04/25/2019	29400	SOUTHERN CALIFORNIA EDISON CO	31,060.80	0.00	31,060.80
92527	04/25/2019	1737	SOUTHERN COUNTIES LUBRICANTS	1,373.40	0.00	1,373.40
92528	04/25/2019	50299	SPENCER, GORDON	150.00	0.00	150.00
92529	04/25/2019	44104	STATE WATER RESOURCES CONTROL BOARD	526.00	0.00	526.00
92530	04/25/2019	5198	THE ILLINI COMPANIES, INC.	1,701.99	0.00	1,701.99
92531	04/25/2019	5142	THE PUBLIC RESTROOM COMPANY	5,000.00	0.00	5,000.00
92532	04/25/2019	2533	TNEMEC COMPANY INC.	2,681.83	0.00	2,681.83
92533	04/25/2019	1437	U S BANK NATIONAL ASSOCIATION	31,431.37	0.00	31,431.37
92534	04/25/2019	4907	VARSITY BRANDS HOLDING CO INC	39.26	0.00	39.26
92535	04/25/2019	33200	WALTERS WHOLESALE ELECTRIC CO	78.49	0.00	78.49
92536	04/25/2019	33200	WALTERS WHOLESALE ELECTRIC CO	119.56	0.00	119.56
92537	04/25/2019	3943	WATERLINE TECHNOLOGIES INC	2,055.72	0.00	2,055.72
92538	04/25/2019	62628	WELLS C. PIPELINE MATERIALS	263.99	0.00	263.99
92539	04/25/2019	37745	WESTERN EXTERMINATOR CO	158.00	0.00	158.00
92540	04/25/2019	35146	WILLDAN ASSOCIATES	52,665.31	0.00	52,665.31
92541	04/25/2019	3699	BROWN, CARMELICA	250.00	0.00	250.00
92542	04/25/2019	3699	GORDON, TAMIKA	5.00	0.00	5.00
92543	04/25/2019	3699	MADDEN, ANDREW	49.00	0.00	49.00
92544	04/25/2019	3699	WHITE, BRITTANY	170.00	0.00	170.00
Totals:				717,182.54	10.18	717,172.36

**CITY OF LAKEWOOD
FUND SUMMARY 5/2/19**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 92545 through 92636. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	986,038.01
1015	SPECIAL OLYMPICS	106.43
1020	CABLE TV	1,570.48
1030	CDBG CURRENT YEAR	3,115.50
1050	COMMUNITY FACILITY	3,998.60
1336	STATE COPS GRANT	29,347.97
3001	CAPITAL IMPROV PROJECT FUND	34,978.06
3070	PROPOSITION "C"	2,869.98
5020	CENTRAL STORES	5,746.00
5030	FLEET MAINTENANCE	802.35
7500	WATER UTILITY FUND	17,645.67
8020	LOCAL REHAB LOAN	4,827.50
8030	TRUST DEPOSIT	100.00
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		1,091,146.55

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
92545	05/02/2019	61142	ADAMS-HILLERY SHARRON	3,115.50	0.00	3,115.50
92546	05/02/2019	37071	ADVANCED EQUIPMENT CORP	333.00	0.00	333.00
92547	05/02/2019	2701	AIRE RITE A/C & REFRIGERATION INC	3,533.06	0.00	3,533.06
92548	05/02/2019	3876	ALCANTAR. GILBERT	225.00	0.00	225.00
92549	05/02/2019	5179	ALS GROUP USA. CORP.	2,995.50	0.00	2,995.50
92550	05/02/2019	58000	AMERICAN TRUCK & TOOL RENTAL INC	184.09	0.00	184.09
92551	05/02/2019	57770	B & H FOTO & ELECTRONICS CORP	1,589.51	0.00	1,589.51
92552	05/02/2019	62737	BOYES. GOBIND	104.00	0.00	104.00
92553	05/02/2019	4978	CALIFORNIA FOUNDATION FOR THE	765.70	0.00	765.70
92554	05/02/2019	43135	CERRITOS. CITY OF	4,497.22	0.00	4,497.22
92555	05/02/2019	40572	CHICAGO TITLE CO	300.00	0.00	300.00
92556	05/02/2019	45894	CINTAS CORPORATION	65.82	0.00	65.82
92557	05/02/2019	5008	COLOR CARD ADMINISTRATOR CORP.	75.08	0.00	75.08
92558	05/02/2019	60195	CR TRANSFER INC	3,749.20	0.00	3,749.20
92559	05/02/2019	4361	CN SCHOOL AND OFFICE SOLUTIONS INC	435.91	0.00	435.91
92560	05/02/2019	4442	DANIEL'S TIRE SERVICE INC	94.50	0.00	94.50
92561	05/02/2019	63991	DELL SERVICE SALES	1,361.72	0.00	1,361.72
92562	05/02/2019	4498	DELTA DENTAL INSURANCE COMPANY	1,185.92	0.00	1,185.92
92563	05/02/2019	56889	DELTA DENTAL OF CALIFORNIA	8,626.71	0.00	8,626.71
92564	05/02/2019	3213	DIRECTV INC	78.50	0.00	78.50
92565	05/02/2019	39267	DOG DEALERS INC	55.90	0.00	55.90
92566	05/02/2019	4660	ZW USA INC.	282.44	0.00	282.44
92567	05/02/2019	4411	EPOWER NETWORK INC	3,523.35	0.00	3,523.35
92568	05/02/2019	3188	GALLS LLC/QUARTERMASTER LLC	662.29	0.00	662.29
92569	05/02/2019	59433	GANAHL LUMBER COMPANY	4,083.43	0.00	4,083.43
92570	05/02/2019	47841	GARDNER TRACTOR SERVICE	6,953.00	0.00	6,953.00
92571	05/02/2019	34845	GLASBY MAINTENANCE SUPPLY CO	31.54	0.00	31.54
92572	05/02/2019	52540	GONSALVES JOE A & SON	4,526.00	0.00	4,526.00
92573	05/02/2019	3285	GREENO. KAREN	291.20	0.00	291.20
92574	05/02/2019	54961	HACH COMPANY	745.00	0.00	745.00
92575	05/02/2019	35477	HARA M LAWNMOWER CENTER	125.93	0.00	125.93
92576	05/02/2019	4872	HEATON. KATHRYN	65.00	0.00	65.00
92577	05/02/2019	42031	HOME DEPOT	1,369.95	0.00	1,369.95
92578	05/02/2019	4962	HUNTINGTON PARK RUBBER STAMP CO	57.30	0.00	57.30
92579	05/02/2019	4622	JHM SUPPLY INC	272.45	0.00	272.45
92580	05/02/2019	59873	JJS PALOMO'S STEEL INC	220.50	0.00	220.50
92581	05/02/2019	44339	KIDSGUIDE INC	345.00	0.00	345.00
92582	05/02/2019	4458	KIM. YVONNE	385.00	0.00	385.00
92583	05/02/2019	53849	LAKEWOOD ROTARY CLUB	162.00	0.00	162.00
92584	05/02/2019	53849	LAKEWOOD ROTARY CLUB	18.00	0.00	18.00
92585	05/02/2019	18400	LAKEWOOD. CITY WATER DEPT	14,406.42	0.00	14,406.42
92586	05/02/2019	20300	LONG BEACH CITY GAS & WATER DEPT	404.52	0.00	404.52
92587	05/02/2019	21600	LOS ANGELES CO SHERIFFS DEPT	911,540.39	0.00	911,540.39
92588	05/02/2019	54760	LU'S LIGHT HOUSE	84.01	0.00	84.01

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
92589	05/02/2019	58414	MANAGED HEALTH NETWORK	351.12	0.00	351.12
92590	05/02/2019	62080	MARKLEY. ELIZABETH	143.00	0.00	143.00
92591	05/02/2019	23130	MC MASTER-CARR SUPPLY CO	2,958.57	0.00	2,958.57
92592	05/02/2019	4190	NATIONAL UNION FIRE INSURANCE CO	582.83	0.00	582.83
92593	05/02/2019	4443	O'REILLY AUTOMOTIVE STORES INC	69.60	5.25	64.35
92594	05/02/2019	48035	OCAJ INC	38.00	0.00	38.00
92595	05/02/2019	34536	OCOBOC. DEBRA	320.45	0.00	320.45
92596	05/02/2019	47554	OFFICE DEPOT BUSINESS SVCS	104.01	0.00	104.01
92597	05/02/2019	4497	PACIFIC COACHWAYS CHARTER SERVICES	2,760.00	0.00	2,760.00
92598	05/02/2019	1615	PFM ASSET MANAGEMENT LLC	3,099.41	0.00	3,099.41
92599	05/02/2019	4494	PIERSON. JEREMY L.	405.60	0.00	405.60
92600	05/02/2019	1919	POLLARD JOSEPH G COMPANY INC	203.33	0.00	203.33
92601	05/02/2019	3048	REVENUE & COST SPECIALISTS. LLC	8,000.00	0.00	8,000.00
92602	05/02/2019	5108	F & S FOOD SERVICES. INC.	189.71	0.00	189.71
92603	05/02/2019	45437	S & J SUPPLY CO	155.14	0.00	155.14
92604	05/02/2019	5045	SAN JUAN. CLYDE J	195.00	0.00	195.00
92605	05/02/2019	5197	SIGNAL HILL AUTO ENTERPRISES INC.	272.49	0.00	272.49
92606	05/02/2019	5230	SITEONE LANDSCAPE SUPPLY. LLC	9,584.28	0.00	9,584.28
92607	05/02/2019	52279	SMART & FINAL INC	269.63	0.00	269.63
92608	05/02/2019	4972	CHARTER COMMUNICATIONS HOLDINGS. LLC	4,382.42	0.00	4,382.42
92609	05/02/2019	37930	STANDARD INSURANCE CO UNIT 22	2,442.40	0.00	2,442.40
92610	05/02/2019	37930	STANDARD INSURANCE CO UNIT 22	8,665.08	0.00	8,665.08
92611	05/02/2019	44104	STATE WATER RESOURCES CONTROL BOARD	150.00	0.00	150.00
92612	05/02/2019	2995	STRICTLY BACKFLOW INC	90.00	0.00	90.00
92613	05/02/2019	2732	TANNEN. MITCH	270.40	0.00	270.40
92614	05/02/2019	59212	TETRA TECH INC	34,978.06	0.00	34,978.06
92615	05/02/2019	4364	THE RINKS-LAKEWOOD ICE	58.50	0.00	58.50
92616	05/02/2019	4873	TRANSAMERICA LIFE INSURANCE COMPANY	2,181.35	0.00	2,181.35
92617	05/02/2019	60685	TURF STAR	227.47	0.00	227.47
92618	05/02/2019	4907	VARSITY BRANDS HOLDING CO INC	377.78	0.00	377.78
92619	05/02/2019	57135	VISION SERVICE PLAN	4,545.45	0.00	4,545.45
92620	05/02/2019	5003	WALTOWER. SHAWN	380.25	0.00	380.25
92621	05/02/2019	3943	WATERLINE TECHNOLOGIES INC	1,090.53	0.00	1,090.53
92622	05/02/2019	17640	WAXIE ENTERPRISES INC	4,240.48	0.00	4,240.48
92623	05/02/2019	2279	AMERICAN PACIFIC PRINTERS COLLEGES	6,130.90	0.00	6,130.90
92624	05/02/2019	50058	WHITE HOUSE FLORIST INC	500.00	0.00	500.00
92625	05/02/2019	2145	WYNN. LAKYN	260.00	0.00	260.00
92626	05/02/2019	3699	ALCANTARA. TERESA	250.00	0.00	250.00
92627	05/02/2019	3699	DANIELS. CAROL	250.00	0.00	250.00
92628	05/02/2019	3699	H.D.R. CONSTRUCTION LLC	4,489.50	0.00	4,489.50
92629	05/02/2019	3699	JACKSON. ASHLEY	132.00	0.00	132.00
92630	05/02/2019	3699	LAKEWOOD PACIFIC JR. FOOTBALL	250.00	0.00	250.00
92631	05/02/2019	3699	LOPEZ. MARICELA	180.00	0.00	180.00
92632	05/02/2019	3699	PEREZ. NELLIE	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
92633	05/02/2019	3699	SOLTIS. JOHN	168.00	0.00	168.00
92634	05/02/2019	3699	STERLING. DINA	250.00	0.00	250.00
92635	05/02/2019	3699	VASQUEZ. CRYSTAL	232.50	0.00	232.50
92636	05/02/2019	3699	WMD INTERNATIONAL INC	100.00	0.00	100.00
Totals:				<u>1,091,151.80</u>	<u>5.25</u>	<u>1,091,146.55</u>

**CITY OF LAKEWOOD
FUND SUMMARY 5/9/2019**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 92637 through 92731. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	396,571.52
1015	SPECIAL OLYMPICS	865.48
1050	COMMUNITY FACILITY	2,286.63
1070	RETIREE BENEFITS	546.00
1621	LA CNTY MEASURE R	6,800.00
1622	LA CNTY MEASURE M	16,207.20
5020	CENTRAL STORES	314.78
5030	FLEET MAINTENANCE	23,350.17
7500	WATER UTILITY FUND	9,279.66
8030	TRUST DEPOSIT	1,026.00
		<hr/>
		457,247.44

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
92637	05/09/2019	62243	4IMPRINT	897.07	0.00	897.07
92638	05/09/2019	61307	PERRIS FENCE & SUPPLY	206.08	0.00	206.08
92639	05/09/2019	4113	SHAKER NERMINE	1,750.00	0.00	1,750.00
92640	05/09/2019	1700	ALLIED REFRIGERATION INC	53.91	0.00	53.91
92641	05/09/2019	4724	ARC DOCUMENT SOLUTIONS. LLC	143.93	0.00	143.93
92642	05/09/2019	35016	ASSOCIATED SOILS ENGINEERING INC	630.00	0.00	630.00
92643	05/09/2019	4465	ATALLA. IBRAHIM	471.25	0.00	471.25
92644	05/09/2019	62737	BOYES. GOBIND	130.00	0.00	130.00
92645	05/09/2019	181	BRAVO SIGN & DESIGN INC	12,400.00	0.00	12,400.00
92646	05/09/2019	1935	BREA. CITY OF	35,616.00	0.00	35,616.00
92647	05/09/2019	307	CALIF. STATE DISBURSEMENT UNIT	34.61	0.00	34.61
92648	05/09/2019	53983	CALIF STATE FRANCHISE TAX BOARD	200.00	0.00	200.00
92649	05/09/2019	5244	CAMERON WELDING SUPPLY	6,135.60	0.00	6,135.60
92650	05/09/2019	7800	CERRITOS CITY	6,800.00	0.00	6,800.00
92651	05/09/2019	4717	TANG. MICHAEL	250.00	0.00	250.00
92652	05/09/2019	45894	CINTAS CORPORATION	80.63	0.00	80.63
92653	05/09/2019	64932	CJ CONCRETE CONSTRUCTION INC	71,716.00	0.00	71,716.00
92654	05/09/2019	4226	CORONA CLAY COMPANY	2,915.00	0.00	2,915.00
92655	05/09/2019	5194	CUOMO. BIAGIO	16.54	0.00	16.54
92656	05/09/2019	4680	DIAZ. ISABELLE	537.19	0.00	537.19
92657	05/09/2019	4875	ELITE SPECIAL EVENTS INC	2,000.00	0.00	2,000.00
92658	05/09/2019	4435	ELLIOTT AUTO SUPPLY COMPANY INC	108.36	0.00	108.36
92659	05/09/2019	5206	FO ENTERPRISE INC.	4,872.00	0.00	4,872.00
92660	05/09/2019	5182	FRED ALLEN ENTERPRISES. INC.	510.13	0.00	510.13
92661	05/09/2019	4884	FRONTIER CALIFORNIA INC.	2,649.07	0.00	2,649.07
92662	05/09/2019	3188	GALLS LLC/OUARTEMASTER LLC	683.72	0.00	683.72
92663	05/09/2019	59433	GANAHL LUMBER COMPANY	576.30	0.00	576.30
92664	05/09/2019	58692	GATEWAY CITIES COUNCIL OF GOV'TS	834.00	0.00	834.00
92665	05/09/2019	5005	GIEMONT. GREGORY S.	261.00	0.00	261.00
92666	05/09/2019	58838	HANSON AGGREGATES LLC	125.00	0.00	125.00
92667	05/09/2019	59486	HERMAN. LINDA	225.00	0.00	225.00
92668	05/09/2019	42031	HOME DEPOT	1,737.19	0.00	1,737.19
92669	05/09/2019	4688	HUNTER. JOHN L & ASSOCIATES	560.00	0.00	560.00
92670	05/09/2019	5238	JAKSE SECOND STORE LLC	768.75	0.00	768.75
92671	05/09/2019	4622	JHM SUPPLY INC	5,419.43	0.00	5,419.43
92672	05/09/2019	51513	JOBS AVAILABLE INC	45.00	0.00	45.00
92673	05/09/2019	2956	KICK IT UP KIDZ. LLC	353.60	0.00	353.60
92674	05/09/2019	4458	KIM. YVONNE	350.40	0.00	350.40
92675	05/09/2019	4939	LAKEWOOD AOUATIC SPORTS CLUB	436.80	0.00	436.80
92676	05/09/2019	53849	LAKEWOOD ROTARY CLUB	18.00	0.00	18.00
92677	05/09/2019	18550	LAKEWOOD. CITY OF	985.00	0.00	985.00
92678	05/09/2019	18400	LAKEWOOD. CITY WATER DEPT	6,054.96	0.00	6,054.96
92679	05/09/2019	21600	LOS ANGELES CO SHERIFFS DEPT	3,670.12	0.00	3,670.12
92680	05/09/2019	45069	LOS ANGELES CO/DEPT PW BLDG SVCS	60,717.16	0.00	60,717.16

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
92681	05/09/2019	36844	LA COUNTY DEPT OF PUBLIC WORKS	38,782.35	0.00	38,782.35
92682	05/09/2019	5002	LUZZI. ROBERT	40.00	0.00	40.00
92683	05/09/2019	5023	MAJOR LEAGUE MUSIC. INC.	125.00	0.00	125.00
92684	05/09/2019	4446	MIDAMERICA ADMIN & RETIREMENT	546.00	0.00	546.00
92685	05/09/2019	52588	MILLER DON & SONS	1,357.23	0.00	1,357.23
92686	05/09/2019	5239	NORTON SIMON MUSEUM OF ART AT PASADENA	1,000.00	0.00	1,000.00
92687	05/09/2019	4443	O'REILLY AUTOMOTIVE STORES INC	956.81	17.49	939.32
92688	05/09/2019	47554	OFFICE DEPOT BUSINESS SVCS	263.73	0.00	263.73
92689	05/09/2019	450	PACIFIC EH & S SERVICES INC	1,792.00	0.00	1,792.00
92690	05/09/2019	4722	PERMECO INC	1,026.00	0.00	1,026.00
92691	05/09/2019	51171	PERS LONG TERM CARE PROGRAM	70.64	0.00	70.64
92692	05/09/2019	4374	PITNEY BOWES INC	149.12	0.00	149.12
92693	05/09/2019	4459	READWRITE EDUCATIONAL SOLUTIONS INC	923.65	0.00	923.65
92694	05/09/2019	45437	S & J SUPPLY CO	298.36	0.00	298.36
92695	05/09/2019	65297	S.T.E.A.M.	34,357.48	0.00	34,357.48
92696	05/09/2019	63960	SOUTHERN COUNTIES OIL CO	18,725.21	0.00	18,725.21
92697	05/09/2019	51496	SECRETARY OF STATE	40.00	0.00	40.00
92698	05/09/2019	52279	SMART & FINAL INC	155.79	0.00	155.79
92699	05/09/2019	26900	SO CALIF SECURITY CENTERS INC	116.03	0.00	116.03
92700	05/09/2019	29400	SOUTHERN CALIFORNIA EDISON CO	23,658.81	0.00	23,658.81
92701	05/09/2019	2559	STANLEY CONVERGENT SECURITY	28,533.47	0.00	28,533.47
92702	05/09/2019	57912	SURI. KAREN	156.00	0.00	156.00
92703	05/09/2019	4212	SYN-TECH SYSTEMS INC	2,956.25	0.00	2,956.25
92704	05/09/2019	38679	WESTERN EXTERMINATOR COMPANY	3,126.96	0.00	3,126.96
92705	05/09/2019	4893	TENG. WHEA-FUN	135.20	0.00	135.20
92706	05/09/2019	2372	TGIS CATERING SVCS INC	5,895.47	0.00	5,895.47
92707	05/09/2019	5198	THE ILLINI COMPANIES. INC.	2,556.11	0.00	2,556.11
92708	05/09/2019	5221	THE LEW EDWARDS GROUP	5,750.00	0.00	5,750.00
92709	05/09/2019	4364	THE RINKS-LAKEWOOD ICE	175.50	0.00	175.50
92710	05/09/2019	35089	UNDERGROUND SERVICE ALERT	156.85	0.00	156.85
92711	05/09/2019	4907	VARSITY BRANDS HOLDING CO INC	137.97	0.00	137.97
92712	05/09/2019	4840	VERITIV OPERATING COMPANY	106.87	0.00	106.87
92713	05/09/2019	64652	CELLCO PARTNERSHIP	2,157.84	0.00	2,157.84
92714	05/09/2019	33200	WALTERS WHOLESALE ELECTRIC CO	128.66	0.00	128.66
92715	05/09/2019	3943	WATERLINE TECHNOLOGIES INC	1,462.66	0.00	1,462.66
92716	05/09/2019	62628	WELLS C. PIPELINE MATERIALS	1,084.05	0.00	1,084.05
92717	05/09/2019	40925	WEST COAST ARBORISTS INC	37,021.95	0.00	37,021.95
92718	05/09/2019	3699	BRACEY. LURANIA	235.00	0.00	235.00
92719	05/09/2019	3699	CENIDOZA. MICHELLE	250.00	0.00	250.00
92720	05/09/2019	3699	CLELAND. SABRINA	250.00	0.00	250.00
92721	05/09/2019	3699	DAVID. JENNIFER	250.00	0.00	250.00
92722	05/09/2019	3699	GAETA. SHERI	55.00	0.00	55.00
92723	05/09/2019	3699	INTERNATIONAL PAVING SERVICES. INC	891.09	0.00	891.09
92724	05/09/2019	3699	JONES. JEREMY	250.00	0.00	250.00

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
92725	05/09/2019	3699	KINGSLEY. DONNA	250.00	0.00	250.00
92726	05/09/2019	3699	LA COUNTY PUBLIC HEALTH	184.00	0.00	184.00
92727	05/09/2019	3699	LA SOUTHBAY INVESTMENTS LLC	233.02	0.00	233.02
92728	05/09/2019	3699	LITTRELL. SHARON	46.00	0.00	46.00
92729	05/09/2019	3699	PECH. JONATHAN	250.00	0.00	250.00
92730	05/09/2019	3699	RUTH'S CHRIS STEAK HOUSE	3,000.00	0.00	3,000.00
92731	05/09/2019	3699	VELAZQUEZ. JOSE	250.00	0.00	250.00
Totals:				<u>457,264.93</u>	<u>17.49</u>	<u>457,247.44</u>

**CITY OF LAKEWOOD
SUMMARY ACH/WIRE REGISTER APR 2019**

ACH date	Amount	Recipient	Purpose	Period
4/1/19	87,615.10	CalPERS	PERS contribution	Mar 10-23, 2019
4/1/19	75.65	IRS via F&M	Fed taxes for special warrant	Mar 10-23, 2019
4/1/19	9.42	EDD	State taxes for special warrant	Mar 10-23, 2019
4/4/19	101,346.49	CalPERS	PERS Health	Apr 2019
4/11/19	93,439.13	IRS via F&M	Fed taxes	Mar 24-Apr 6, 2019
4/11/19	6,634.50	Southland C/U	employee savings account	Mar 24-Apr 6, 2019
4/11/19	4,888.50	F&A Fed C/U	employee savings account	Mar 24-Apr 6, 2019
4/11/19	25,345.51	EDD	State taxes	Mar 24-Apr 6, 2019
4/11/19	701.19	CalPERS	Replacement Benefit Contribution	FY 18-19
4/12/19	2,447.52	MidAmerica	ARS aka APPLE	Mar 24-Apr 6, 2019
4/12/19	16,410.81	VOYA	VOYA 401(a)	Mar 24-Apr 6, 2019
4/12/19	5,467.30	PARS via U.S. Bank	stackable plan	Mar 24-Apr 6, 2019
4/12/19	3,425.00	PARS via U.S. Bank	excess stackable plan	Mar 24-Apr 6, 2019
4/12/19	24,847.59	VOYA	VOYA 457& ROTH	Mar 24-Apr 6, 2019
4/12/19	88,320.58	CalPERS	PERS contribution	Mar 24-Apr 6, 2019
4/25/19	59,059.21	City Light & Power	monthly maint fee	Apr-19
4/25/19	6,622.00	Southland C/U	employee savings account	Apr 7-20, 2019
4/25/19	4,888.50	F&A Fed C/U	employee savings account	Apr 7-20, 2019
4/25/19	2,416.35	MidAmerica	ARS aka APPLE	Apr 7-20, 2019
4/25/19	11,925.85	VOYA	VOYA 401(a)	Apr 7-20, 2019
4/25/19	8,838.51	PARS via U.S. Bank	stackable plan	Apr 7-20, 2019
4/25/19	25,260.59	VOYA	VOYA 457& ROTH	Apr 7-20, 2019
4/25/19	26,102.73	EDD	State taxes	Apr 7-20, 2019
4/25/19	87,190.90	CalPERS	PERS contribution	Apr 7-20, 2019

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance & Administrative Services

D I V I D E R S H E E T

TO: The Honorable Mayor and City Council

SUBJECT: Report of City Council Committees' Activities

INTRODUCTION

A brief update is provided for City Council review on the activities of the following standing committee: Public Safety Committee.

STATEMENT OF FACT

On April 15, the Public Safety Committee met and discussed:

Crime Trends and Statistics

- Lieutenant David Sprengel presented the Part 1 Crime statistics in Lakewood for the first quarter of 2019 (January-March) compared to the first quarter of 2018, noting that Part 1 Crimes throughout 2018 were relatively low across the board. Because crime was reduced so much in 2018 (by 20%), Lt. Sprengel said it would be difficult to have crime numbers continue to fall this year. And, in fact, crime bumped up by 9% in the first quarter of 2019. However, crime in Lakewood remains significantly lower now than in 2016 and 2017, when property crimes like burglaries and auto thefts increased after the implementation of state laws reducing penalties and jail time for property thieves.

Lt. Sprengel said the theft of autos was the most significant increase so far in 2019, with 50 thefts city-wide in January. As a result, with extra funding from the City of Lakewood, the Sheriff's Department carried out saturation patrols and decoy car operations that nabbed several car thieves. Auto thefts have dropped in the ensuing months, down to eight in March.

It was also reported that response times from the Lakewood Sheriff's Station are faster than the average in Los Angeles County.

- Lt. Sprengel noted that deputies have used 40mm rubber bullet weapons to gain suspect compliance on several occasions and that they are highly effective weapons that have brought incidents to an immediate end every time they have been used. Deputies are being encouraged to deploy this less-lethal weaponry when possible because they cause minimal injuries to suspects and so far no injuries to deputies.

Public Outreach

- The new *Lakewood Living* Magazine will be out at the end of April and will include an article on public safety tips and the low crime numbers from 2018. There will be a story based on the upcoming quarterly crime update from LASD staff, which will include tips on how to protect oneself from any crimes that might have an uptick. Staff suggested including crime data from the past three to five years, since that could give residents a better overall

Council Committees' Activities

May 14, 2019

Page 2

picture of crime in Lakewood and help show that 2018 had low crime and may be difficult to realize again this year.

- A photo and story from the Lakewood Station call desk personnel visit would be published to help increase appreciation for the job that they do. Information for Crime Stoppers will be placed on flyers and window clings for businesses, on business cards for LASD to distribute, in news articles for the eMag, Facebook posts, and in an insert for utility bills.

Neighborhood Watch Update

- Public Safety staff reported that the number of active block captains (BCs) continues to grow and that staff is providing individual BC orientations when needed. Staff introduced BCs to eWatch, the electronic version of the Neighborhood Watch (NW) newsletter, and explained how to forward the newsletter to their neighbors via email. There have been eight NW block meetings and two community safety meetings this year and many more are anticipated as the weather improves.
- The year's first NW Quarterly Seminar was on March 1 with an Emergency Preparedness topic and presentations on awareness surrounding initial response and survival efforts during and after an emergency. The next seminar will be in May with the topic of "Law Enforcement 101." The presentation will provide civilian-centered explanations for FAQs surrounding deputy's response to calls for service.
- Staff will conduct a series of nine community safety meetings to focus on community engagement and education. There will be a meeting in each residential reporting district in the city to be held at a local park or city facility. Residents will learn about the structure and function of the Lakewood Special Assignment Team and the Public Safety Department and the state of public safety in Lakewood. Sheriff's deputies and public safety staff will attend every meeting, and each department will be asked to send a representative as well to field questions from residents that are not public safety related. The Committee suggested having some time for Q&A after the presentations and encouraging attendees to talk to staff and deputies about their concerns versus having an open mic format.
- Staff presented the Committee with options for rebranding the NW program in hopes of refreshing the identity and generating more interest in resident participation. The selected logo and tagline will be used on promotional items for community events over the summer and fall. The Committee gave direction on their preferred logo and tagline and requested that the city name be incorporated into the logo.

Home Security Rebate

- Since the last meeting, staff researched various home security companies to decipher which ones offered rebates to residents for purchasing their products. Ring Home Security Systems is the only company to do so. Ring will do a partnership program with the city through an agreement and matching a minimum of \$10,000 that the city will designate for rebates. Then the city and Ring staff will hold an event to sell Ring products to residents on a first come first served basis. Each resident will receive at \$50 rebate from the city and Ring so that they purchase their product for \$100 off. With \$20,000 designated for rebates, the first 200

residents would be able to purchase a Ring product at the discounted rate. If 200 products don't sell during the event, then residents will be able to use an online code to receive the discounted price until all rebate funds are expended.

- The Committee recommended partnering with Ring and Staff noted that they could do outreach to recent crime victims about the event with Ring, and that it would be beneficial for any resident to purchase a home security product at the Ring event since this would be more proactive to prevent crimes that hadn't occurred yet. The Committee felt this would be a great investment for the city to have a positive impact on crime and agreed to committing \$10,000 to a rebate program for the first time around and would consider another event if the first is successful.
- Sheriff's personnel noted that the Ring products yielded high quality videos that are a great tool for deputies in post-incident investigations and in court cases. Staff would move forward with pursuing an agreement with Ring and would present it to Council at a future meeting.

Fourth of July Fireworks Enforcement

- Staff is beginning to gear up for Fourth of July enforcement and shared plans of focusing on the "Do you really need ALL FIVE?" graphic to get people's attention focused to the dangers of illegal fireworks. There will also be a big emphasis in various publications - including upcoming utility bills - on the increased fines of \$2,000+ for illegal fireworks citations, which will hopefully convince the public not to purchase illegal fireworks. There will also be illegal fireworks prevention articles in the eMag, Facebook, *Lakewood Living Magazine*, and *Lakewood Community News*. Last year the city incorporated the use of electronic message boards to discourage illegal fireworks use and warn about illegal fireworks citations. Four electronic message boards have been reserved again for the upcoming holiday.
- The Committee inquired about the Illegal Firework Tipline and staff noted that it will be advertised to encourage residents to call before the Fourth of July if their neighbors have been using or plan to use illegal fireworks. In hopes of discouraging repeat offenders, staff noted that a letter will be sent to last year's illegal fireworks citation recipients to inform them that deputies will be monitoring their areas again.

Sidewalk Vending

- Staff presented information regarding SB 946, the Safe Sidewalk Vending Act, which went into effect on January 1. The law was meant to make it easier for pushcart and sidewalk vendors to operate, but does allow the city to limit hours of operation for sidewalk vendors and their proximity to events. The city is also able to require the maintenance of sanitary conditions, compliance with ADA, attainment of various permits and licenses, submission of information about the vendor's operations (name, mailing address, merchandise), and live scan fingerprinting. The city cannot prohibit sidewalk vendors from operating in public parks unless the park has an exclusive concessionaire agreement in place or if the vendor would interfere with park activities and/or experiences. The city also cannot limit where sidewalk vendors operate or restrict the overall number of vendors, unless it is for health,

safety, and welfare reasons. Lastly, the city cannot require sidewalk vendors to show proof of ability to operate at a non-governmental entity, and are to assume that they have permission from the property owner. Violations of sidewalk vending regulations are only punishable by an administrative fine, and the city can allow community service in lieu of payment; may waive the fine; or may offer alternative disposition. The new law will also vacate any pending vendor citations and previous convictions.

- The Committee shared concerns of sidewalk vendors showing up at special events and questioned if they could set up at parks on an average day. Staff explained that during special events it would be permissible to ask a sidewalk vendor to leave if the city had regulations in place because there would be exclusive concessionaires at the event. Staff also explained that vendors would be able to operate in parks as long as they follow city regulations, which could be set in place to do what is allowed by SB 946, such as not blocking ADA access, no interruption of park activities, obtaining the required licenses and permits, etc. The Committee also encouraged requiring sidewalk vendors to obtain insurance since they will be operating in public domains.
- Staff noted that they would review ordinances that various cities have in place and give the Committee a summary of their findings. The Committee agreed that it would be ideal to get regulations in place quickly before any sidewalk vendor issues arise and they supported staff moving forward.

Follow-up from Previous Meetings

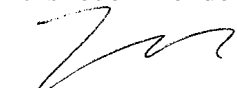
- Staff presented the locations of all the small collection facilities, including recycling centers, throughout the city and gave an overview of the regulations for them from the Lakewood Municipal Code. Staff explained that all recycling centers are regulated by CUPs and that they shall be located to the rear whenever possible. The Committee requested that Sheriff's personnel report back on calls for service at all active recycling center locations.
- Lt. Sprengel reported that every Lakewood Sheriff's Station Deputy will be issued their own body camera later this year.

Miscellaneous

- Lt. Sprengel shared that Sheriff's personnel had recently attended a training with Los Angeles County Fire Department (LACoFD) about transporting vs. not transporting babies who were not breathing. He added that LASD and LACoFD were working together to apply for a grant that would put an AED system in all patrol cars as a proactive measure and for additional first responder safety.

RECOMMENDATION

It is recommended that the City Council receive and file this report.



Thaddeus McCormack
City Manager

D I V I D E R S H E E T

COUNCIL AGENDA

May 14, 2019

TO: The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions – April 2019**INTRODUCTION**

In accordance with California Government Code Section 53607, the City Council has delegated to the City Treasurer the responsibility to invest or to reinvest funds, or to sell or exchange securities so purchased. The California Government Code Section 53607 requires that, if such responsibility has been delegated, then the Treasurer “shall make a monthly report of those transactions to the legislative body.” In compliance with this requirement, the Monthly Report of Investment Transactions is being rendered to be received and filed.


STATEMENT OF MONTHLY ACTIVITY


<u>Date</u>	<u>Amount at Cost</u>	<u>Vehicle</u>	<u>Transaction</u>
04/01/2019	\$ 6,090.00	BOND	Interest 2.800%
04/01/2019	1,571.40	CORP	Interest 2.328%
04/01/2019	470.50	MMF	Interest
04/01/2019	2,255.00	CORP	Interest 2.050%
04/01/2019	2,502.60	CORP	Interest 2.328%
04/04/2019	361,457.06	CORP	Purchase 4.000%
04/04/2019	524,763.75	CORP	Purchase 2.7000%
04/04/2019	180,547.72	CORP	Purchase 3.375%
04/04/2019	645,149.01	TREAS	Purchase 2.125%
04/04/2019	652,451.95	TREAS	Purchase 2.250%
04/04/2019	365,000.00	TREAS	Purchase 2.830%
04/04/2019	572,163.59	TREAS	Sell 1.375%
04/04/2019	327,763.58	CORP	Sell 2.000%
04/04/2019	50,425.17	CORP	Sell 2.0000%
04/04/2019	1,044,820.48	TREAS	Sell 1.375%
04/04/2019	350,205.63	CORP	Sell 2.250%
04/04/2019	446,953.50	FNMA	Sell 1.5000%
04/04/2019	24,686.19	TREAS	Sell 1.625%
04/04/2019	2,515.63	CORP	Sell 2.875%
04/09/2019	1,400.00	CORP	Interest 1.750%
04/12/2019	2,500,000.00	LAIF	Deposit
04/12/2019	10,875.00	FHLB	Interest 3.000%
04/15/2019	95,336.38	LAIF	Deposit
04/13/2019	1,622.50	CORP	Interest 2.950%
04/15/2019	10,421.88	TREAS	Interest 2.875%
04/15/2019	2,187.50	CORP	Interest 2.500%

04/17/2019	1,170.00	CORP	Interest 1.950%
04/17/2019	2,486.25	CORP	Interest 1.950%
04/19/2019	5,446.88	CORP	Interest 2.625%
04/21/2019	2,187.50	CORP	Interest 2.500%
04/25/2019	3,533.26	FNMA	Paydown 1.646%
04/25/2019	482.18	FNMA	Paydown 1.785%
04/25/2019	3,819.32	FNA	Paydown 3.560%
04/25/2019	253.64	FHMS	Paydown 3.203%
04/25/2019	1.71	FNMA	Interest 1.785%
04/25/2019	602.48	FNA	Interest 3.560%
04/25/2019	19.74	FNMA	Interest 1.646%
04/25/2019	429.01	FHMS	Interest 3.203%
04/26/2019	2,900,000.00	LAIF	Deposit
04/26/2019	2,650.00	CORP	Interest 2.650%
04/30/2019	687.50	TREAS	Interest 1.375%
04/30/2019	10,363.98	FNMA	Interest 2.875%
04/30/2019	7,031.25	TREAS	Interest 1.875%
04/30/2019	1,925.00	CORP	Interest 2.200%
05/01/2019	4,293.70	CAMP	Interest 2.55%

RECOMMENDATION

It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of April 2019.


 Jose Gomez
 Director of Finance & Administrative Services


 Thaddeus McCormack
 City Manager

D I V I D E R S H E E T

COUNCIL AGENDA

May 14, 2019

TO: The Honorable Mayor and City Council

SUBJECT: Resolution Approving Competitive Grant Application for the 2018 Statewide Park Development and Community Revitalization Program Grant Funds (Prop 68) for Bloomfield Park Revitalization Project

INTRODUCTION

The City of Lakewood is eligible to apply for applications for up to \$8,500,000 of Prop 68 funds to develop, restore, rehabilitate, or improve existing parks, recreational facilities, and trails in areas of the city that have less than 3 park acres per 1,000 people and/or the median household income is less than \$51,026 within a half-mile radius of the determined project site. The competitive grant application requires a City Council resolution to proceed with the application process.

STATEMENT OF FACT


The California Department of Parks and Recreation Office of Grants and Local Services (OGALS) opened the competitive grant process and is accepting applications for up to \$8,500,000 in funds from Proposition 68, the Parks and Water Bond of 2018. Applications are due August 5, 2019, and will be reviewed by OGALS with funding awarded late December 2019. All approved and funded projects will need to be completed by March 2022.

Staff have identified Bloomfield Park as a qualified project site and will apply for grant funds to complete a new school aged playground, ball diamond improvements, field lighting upgrades, a new maintenance building and activity building renovations.

RECOMMENDATION

It is the recommendation of staff that the City Council approve the resolution approving the application for grant funds.


Valarie Frost, Director
Recreation and Community Services


Thaddeus McCormack
City Manager

RESOLUTION NO. 2019-9

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD, CALIFORNIA, APPROVING THE
APPLICATION FOR STATEWIDE PARK DEVELOPMENT
AND COMMUNITY REVITALIZATION PROGRAM GRANT
FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED that the CITY COUNCIL hereby:

APPROVES THE FILING OF AN APPLICATION FOR THE BLOOMFIELD PARK
REVITALIZATION PROJECT; AND

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to CITY MANAGER to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b) (8 A-G).

Adopted and approved this 14th day of May, 2019, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member DuBois	_____	_____	_____
Council Member Wood	_____	_____	_____
Council Member Piazza	_____	_____	_____
Mayor Rogers	_____	_____	_____

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

COUNCIL AGENDA

May 14, 2019

TO: The Honorable Mayor and City Council

SUBJECT: Purchase a Riding Mower

INTRODUCTION

The Director of Recreation and Community Services, the Parks Superintendent, and the Fleet Manager have determined a need to replace riding mower #17104, which was acquired in 1998 and has reached the end of its useful life.

STATEMENT OF FACT

Staff has identified the Toro Groundsmaster 3280D mower as meeting the needed specifications. The Toro Company, based in Bloomington, Minnesota, is an American manufacturer and a leading worldwide provider of innovative solutions for the outdoor environment including turf, snow, and ground-engaging equipment.

The Fleet Manager obtained a quotation from Turf Star, which is the exclusive distributor of Toro products in California. The total amount for one mower is \$25,095.69, including all necessary accessories, sales tax, and delivery. The price is based on the National IPA cooperative purchasing contract of which the City of Lakewood is a member.

The National IPA is a cooperative purchasing organization dedicated to serving state/county/city governments, public and private educational institutions, special districts, and nonprofits. Their master agreements are competitively solicited, publicly awarded and administered by a public agency or governmental entity. It is now part of the Omnia Partners Public Sector Group.

Our Purchasing Policy authorizes the purchase through any governmental entity or cooperative that adheres to our procedures for the purchase of supplies and equipment.

The Public Works Capital Equipment account has sufficient funds budgeted for this purchase.

STAFF RECOMMENDATION

That the City Council approve the purchase of a Toro Groundsmaster 3280D mower at the proposed contract price of \$25,095.69 from Turf Star of Brea, CA.



Jose Gomez

Director of Finance and Administrative Services



Thaddeus McCormack

City Manager

D I V I D E R S H E E T

Reports

COUNCIL AGENDA

May 14, 2019

TO: The Honorable Mayor and City Council

SUBJECT: Update on Senate Bill 50 (Wiener) – Planning and Zoning: Housing Development: Incentives

INTRODUCTION

The City of Lakewood is on the record opposing Senate Bill 50, as introduced. The bill was amended on May 1, 2019, and this report provides an update on the amendments taken in the Senate Committee on Governance and Finance.

STATEMENT OF FACTS

SB 50, as amended, proposes to address the State's housing crisis by enabling density developments along high-quality transit corridors, around major transit stops and in job-rich areas. The bill would allow up to four-unit developments on parcels zoned for single-family residential units. In addition, the bill further proposes to enable housing density along "high-quality bus corridors," around "major transit stops" and in "job rich areas." Housing development located in the areas defined above are eligible for density increases above what otherwise may be allowable by the local jurisdiction. The bill proposes to provide housing developers with an "equitable communities incentive" to bypass certain local zoning restrictions, such as maximum controls on density and minimum parking requirements greater than 0.5 parking spots per unit. In addition, the bill also creates a new two-tiered process based on the population of both the county and the city, as outlined below:

1. Counties with a population under 600,000:
 - Cities with a population of less than 50,000:
 - Exempt from the requirement to grant an Equitable Communities Incentive (ECI).
 - Cities with a population of over 50,000 must grant the following ECI to a jobs-rich or transit-rich housing project located within ½ mile of a major transit stop with a minimum density of 30 units per acre in a metropolitan community or 20 units per acre in a suburban community:
 - 1 additional story or 15 feet in height
 - 0.6 floor area ratio (ratio of a building's total area to the size of the piece of land upon which it is built)
 - 0.5 parking spots per unit
 - No cap on density
 - No minimum parking requirement if within ¼ mile of rail transit station in city with population greater than 100,000
 - Inclusionary housing requirements apply

- Density bonus available
- 2. Counties with population over 600,000:
 - All cities (except those under 50,000 in a coastal zone) must grant the following ECI to a jobs-rich or transit-rich housing project:
 - No cap on density
 - 0.5 parking spots per unit
 - Within ½ mile of a major transit stop – height up to 45 feet, floor area ratio of 2.5, and no minimum parking requirements
 - Within ¼ mile of a major transit stop – height up to 55 feet, floor area ratio of 3.25, and no minimum parking requirements
 - Inclusionary housing requirements apply
 - Density bonus available

ANALYSIS

In its most recent version, Senate Bill 50 does not address the City's major concerns with the legislation, which weakens, and in some cases remove, a city's local land use approval authority. The creation of a two-tiered process outlined above results in cities and counties with differing populations being treated differently, based on an arbitrary population metric. If the bill passes, small cities in small counties are exempt from the requirement to grant an ECI, while at the same time small cities in large counties must grant the full ECI. Large cities in small counties within ½ mile of a major transit stop must grant a scaled back ECI. Analyzing county populations statewide shows generally that counties with a population over 600,000 are located in Southern California, and counties with a population below 600,000 are generally located in Northern California (with the exception of the County of San Francisco). Therefore, the impact of the ECIs granted to developers would disproportionately occur in Southern California, shifting the statewide burden for increasing housing supply to already dense urban areas in this region.

RECOMMENDATION

That the City Council send an updated letter to continue to oppose the May 1, 2019 version of Senate Bill 50.



Paolo Beltran
Assistant to the City Manager



Thaddeus McCormack
City Manager



March 1, 2019

**SB 50 (Wiener) – Planning and Zoning: Housing Development: Equitable
Communities Initiative
OPPOSE (as introduced 12/3/18)**

The City of Lakewood opposes Senate Bill 50, which would exempt certain housing projects from locally developed and adopted height limitations, densities, parking requirements, and design review standards. The bill is currently pending in the Senate Committees on Housing and Governance and Finance.

SB 50 in its current form would undermine locally adopted General Plans, Housing Elements and Sustainable Community Strategies. SB 50 will provide private for-profit housing developers waivers from local density controls, parking requirements and height restrictions on certain proposed development projects located within one-half mile of “transit-rich” or “job-rich” housing areas. Under existing law, cities are already required to zone for densities at levels necessary to meet their entire Regional Housing Needs Allocation (RHNA).

The City of Lakewood is opposed to this bill because it would strip local government officials and community members of their ability to appropriately plan for future development and instead give developers the powers to exempt themselves from locally developed building standards. Furthermore, exempting large-scale developments from General Plans, Housing Elements and zoning ordinances goes against the principles of local democracy and public engagement. Simply put, disregarding such processes will increase public distrust in government.

Lakewood takes tremendous pride in its quality of life and pursues policies which enhance and maintain its quality of life, particularly those impacting growth and economic development. Efforts to increase development of housing must take into consideration local needs or values and not force a one-size-fits all approach, which this bill does.

For the above reasons, the City of Lakewood opposes SB 50.

Mayor Steve Croft
On behalf of the Lakewood City Council

AMENDED IN SENATE MAY 1, 2019

AMENDED IN SENATE MARCH 11, 2019

SENATE BILL

No. 50

Introduced by Senator Wiener

(Coauthors: Senators Caballero, Hueso, Moorlach, Skinner, and Stone)

(Coauthors: Assembly Members Burke, *Chu*, Diep, Fong, Kalra, Kiley, Low, *McCarty*, Robert Rivas, Ting, and Wicks)

December 3, 2018

An act to amend Section 65589.5 of, *to add Sections 65913.5 and 65913.6 to*, and to add Chapter 4.35 (commencing with Section 65918.50) to Division 1 of Title 7 ~~of~~ of, the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

SB 50, as amended, Wiener. Planning and zoning: housing development: incentives.

~~Existing~~

(1) Existing law authorizes a development proponent to submit an application for a multifamily housing development that satisfies specified planning objective standards to be subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit.

This bill would authorize a development proponent of a neighborhood multifamily project located on an eligible parcel to submit an application for a streamlined, ministerial approval process that is not subject to a conditional use permit. The bill would define a "neighborhood multifamily project" to mean a project to construct a multifamily structure on vacant land, or to convert an existing structure that does

not require substantial exterior alteration into a multifamily structure, consisting of up to 4 residential dwelling units and that meets local height, setback, and lot coverage zoning requirements as they existed on July 1, 2019. The bill would also define “eligible parcel” to mean a parcel that meets specified requirements, including requirements relating to the location of the parcel and restricting the demolition of certain housing development that may already exist on the site.

This bill would require a local agency to notify the development proponent in writing if the local agency determines that the development conflicts with any of the requirements provided for streamlined ministerial approval; otherwise, the development is deemed to comply with those requirements. The bill would limit the authority of a local agency to impose parking standards or requirements on a streamlined development approved pursuant to these provisions, as provided. The bill would provide that the approval of a project under these provisions expires automatically after 3 years, unless that project qualifies for a one-time, one-year extension of that approval. The bill would provide that approval pursuant to its provisions would remain valid for 3 years and remain valid thereafter, so long as vertical construction of the development has begun and is in progress, and would authorize a discretionary one-year extension, as provided. The bill would prohibit a local agency from adopting any requirement that applies to a project solely or partially on the basis that the project receives ministerial or streamlined approval pursuant to these provisions.

This bill would allow a local agency to exempt a project from the streamlined ministerial approval process described above by finding that the project will cause a specific adverse impact to public health and safety, and there is no feasible method to satisfactorily mitigate or avoid the adverse impact.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the

environment. CEQA does not apply to the approval of ministerial projects.

This bill would establish a streamlined ministerial approval process for neighborhood multifamily and transit-oriented projects, thereby exempting these projects from the CEQA approval process.

(2) Existing law, known as the ~~Density Bonus Law~~, density bonus law, requires, when an applicant proposes a housing development within the jurisdiction of a local government, that the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents.

This bill would require a city, county, or city and county to grant upon request an equitable communities incentive when a development proponent seeks and agrees to construct a residential development, as defined, that satisfies specified criteria, including, among other things, that the residential development is either a job-rich housing project or a transit-rich housing project, as those terms are defined; the site does not contain, or has not contained, housing occupied by tenants or accommodations withdrawn from rent or lease in accordance with specified law within specified time periods; and the residential development complies with specified additional requirements under existing law. *The bill would impose additional requirements on a residential development located within a county with a population equal to or less than 600,000. The bill would require that a residential development within a county with a population greater than 600,000 that is eligible for an equitable communities incentive receive receive, upon request, waivers from maximum controls on density and minimum controls on automobile parking requirements greater than 0.5 parking spots per unit, up to 3 additional incentives or concessions under the Density Bonus Law, and unit. The bill would require that a residential development also receive specified additional waivers if the residential development is located within a ½-mile or ¼-mile radius of a major transit stop, as defined. For a residential development within a county with a population equal to or less than 600,000, the bill would instead require that the incentive provide waivers from maximum controls on density, subject to certain limitations; maximum height limitations less than or equal to one story, or 15 feet, above the highest allowable height for mixed use or residential use; maximum floor area ratio requirements*

less than 0.6 times the number of stories in the proposed project; and minimum automobile parking requirements, as provided. The bill would require a local government to grant an equitable communities incentive unless it makes a specified finding regarding the effects of the incentive on any real property or historic district that is listed on a federal or state register of historical resources. The bill would authorize a local government to modify or expand the terms of an equitable communities incentive, provided that the equitable communities incentive is consistent with these provisions.

The bill would include findings that the changes proposed by these provisions address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. The bill would also delay implementation of these provisions in *potentially sensitive communities, as defined, until July 1, 2020, as provided. 2020. The bill would further delay implementation of these provisions in sensitive communities, determined as provided, until January 1, 2026, unless the city or county in which the area is located votes to make these provisions applicable after a specified petition and public hearing process. On and after January 1, 2026, the bill would apply these provisions to a sensitive community unless the city or county adopts a community plan for the area that meets certain requirements.*

~~By adding to the duties of local planning officials, this bill would impose a state-mandated local program.~~

The Housing Accountability Act prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project ~~for very low, low-, or moderate-income households or an emergency shelter~~ *that complies with applicable, objective general plan, zoning, and subdivision standards and criteria in effect at the time the application for the project is deemed complete* unless the local agency makes specified written findings based on a preponderance of the evidence in the record. That law provides that the receipt of a density bonus is not a valid basis on which to find a proposed housing development is inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision of that act.

This bill would additionally provide that the receipt of an equitable communities incentive is not a valid basis on which to find a proposed housing development is inconsistent, not in compliance, or not in

conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision of that act.

(3) *By adding to the duties of local planning officials, this bill would impose a state-mandated local program.*

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Section 65589.5 of the Government Code is
2 amended to read:

3 65589.5. (a) (1) The Legislature finds and declares all of the
4 following:

5 (A) The lack of housing, including emergency shelters, is a
6 critical problem that threatens the economic, environmental, and
7 social quality of life in California.

8 (B) California housing has become the most expensive in the
9 nation. The excessive cost of the state's housing supply is partially
10 caused by activities and policies of many local governments that
11 limit the approval of housing, increase the cost of land for housing,
12 and require that high fees and exactions be paid by producers of
13 housing.

14 (C) Among the consequences of those actions are discrimination
15 against low-income and minority households, lack of housing to
16 support employment growth, imbalance in jobs and housing,
17 reduced mobility, urban sprawl, excessive commuting, and air
18 quality deterioration.

19 (D) Many local governments do not give adequate attention to
20 the economic, environmental, and social costs of decisions that
21 result in disapproval of housing development projects, reduction
22 in density of housing projects, and excessive standards for housing
23 development projects.

24 (2) In enacting the amendments made to this section by the act
25 adding this paragraph, the Legislature further finds and declares
26 the following:

1 (A) California has a housing supply and affordability crisis of
2 historic proportions. The consequences of failing to effectively
3 and aggressively confront this crisis are hurting millions of
4 Californians, robbing future generations of the chance to call
5 California home, stifling economic opportunities for workers and
6 businesses, worsening poverty and homelessness, and undermining
7 the state's environmental and climate objectives.

8 (B) While the causes of this crisis are multiple and complex,
9 the absence of meaningful and effective policy reforms to
10 significantly enhance the approval and supply of housing affordable
11 to Californians of all income levels is a key factor.

12 (C) The crisis has grown so acute in California that supply,
13 demand, and affordability fundamentals are characterized in the
14 negative: underserved demands, constrained supply, and protracted
15 unaffordability.

16 (D) According to reports and data, California has accumulated
17 an unmet housing backlog of nearly 2,000,000 units and must
18 provide for at least 180,000 new units annually to keep pace with
19 growth through 2025.

20 (E) California's overall homeownership rate is at its lowest level
21 since the 1940s. The state ranks 49th out of the 50 states in
22 homeownership rates as well as in the supply of housing per capita.
23 Only one-half of California's households are able to afford the
24 cost of housing in their local regions.

25 (F) Lack of supply and rising costs are compounding inequality
26 and limiting advancement opportunities for many Californians.

27 (G) The majority of California renters, more than 3,000,000
28 households, pay more than 30 percent of their income toward rent
29 and nearly one-third, more than 1,500,000 households, pay more
30 than 50 percent of their income toward rent.

31 (H) When Californians have access to safe and affordable
32 housing, they have more money for food and health care; they are
33 less likely to become homeless and in need of
34 government-subsidized services; their children do better in school;
35 and businesses have an easier time recruiting and retaining
36 employees.

37 (I) An additional consequence of the state's cumulative housing
38 shortage is a significant increase in greenhouse gas emissions
39 caused by the displacement and redirection of populations to states
40 with greater housing opportunities, particularly working- and

1 middle-class households. California's cumulative housing shortfall
2 therefore has not only national but international environmental
3 consequences.

4 (J) California's housing picture has reached a crisis of historic
5 proportions despite the fact that, for decades, the Legislature has
6 enacted numerous statutes intended to significantly increase the
7 approval, development, and affordability of housing for all income
8 levels, including this section.

9 (K) The Legislature's intent in enacting this section in 1982 and
10 in expanding its provisions since then was to significantly increase
11 the approval and construction of new housing for all economic
12 segments of California's communities by meaningfully and
13 effectively curbing the capability of local governments to deny,
14 reduce the density for, or render infeasible housing development
15 projects and emergency shelters. That intent has not been fulfilled.

16 (L) It is the policy of the state that this section should be
17 interpreted and implemented in a manner to afford the fullest
18 possible weight to the interest of, and the approval and provision
19 of, housing.

20 (3) It is the intent of the Legislature that the conditions that
21 would have a specific, adverse impact upon the public health and
22 safety, as described in paragraph (2) of subdivision (d) and
23 paragraph (1) of subdivision (j), arise infrequently.

24 (b) It is the policy of the state that a local government not reject
25 or make infeasible housing development projects, including
26 emergency shelters, that contribute to meeting the need determined
27 pursuant to this article without a thorough analysis of the economic,
28 social, and environmental effects of the action and without
29 complying with subdivision (d).

30 (c) The Legislature also recognizes that premature and
31 unnecessary development of agricultural lands for urban uses
32 continues to have adverse effects on the availability of those lands
33 for food and fiber production and on the economy of the state.
34 Furthermore, it is the policy of the state that development should
35 be guided away from prime agricultural lands; therefore, in
36 implementing this section, local jurisdictions should encourage,
37 to the maximum extent practicable, in filling existing urban areas.

38 (d) A local agency shall not disapprove a housing development
39 project, including farmworker housing as defined in subdivision
40 (h) of Section 50199.7 of the Health and Safety Code, for very

1 low, low-, or moderate-income households, or an emergency
2 shelter, or condition approval in a manner that renders the housing
3 development project infeasible for development for the use of very
4 low, low-, or moderate-income households, or an emergency
5 shelter, including through the use of design review standards,
6 unless it makes written findings, based upon a preponderance of
7 the evidence in the record, as to one of the following:

8 (1) The jurisdiction has adopted a housing element pursuant to
9 this article that has been revised in accordance with Section 65588,
10 is in substantial compliance with this article, and the jurisdiction
11 has met or exceeded its share of the regional housing need
12 allocation pursuant to Section 65584 for the planning period for
13 the income category proposed for the housing development project,
14 provided that any disapproval or conditional approval shall not be
15 based on any of the reasons prohibited by Section 65008. If the
16 housing development project includes a mix of income categories,
17 and the jurisdiction has not met or exceeded its share of the regional
18 housing need for one or more of those categories, then this
19 paragraph shall not be used to disapprove or conditionally approve
20 the housing development project. The share of the regional housing
21 need met by the jurisdiction shall be calculated consistently with
22 the forms and definitions that may be adopted by the Department
23 of Housing and Community Development pursuant to Section
24 65400. In the case of an emergency shelter, the jurisdiction shall
25 have met or exceeded the need for emergency shelter, as identified
26 pursuant to paragraph (7) of subdivision (a) of Section 65583. Any
27 disapproval or conditional approval pursuant to this paragraph
28 shall be in accordance with applicable law, rule, or standards.

29 (2) The housing development project or emergency shelter as
30 proposed would have a specific, adverse impact upon the public
31 health or safety, and there is no feasible method to satisfactorily
32 mitigate or avoid the ~~specific~~ *specific*, adverse impact without
33 rendering the development unaffordable to low- and
34 moderate-income households or rendering the development of the
35 emergency shelter financially infeasible. As used in this paragraph,
36 a “specific, adverse impact” means a significant, quantifiable,
37 direct, and unavoidable impact, based on objective, identified
38 written public health or safety standards, policies, or conditions
39 as they existed on the date the application was deemed complete.
40 Inconsistency with the zoning ordinance or general plan land use

1 designation shall not constitute a specific, adverse impact upon
2 the public health or safety.

3 (3) The denial of the housing development project or imposition
4 of conditions is required in order to comply with specific state or
5 federal law, and there is no feasible method to comply without
6 rendering the development unaffordable to low- and
7 moderate-income households or rendering the development of the
8 emergency shelter financially infeasible.

9 (4) The housing development project or emergency shelter is
10 proposed on land zoned for agriculture or resource preservation
11 that is surrounded on at least two sides by land being used for
12 agricultural or resource preservation purposes, or which does not
13 have adequate water or wastewater facilities to serve the project.

14 (5) The housing development project or emergency shelter is
15 inconsistent with both the jurisdiction's zoning ordinance and
16 general plan land use designation as specified in any element of
17 the general plan as it existed on the date the application was
18 deemed complete, and the jurisdiction has adopted a revised
19 housing element in accordance with Section 65588 that is in
20 substantial compliance with this article. For purposes of this
21 section, a change to the zoning ordinance or general plan land use
22 designation subsequent to the date the application was deemed
23 complete shall not constitute a valid basis to disapprove or
24 condition approval of the housing development project or
25 emergency shelter.

26 (A) This paragraph cannot be utilized to disapprove or
27 conditionally approve a housing development project if the housing
28 development project is proposed on a site that is identified as
29 suitable or available for very low, low-, or moderate-income
30 households in the jurisdiction's housing element, and consistent
31 with the density specified in the housing element, even though it
32 is inconsistent with both the jurisdiction's zoning ordinance and
33 general plan land use designation.

34 (B) If the local agency has failed to identify in the inventory of
35 land in its housing element sites that can be developed for housing
36 within the planning period and are sufficient to provide for the
37 jurisdiction's share of the regional housing need for all income
38 levels pursuant to Section 65584, then this paragraph shall not be
39 utilized to disapprove or conditionally approve a housing
40 development project proposed for a site designated in any element

1 of the general plan for residential uses or designated in any element
2 of the general plan for commercial uses if residential uses are
3 permitted or conditionally permitted within commercial
4 designations. In any action in court, the burden of proof shall be
5 on the local agency to show that its housing element does identify
6 adequate sites with appropriate zoning and development standards
7 and with services and facilities to accommodate the local agency's
8 share of the regional housing need for the very low, low-, and
9 moderate-income categories.

10 (C) If the local agency has failed to identify a zone or zones
11 where emergency shelters are allowed as a permitted use without
12 a conditional use or other discretionary permit, has failed to
13 demonstrate that the identified zone or zones include sufficient
14 capacity to accommodate the need for emergency shelter identified
15 in paragraph (7) of subdivision (a) of Section 65583, or has failed
16 to demonstrate that the identified zone or zones can accommodate
17 at least one emergency shelter, as required by paragraph (4) of
18 subdivision (a) of Section 65583, then this paragraph shall not be
19 utilized to disapprove or conditionally approve an emergency
20 shelter proposed for a site designated in any element of the general
21 plan for industrial, commercial, or multifamily residential uses. In
22 any action in court, the burden of proof shall be on the local agency
23 to show that its housing element does satisfy the requirements of
24 paragraph (4) of subdivision (a) of Section 65583.

25 (e) Nothing in this section shall be construed to relieve the local
26 agency from complying with the congestion management program
27 required by Chapter 2.6 (commencing with Section 65088) of
28 Division 1 of Title 7 or the California Coastal Act of 1976
29 (Division 20 (commencing with Section 30000) of the Public
30 Resources Code). ~~Neither shall anything~~ *Nothing* in this section
31 *shall* be construed to relieve the local agency from making one or
32 more of the findings required pursuant to Section 21081 of the
33 Public Resources Code or otherwise complying with the California
34 Environmental Quality Act (Division 13 (commencing with Section
35 21000) of the Public Resources Code).

36 (f) (1) Nothing in this section shall be construed to prohibit a
37 local agency from requiring the housing development project to
38 comply with objective, quantifiable, written development standards,
39 conditions, and policies appropriate to, and consistent with, meeting
40 the jurisdiction's share of the regional housing need pursuant to

1 Section 65584. However, the development standards, conditions,
2 and policies shall be applied to facilitate and accommodate
3 development at the density permitted on the site and proposed by
4 the development.

5 (2) Nothing in this section shall be construed to prohibit a local
6 agency from requiring an emergency shelter project to comply
7 with objective, quantifiable, written development standards,
8 conditions, and policies that are consistent with paragraph (4) of
9 subdivision (a) of Section 65583 and appropriate to, and consistent
10 with, meeting the jurisdiction's need for emergency shelter, as
11 identified pursuant to paragraph (7) of subdivision (a) of Section
12 65583. However, the development standards, conditions, and
13 policies shall be applied by the local agency to facilitate and
14 accommodate the development of the emergency shelter project.

15 (3) This section does not prohibit a local agency from imposing
16 fees and other exactions otherwise authorized by law that are
17 essential to provide necessary public services and facilities to the
18 housing development project or emergency shelter.

19 (4) For purposes of this section, a housing development project
20 or emergency shelter shall be deemed consistent, compliant, and
21 in conformity with an applicable plan, program, policy, ordinance,
22 standard, requirement, or other similar provision if there is
23 substantial evidence that would allow a reasonable person to
24 conclude that the housing development project or emergency
25 shelter is consistent, compliant, or in conformity.

26 (g) This section shall be applicable to charter cities because the
27 Legislature finds that the lack of housing, including emergency
28 shelter, is a critical statewide problem.

29 (h) The following definitions apply for the purposes of this
30 section:

31 (1) "Feasible" means capable of being accomplished in a
32 successful manner within a reasonable period of time, taking into
33 account economic, environmental, social, and technological factors.

34 (2) "Housing development project" means a use consisting of
35 any of the following:

36 (A) Residential units only.

37 (B) Mixed-use developments consisting of residential and
38 nonresidential uses with at least two-thirds of the square footage
39 designated for residential use.

40 (C) Transitional housing or supportive housing.

(3) “Housing for very low, low-, or moderate-income households” means that either (A) at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, or (B) 100 percent of the units shall be sold or rented to persons and families of moderate income as defined in Section 50093 of the Health and Safety Code, or persons and families of middle income, as defined in Section 65008 of this code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate-income eligibility limits are based.

(4) “Area median income” means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for 30 years.

(5) “Disapprove the housing development project” includes any instance in which a local agency does either of the following:

(A) Votes on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building permit.

(B) Fails to comply with the time periods specified in subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(i) If any city, county, or city and county denies approval or imposes conditions, including design changes, lower density, or a reduction of the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the application is deemed complete pursuant to

1 Section 65943, that have a substantial adverse effect on the viability
2 or affordability of a housing development for very low, low-, or
3 moderate-income households, and the denial of the development
4 or the imposition of conditions on the development is the subject
5 of a court action which challenges the denial or the imposition of
6 conditions, then the burden of proof shall be on the local legislative
7 body to show that its decision is consistent with the findings as
8 described in subdivision (d) and that the findings are supported by
9 a preponderance of the evidence in the record. For purposes of this
10 section, “lower density” includes any conditions that have the same
11 effect or impact on the ability of the project to provide housing.

12 (j) (1) When a proposed housing development project complies
13 with applicable, objective general plan, zoning, and subdivision
14 standards and criteria, including design review standards, in effect
15 at the time that the housing development project’s application is
16 determined to be complete, but the local agency proposes to
17 disapprove the project or to impose a condition that the project be
18 developed at a lower density, the local agency shall base its
19 decision regarding the proposed housing development project upon
20 written findings supported by a preponderance of the evidence on
21 the record that both of the following conditions exist:

22 (A) The housing development project would have a specific,
23 adverse impact upon the public health or safety unless the project
24 is disapproved or approved upon the condition that the project be
25 developed at a lower density. As used in this paragraph, a “specific,
26 adverse impact” means a significant, quantifiable, direct, and
27 unavoidable impact, based on objective, identified written public
28 health or safety standards, policies, or conditions as they existed
29 on the date the application was deemed complete.

30 (B) There is no feasible method to satisfactorily mitigate or
31 avoid the adverse impact identified pursuant to paragraph (1), other
32 than the disapproval of the housing development project or the
33 approval of the project upon the condition that it be developed at
34 a lower density.

35 (2) (A) If the local agency considers a proposed housing
36 development project to be inconsistent, not in compliance, or not
37 in conformity with an applicable plan, program, policy, ordinance,
38 standard, requirement, or other similar provision as specified in
39 this subdivision, it shall provide the applicant with written
40 documentation identifying the provision or provisions, and an

1 explanation of the reason or reasons it considers the housing
2 development to be inconsistent, not in compliance, or not in
3 conformity as follows:

4 (i) Within 30 days of the date that the application for the housing
5 development project is determined to be complete, if the housing
6 development project contains 150 or fewer housing units.

7 (ii) Within 60 days of the date that the application for the
8 housing development project is determined to be complete, if the
9 housing development project contains more than 150 units.

10 (B) If the local agency fails to provide the required
11 documentation pursuant to subparagraph (A), the housing
12 development project shall be deemed consistent, compliant, and
13 in conformity with the applicable plan, program, policy, ordinance,
14 standard, requirement, or other similar provision.

15 (3) For purposes of this section, the receipt of a density bonus
16 pursuant to Section 65915 or an equitable communities incentive
17 pursuant to Section 65918.51 shall not constitute a valid basis on
18 which to find a proposed housing development project is
19 inconsistent, not in compliance, or not in conformity with an
20 applicable plan, program, policy, ordinance, standard, requirement,
21 or other similar provision specified in this subdivision.

22 (4) For purposes of this section, a proposed housing development
23 project is not inconsistent with the applicable zoning standards
24 and criteria, and shall not require a rezoning, if the housing
25 development project is consistent with the objective general plan
26 standards and criteria but the zoning for the project site is
27 inconsistent with the general plan. If the local agency has complied
28 with paragraph (2), the local agency may require the proposed
29 housing development project to comply with the objective
30 standards and criteria of the zoning which is consistent with the
31 general plan, however, the standards and criteria shall be applied
32 to facilitate and accommodate development at the density allowed
33 on the site by the general plan and proposed by the proposed
34 housing development project.

35 (5) For purposes of this section, “lower density” includes any
36 conditions that have the same effect or impact on the ability of the
37 project to provide housing.

38 (k) (1) (A) The applicant, a person who would be eligible to
39 apply for residency in the development or emergency shelter, or
40 a housing organization may bring an action to enforce this section.

1 If, in any action brought to enforce this section, a court finds that
 2 either (i) the local agency, in violation of subdivision (d),
 3 disapproved a housing development project or conditioned its
 4 approval in a manner rendering it infeasible for the development
 5 of an emergency shelter, or housing for very low, low-, or
 6 moderate-income households, including farmworker housing,
 7 without making the findings required by this section or without
 8 making findings supported by a preponderance of the evidence,
 9 or (ii) the local agency, in violation of subdivision (j), disapproved
 10 a housing development project complying with applicable,
 11 objective general plan and zoning standards and criteria, or imposed
 12 a condition that the project be developed at a lower density, without
 13 making the findings required by this section or without making
 14 findings supported by a preponderance of the evidence, the court
 15 shall issue an order or judgment compelling compliance with this
 16 section within 60 days, including, but not limited to, an order that
 17 the local agency take action on the housing development project
 18 or emergency shelter. The court may issue an order or judgment
 19 directing the local agency to approve the housing development
 20 project or emergency shelter if the court finds that the local agency
 21 acted in bad faith when it disapproved or conditionally approved
 22 the housing development or emergency shelter in violation of this
 23 section. The court shall retain jurisdiction to ensure that its order
 24 or judgment is carried out and shall award reasonable attorney's
 25 fees and costs of suit to the plaintiff or petitioner, except under
 26 extraordinary circumstances in which the court finds that awarding
 27 fees would not further the purposes of this section. For purposes
 28 of this section, "lower density" includes conditions that have the
 29 same effect or impact on the ability of the project to provide
 30 housing.

31 (B) (i) Upon a determination that the local agency has failed
 32 to comply with the order or judgment compelling compliance with
 33 this section within 60 days issued pursuant to subparagraph (A),
 34 the court shall impose fines on a local agency that has violated this
 35 section and require the local agency to deposit any fine levied
 36 pursuant to this subdivision into a local housing trust fund. The
 37 local agency may elect to instead deposit the fine into the Building
 38 Homes and Jobs *Trust* Fund, if Senate Bill 2 of the 2017–18
 39 Regular Session is enacted, or otherwise in the Housing
 40 Rehabilitation Loan Fund. The fine shall be in a minimum amount

1 of ten thousand dollars (\$10,000) per housing unit in the housing
2 development project on the date the application was deemed
3 complete pursuant to Section 65943. In determining the amount
4 of fine to impose, the court shall consider the local agency's
5 progress in attaining its target allocation of the regional housing
6 need pursuant to Section 65584 and any prior violations of this
7 section. Fines shall not be paid out of funds already dedicated to
8 affordable housing, including, but not limited to, Low and
9 Moderate Income Housing Asset Funds, funds dedicated to housing
10 for very low, low-, and moderate-income households, and federal
11 HOME Investment Partnerships Program and Community
12 Development Block Grant Program funds. The local agency shall
13 commit and expend the money in the local housing trust fund
14 within five years for the sole purpose of financing newly
15 constructed housing units affordable to extremely low, very low,
16 or low-income households. After five years, if the funds have not
17 been expended, the money shall revert to the state and be deposited
18 in the Building Homes and Jobs *Trust* Fund, if Senate Bill 2 of the
19 2017–18 Regular Session is enacted, or otherwise in the Housing
20 Rehabilitation Loan Fund, for the sole purpose of financing newly
21 constructed housing units affordable to extremely low, very low,
22 or low-income households.

23 (ii) If any money derived from a fine imposed pursuant to this
24 subparagraph is deposited in the Housing Rehabilitation Loan
25 Fund, then, notwithstanding Section 50661 of the Health and Safety
26 Code, that money shall be available only upon appropriation by
27 the Legislature.

28 (C) If the court determines that its order or judgment has not
29 been carried out within 60 days, the court may issue further orders
30 as provided by law to ensure that the purposes and policies of this
31 section are fulfilled, including, but not limited to, an order to vacate
32 the decision of the local agency and to approve the housing
33 development project, in which case the application for the housing
34 development project, as proposed by the applicant at the time the
35 local agency took the initial action determined to be in violation
36 of this section, along with any standard conditions determined by
37 the court to be generally imposed by the local agency on similar
38 projects, shall be deemed to be approved unless the applicant
39 consents to a different decision or action by the local agency.

(2) For purposes of this subdivision, “housing organization” means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney’s fees and costs if it is the prevailing party in an action to enforce this section.

(l) If the court finds that the local agency (1) acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section and (2) failed to carry out the court’s order or judgment within 60 days as described in subdivision (k), the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. For purposes of this section, “bad faith” includes, but is not limited to, an action that is frivolous or otherwise entirely without merit.

(m) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court’s order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court

1 may for good cause allow, or may appeal the judgment or order
2 of the trial court under Section 904.1 of the Code of Civil
3 Procedure. If the local agency appeals the judgment of the trial
4 court, the local agency shall post a bond, in an amount to be
5 determined by the court, to the benefit of the plaintiff if the plaintiff
6 is the project applicant.

7 (n) In any action, the record of the proceedings before the local
8 agency shall be filed as expeditiously as possible and,
9 notwithstanding Section 1094.6 of the Code of Civil Procedure or
10 subdivision (m) of this section, all or part of the record may be
11 prepared (1) by the petitioner with the petition or petitioner's points
12 and authorities, (2) by the respondent with respondent's points and
13 authorities, (3) after payment of costs by the petitioner, or (4) as
14 otherwise directed by the court. If the expense of preparing the
15 record has been borne by the petitioner and the petitioner is the
16 prevailing party, the expense shall be taxable as costs.

17 (o) This section shall be known, and may be cited, as the
18 Housing Accountability Act.

19 *SEC. 2. Section 65913.5 is added to the Government Code, to*
20 *read:*

21 *65913.5. For purposes of this section and Section 65913.6, the*
22 *following definitions shall apply:*

23 (a) *"Development proponent" means the developer who submits*
24 *an application for streamlined approval pursuant to Section*
25 *65913.6.*

26 (b) *"Eligible parcel" means a parcel that meets all of the*
27 *following requirements:*

28 (1) *The parcel satisfies the requirements specified in paragraphs*
29 *(2) and (6) of subdivision (a) of Section 65913.4.*

30 (2) *The development of the project on the proposed parcel would*
31 *not require the demolition or alteration of any of the following*
32 *types of housing:*

33 (A) *Housing that is subject to a recorded covenant, ordinance,*
34 *or law that restricts rents to levels affordable to persons and*
35 *families of moderate, low, or very low income.*

36 (B) *Housing that is subject to any form of rent or price control*
37 *through a public entity's valid exercise of its police power.*

38 (C) *Housing that has been occupied by tenants within the past*
39 *10 years.*

1 (3) *The site was not previously used for housing that was*
2 *occupied by tenants that was demolished within 10 years before*
3 *the development proponent submits an application under this*
4 *section.*

5 (4) *The development of the project on the proposed parcel would*
6 *not require the demolition of a historic structure that was placed*
7 *on a national, state, or local historic register.*

8 (5) *The proposed parcel does not contain housing units that are*
9 *occupied by tenants, and units at the property are, or were,*
10 *subsequently offered for sale to the general public by the subdivider*
11 *or subsequent owner of the property.*

12 (c) *“Local agency” means a city, including a charter city, a*
13 *county, including a charter county, or a city and county, including*
14 *a charter city and county.*

15 (d) *“Neighborhood multifamily project” means a project to*
16 *construct a multifamily structure of up to four residential dwelling*
17 *units that meets all of the following requirements:*

18 (1) *The project meets one of the following conditions:*

19 (A) *The parcel or parcels on which the neighborhood*
20 *multifamily project would be located is vacant land, as defined in*
21 *subdivision (e).*

22 (B) *The project is a conversion of an existing structure that does*
23 *not require substantial exterior alteration. For the purposes of*
24 *this subparagraph, a project requires “substantial exterior*
25 *alteration” if the project would require either of the following:*

26 (i) *The demolition of 25 percent or more of the existing exterior*
27 *vertical walls, measured by linear feet.*

28 (ii) *Any building addition that would increase total interior*
29 *square footage by more than 15 percent.*

30 (2) (A) *The neighborhood multifamily project meets all objective*
31 *zoning standards and objective design review standards that do*
32 *not conflict with this section or Section 65913.6. If, on or after*
33 *July 1, 2019, a local agency adopts an ordinance that eliminates*
34 *residential zoning designations or decreases residential zoning*
35 *development capacity within an existing zoning district in which*
36 *the development is located than what was authorized on July 1,*
37 *2019, then that development shall be deemed to be consistent with*
38 *any applicable requirement of this section and Section 65913.6 if*
39 *it complies with zoning designations not in conflict with this section*
40 *and Section 65913.6 that were authorized as of July 1, 2019.*

1 (B) For purposes of this paragraph, “objective zoning
2 standards” and “objective design review standards” means
3 standards that involve no personal or subjective judgment by a
4 public official and are uniformly verifiable by reference to an
5 external and uniform benchmark or criterion available and
6 knowable by both the development proponent and the public official
7 before the development proponent submits an application pursuant
8 to this section. These standards include, but are not limited to,
9 height, setbacks, floor area ratio, and lot coverage.

10 (3) The project provides at least 0.5 parking spaces per unit.

11 (e) “Vacant land” means either of the following:

12 (1) A property that contains no existing structures.

13 (2) A property that contains at least one existing structure, but
14 the structure or structures have been unoccupied for at least five
15 years and are considered substandard as defined by Section
16 17920.3 of the Health and Safety Code.

17 SEC. 3. Section 65913.6 is added to the Government Code, to
18 read:

19 65913.6. (a) For purposes of this section, the definitions
20 provided in Section 65913.5 shall apply.

21 (b) Except as provided in subdivision (g), a development
22 proponent of a neighborhood multifamily project on an eligible
23 parcel may submit an application for a development to be subject
24 to a streamlined, ministerial approval process provided by this
25 section and not be subject to a conditional use permit if the
26 development meets the requirements of this section and Section
27 65913.5.

28 (c) (1) If a local agency determines that a development
29 submitted pursuant to this section is in conflict with any of the
30 requirements specified in this section or Section 65913.5, it shall
31 provide the development proponent written documentation of which
32 requirement or requirements the development conflicts with, and
33 an explanation for the reason or reasons the development conflicts
34 with that requirement or requirements, as follows:

35 (A) Within 60 days of submission of the development to the local
36 agency pursuant to this section if the development contains 150
37 or fewer housing units.

38 (B) Within 90 days of submission of the development to the local
39 agency pursuant to this section if the development contains more
40 than 150 housing units.

1 (2) *If the local agency fails to provide the required*
2 *documentation pursuant to paragraph (1), the development shall*
3 *be deemed to satisfy the requirements of this section and Section*
4 *65913.5.*

5 (d) *Any design review or public oversight of the development*
6 *may be conducted by the local agency's planning commission or*
7 *any equivalent board or commission responsible for review and*
8 *approval of development projects, or the city council or board of*
9 *supervisors, as appropriate. That design review or public oversight*
10 *shall be objective and be strictly focused on assessing compliance*
11 *with criteria required for streamlined projects, as well as any*
12 *reasonable objective design standards published and adopted by*
13 *ordinance or resolution by a local agency before submission of a*
14 *development application, and shall be broadly applicable to*
15 *development within the local agency. That design review or public*
16 *oversight shall be completed as follows and shall not in any way*
17 *inhibit, chill, or preclude the ministerial approval provided by this*
18 *section or its effect, as applicable:*

19 (1) *Within 90 days of submission of the development to the local*
20 *agency pursuant to this section if the development contains 150*
21 *or fewer housing units.*

22 (2) *Within 180 days of submission of the development to the*
23 *local agency pursuant to this section if the development contains*
24 *more than 150 housing units.*

25 (e) *Notwithstanding any other law, a local agency, whether or*
26 *not it has adopted an ordinance governing automobile parking*
27 *requirements in multifamily developments, shall not impose*
28 *automobile parking standards for a streamlined development that*
29 *was approved pursuant to this section beyond those provided in*
30 *the minimum requirements of Section 65913.5.*

31 (f) (1) *If a local agency approves a development pursuant to*
32 *this section, that approval shall automatically expire after three*
33 *years except that a project may receive a one-time, one-year*
34 *extension if the project proponent provides documentation that*
35 *there has been significant progress toward getting the development*
36 *construction ready. For purposes of this paragraph, "significant*
37 *progress" includes filing a building permit application.*

38 (2) *If a local agency approves a development pursuant to this*
39 *section, that approval shall remain valid for three years from the*
40 *date of the final action establishing that approval and shall remain*

1 valid thereafter for a project so long as vertical construction of
2 the development has begun and is in progress. Additionally, the
3 development proponent may request, and the local agency shall
4 have discretion to grant, an additional one-year extension to the
5 original three-year period. The local agency's action and
6 discretion in determining whether to grant the foregoing extension
7 shall be limited to considerations and process set forth in this
8 section.

9 (g) This section shall not apply if the local agency finds that the
10 development project as proposed would have a specific, adverse
11 impact upon the public health or safety, including, but not limited
12 to, fire safety, and there is no feasible method to satisfactorily
13 mitigate or avoid the specific adverse impact without rendering
14 the development unaffordable to low- and moderate-income
15 households. As used in this paragraph, a "specific, adverse
16 impact" means a significant, quantifiable, direct, and unavoidable
17 impact, based on objective, identified written public health or
18 safety standards, policies, or conditions as they existed on the date
19 the application was deemed complete. Inconsistency with the
20 zoning ordinance or general plan land use designation shall not
21 constitute a specific, adverse impact upon the public health or
22 safety.

23 (h) A local agency shall not adopt any requirement, including,
24 but not limited to, increased fees or inclusionary housing
25 requirements, that applies to a project solely or partially on the
26 basis that the project is eligible to receive ministerial or
27 streamlined approval pursuant to this section.

28 (i) This section shall not affect a development proponent's ability
29 to use any alternative streamlined by right permit processing
30 adopted by a local agency, including the provisions of subdivision
31 (i) of Section 65583.2 or 65913.4.

32 ~~SEC. 2.~~

33 SEC. 4. Chapter 4.35 (commencing with Section 65918.50) is
34 added to Division 1 of Title 7 of the Government Code, to read:

35
36 CHAPTER 4.35. EQUITABLE COMMUNITIES INCENTIVES

37
38 65918.50. For purposes of this chapter:

1 (a) “Development proponent” means an applicant who submits
2 an application for an equitable communities incentive pursuant to
3 this chapter.

4 (b) “Eligible applicant” means a development proponent who
5 receives an equitable communities incentive.

6 (c) “FAR” means floor area ratio.

7 (d) “High-quality bus corridor” means a corridor with fixed
8 route bus service that meets all of the following criteria:

9 (1) It has average service intervals *for each line and in each*
10 *direction* of no more than ~~15~~ 10 minutes during the three peak
11 hours between 6 a.m. to 10 a.m., inclusive, and the three peak
12 hours between 3 p.m. ~~and to~~ 7 p.m., inclusive, on Monday through
13 Friday.

14 (2) It has average service intervals *for each line and in each*
15 *direction* of no more than 20 minutes during the hours of 6 a.m.
16 to 10 p.m., inclusive, on Monday through Friday.

17 (3) It has average *service* intervals *for each line and in each*
18 *direction* of no more than 30 minutes during the hours of 8 a.m.
19 to 10 p.m., inclusive, on Saturday and Sunday.

20 (e) (1) “Jobs-rich area” means an area identified by the
21 Department of Housing and Community Development in
22 consultation with the Office of Planning and Research that is ~~both~~
23 high opportunity and jobs rich, based on whether, in a regional
24 analysis, the tract meets *both* of the following:

25 (A) The tract is ~~higher opportunity and~~ *high opportunity*,
26 *meaning* its characteristics are associated with positive educational
27 and economic outcomes for households of all income levels
28 residing in the tract.

29 (B) The tract meets either of the following criteria:

30 (i) New housing sited in the tract would enable residents to live
31 ~~in or near a jobs-rich area, as measured by employment density~~
32 ~~and job totals:~~ *near more jobs than is typical for tracts in the*
33 *region.*

34 (ii) New housing sited in the tract would enable shorter commute
35 distances for residents, ~~compared to existing commute levels:~~
36 *relative to existing commute patterns for people of all income*
37 *levels.*

38 (2) The Department of Housing and Community Development
39 shall, commencing on January 1, 2020, publish and update, every

1 five years thereafter, a map of the state showing the areas identified
2 by the department as “jobs-rich areas.”

3 (f) “Job-rich housing project” means a residential development
4 within an area identified as a jobs-rich area by the Department of
5 Housing and Community Development in consultation with the
6 Office of Planning and Research, based on indicators such as
7 proximity to jobs, high area median income relative to the relevant
8 region, and high-quality public schools, as an area of high
9 opportunity close to jobs. ~~area.~~ A residential development shall
10 be deemed to be within an area designated as job-rich ~~a jobs-rich~~
11 ~~area~~ if both of the following apply:

12 (1) All parcels within the project have no more than 25 percent
13 of their area outside of the ~~job-rich~~ jobs-rich area.

14 (2) No more than 10 percent of residential units or 100 units,
15 whichever is less, of the development are outside of the ~~job-rich~~
16 jobs-rich area.

17 (g) “Local government” means a city, including a charter city,
18 a county, or a city and county.

19 (h) “Major transit stop” means a rail transit station or a ferry
20 terminal that is a major transit stop pursuant to subdivision (b) of
21 Section 21155 of the Public Resources Code.

22 (i) “Potentially sensitive community” means any of the
23 following:

24 (1) *An area that is designated as “high segregation and poverty”*
25 *or “low resource” on the 2019 Opportunity Maps developed by*
26 *the California Tax Credit Allocation Committee.*

27 (2) *A census tract that is in the top 25 percent scoring census*
28 *tracts from the internet-based CalEnviroScreen 3.0 tool.*

29 (3) *A qualified census tract identified by the United States*
30 *Department of Housing and Urban Development for 2019.*

31 (4) *It is the intent of the Legislature to consider all of the*
32 *following:*

33 (A) *Identifying additional communities as potentially sensitive*
34 *communities in inland areas, areas experiencing rapid change in*
35 *housing cost, and other areas based on objective measures of*
36 *community sensitivity.*

37 (B) *Application of the process for determining sensitive*
38 *communities established in subdivision (d) of Section 65918.55 to*
39 *the San Francisco Bay area.*

40 (i)

1 (j) “Residential development” means a project with at least
2 two-thirds of the square footage of the development designated
3 for residential use.

4 ~~(j)~~

5 (k) “Sensitive community” means either of the following:

6 ~~(1) Except as provided in paragraph (2), an area identified by~~
7 ~~the Department of Housing and Community Development, which~~
8 ~~identification shall be updated every five years, in consultation~~
9 ~~with local community-based organizations in each metropolitan~~
10 ~~planning region, as an area where both of the following apply:~~

11 ~~(A) Thirty percent or more of the census tract lives below the~~
12 ~~poverty line, provided that college students do not compose at least~~
13 ~~25 percent of the population.~~

14 ~~(B) The location quotient of residential racial segregation in the~~
15 ~~census tract is at least 1.25 as defined by the Department of~~
16 ~~Housing and Community Development.~~

17 *(1) Except as provided in paragraph (2), an area identified*
18 *pursuant to subdivision (d) of Section 65918.55.*

19 (2) In the Counties of Alameda, Contra Costa, Marin, Napa,
20 Santa Clara, San Francisco, San Mateo, Solano, and Sonoma, areas
21 designated by the Metropolitan Transportation Commission on
22 December 19, 2018, as the intersection of disadvantaged and
23 vulnerable communities as defined by the Metropolitan
24 Transportation Commission and the San Francisco Bay
25 Conservation and Development Commission, which identification
26 of a sensitive community shall be updated at least every five years
27 by the Department of Housing and Community Development.

28 ~~(k)~~

29 (l) “Tenant” means a person who does not own the property
30 where they reside, including residential situations that are any of
31 the following:

32 (1) Residential real property rented by the person under a
33 long-term lease.

34 (2) A single-room occupancy unit.

35 (3) An accessory dwelling unit that is not subject to, or does
36 not have a valid permit in accordance with, an ordinance adopted
37 by a local agency pursuant to Section 65852.22.

38 (4) A residential motel.

39 (5) A mobilehome park, as governed under the Mobilehome
40 Residency Law (Chapter 2.5 (commencing with Section 798) of

1 Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational
2 Vehicle Park Occupancy Law (Chapter 2.6 (commencing with
3 Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code),
4 the Mobilehome Parks Act (Part 2.1 (commencing with Section
5 18200) of Division 13 of the Health and Safety Code), or the
6 Special Occupancy Parks Act (Part 2.3 (commencing with Section
7 18860) of Division 13 of the Health and Safety Code).

8 (6) Any other type of residential property that is not owned by
9 the person or a member of the person's household, for which the
10 person or a member of the person's household provides payments
11 on a regular schedule in exchange for the right to occupy the
12 residential property.

13 ~~(h)~~

14 (m) "Transit-rich housing project" means a residential
15 ~~development~~ *development*, the parcels of which are all within a
16 one-half mile radius of a major transit stop or a one-quarter mile
17 radius of a stop on a high-quality bus corridor. A project shall be
18 deemed to be within the radius if both of the following apply:

19 (1) All parcels within the project have no more than 25 percent
20 of their area outside of a one-half mile radius of a major transit
21 stop or a one-quarter mile radius of a stop on a high-quality bus
22 corridor.

23 (2) No more than 10 percent of the residential units or 100 units,
24 whichever is less, of the project are outside of a one-half mile
25 radius of a major transit stop or a one-quarter mile radius of a stop
26 on a high-quality bus corridor.

27 65918.51. A local government shall, upon request of a
28 development proponent, grant an equitable communities incentive,
29 as specified in Section 65918.53, when the development proponent
30 seeks and agrees to construct a residential development that
31 satisfies the requirements specified in Section 65918.52.

32 65918.52. In order to be eligible for an equitable communities
33 incentive pursuant to this chapter, a residential development shall
34 meet all of the following criteria:

35 (a) The residential development is either a job-rich housing
36 project or transit-rich housing project.

37 (b) The residential development is located on a site ~~that, at that~~
38 *meets the following requirements:*

39 (1) *At the time of application, the site is zoned to allow housing*
40 *as an underlying use in the zone, including, but not limited to, a*

1 residential, mixed-use, or commercial zone, as defined and allowed
2 by the local government.

3 (2) *If the residential development is located within a coastal*
4 *zone, as defined in Division 20 (commencing with Section 30000)*
5 *of the Public Resources Code, the site satisfies the requirements*
6 *specified in paragraph (2) of subdivision (a) of Section 65913.4.*

7 (3) *The site is not located within any of the following:*

8 (A) *A coastal zone, as defined in Division 20 (commencing with*
9 *Section 30000) of the Public Resources Code, within a city with*
10 *a population of less than 50,000.*

11 (B) *A very high fire hazard severity zone, as determined by the*
12 *Department of Forestry and Fire Protection pursuant to Section*
13 *51178, or within a very high fire hazard severity zone as indicated*
14 *on maps adopted by the Department of Forestry and Fire*
15 *Protection pursuant to Section 4202 of the Public Resources Code.*
16 *A parcel is not ineligible within the meaning of this paragraph if*
17 *it is either of the following:*

18 (i) *A site excluded from the specified hazard zones by a local*
19 *agency, pursuant to subdivision (b) of Section 51179.*

20 (ii) *A site that has adopted fire hazard mitigation measures*
21 *pursuant to existing building standards or state fire mitigation*
22 *measures applicable to the development.*

23 (C) *A parcel that is a contributing parcel within a historic*
24 *district established by an ordinance of the local government that*
25 *was in effect as of December 31, 2010.*

26 (c) *If the residential development is located within a county that*
27 *has a population equal to or less than 600,000, the residential*
28 *development satisfies all of the following additional requirements:*

29 (1) *The site satisfies the requirements specified in paragraph*
30 *(2) of subdivision (a) of Section 65913.4.*

31 (2) *The site is not located within either of the following:*

32 (A) *An architecturally or historically significant historic district,*
33 *as defined in subdivision (h) of Section 5020.1 of the Public*
34 *Resources Code.*

35 (B) *A flood plain as determined by maps promulgated by the*
36 *Federal Emergency Management Agency, unless the development*
37 *has been issued a flood plain development permit pursuant to Part*
38 *59 (commencing with Section 59.1) and Part 60 (commencing with*
39 *Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code*
40 *of Federal Regulations.*

1 (3) *The residential development has a minimum density of 30*
2 *dwelling units per acre in jurisdictions considered metropolitan,*
3 *as defined in subdivision (f) of Section 65583.2, or a minimum*
4 *density of 20 dwelling units per acre in jurisdictions considered*
5 *suburban, as defined in subdivision (e) of Section 65583.2.*

6 (4) *The residential development is located within a one-half*
7 *mile radius of a major transit stop and within a city with a*
8 *population greater than 50,000.*

9 (e)

10 (d) (1) If the local government has adopted an inclusionary
11 housing ordinance requiring that the development include a certain
12 number of units affordable to households with incomes that do not
13 exceed the limits for ~~moderate-income~~, *moderate income*, lower
14 income, very low income, or extremely low income specified in
15 Sections 50079.5, 50093, 50105, and 50106 of the Health and
16 Safety Code, and that ordinance requires that a new development
17 include levels of affordable housing in excess of the requirements
18 specified in paragraph (2), the residential development complies
19 with that ordinance. The ordinance may provide alternative means
20 of compliance that may include, but are not limited to, in-lieu fees,
21 land dedication, offsite construction, or acquisition and
22 rehabilitation of existing units.

23 (2) (A) If the local government has not adopted an inclusionary
24 housing ordinance, as described in paragraph (1), the residential
25 development includes an affordable housing contribution for
26 households with incomes that do not exceed the limits for
27 extremely low income, very low income, and low income specified
28 in Sections 50093, 50105, and 50106 of the Health and Safety
29 Code.

30 (B) For purposes of this paragraph, the residential development
31 is subject to one of the ~~following~~: *following, as applicable*:

32 (i) If the project has 10 or fewer units, no affordability
33 contribution is imposed.

34 (ii) If the project has 11 to 20 residential units, the development
35 proponent may pay an in-lieu fee to the local government for
36 affordable housing, where feasible, pursuant to subparagraph (C).

37 (iii) If the project has more than 20 residential units, the
38 development proponent shall do either of the following:

(I) Make a comparable affordability contribution toward housing offsite that is affordable to lower income households, pursuant to subparagraph (C).

(II) Include units on the site of the project that are affordable to extremely low income, ~~as defined in Section 50105 of the Health and Safety Code~~, very low income, or ~~low-income~~ *lower income* households, as defined in ~~Section 50079.5~~ *Sections 50079.5, 50105, and 50106* of the Health and Safety Code, as follows:

Project Size	Inclusionary Requirement
21– 200 units	15%
	low
	<i>lower</i>
	income; or
	8% very low income; or
	6% extremely low income
201–350 units	17%
	low
	<i>lower</i>
	income; or
	10% very low income; or
	8% extremely low income
351 or more units	25%
	low
	<i>lower</i>
	income; or
	15% very low income; or
	11% extremely low income

(C) (i) The development proponent of a project that qualifies pursuant to clause (ii) or subclause (I) of clause (iii) of subparagraph (B) may make a comparable affordability contribution toward housing offsite that is affordable to lower income households, ~~as follows:~~ *pursuant to this subparagraph.*

~~(i) The local government collecting the in-lieu fee payment shall make every effort to ensure that future affordable housing will be sited within one-half mile of the original project location within the boundaries of the local government by designating an existing housing opportunity site within a one-half mile radius of the project site for affordable housing. To the extent practicable, local housing~~

1 ~~funding shall be prioritized at the first opportunity to build~~
2 ~~affordable housing on that site.~~

3 ~~(ii) If no housing opportunity sites that satisfy clause (i) are~~
4 ~~available, the local government shall designate a site for affordable~~
5 ~~housing within the boundaries of the local government and make~~
6 ~~findings that the site for the affordable housing development~~
7 ~~affirmatively furthers fair housing, as defined in Section 8899.50.~~

8 *(ii) For the purposes of this subparagraph, “comparable*
9 *affordability contribution” means either a dedication of land or*
10 *direct in-lieu fee payment to a housing provider that proposes to*
11 *build a residential development in which 100 percent of the units,*
12 *excluding manager’s units, are sold or rented at affordable housing*
13 *cost, as defined in Section 50052.5 of the Health and Safety Code,*
14 *or affordable rent, as defined in Section 50053 of the Health and*
15 *Safety Code, subject to all of the following conditions:*

16 *(I) The site, and if applicable, the dedicated land, is located*
17 *within a one-half mile of the qualifying project.*

18 *(II) The site, and if applicable, the dedicated land, is eligible*
19 *for an equitable communities incentive.*

20 *(III) The residential development that receives a dedication of*
21 *land or in-lieu fee payment pursuant to this paragraph provides*
22 *the same number of affordable units at the same income category,*
23 *which would have been required onsite for the qualifying project*
24 *pursuant to subclause (II) of clause (iii) of subparagraph (B) of*
25 *paragraph (2).*

26 *(IV) The value of the dedicated land or in-lieu fee payment must*
27 *be at least equal to the capitalized value of the forgone revenue*
28 *that the development proponent would have incurred if the*
29 *qualifying project had provided the required number and type of*
30 *affordable units onsite.*

31 *(V) The comparable affordability contribution is subject to a*
32 *recorded covenant with the local jurisdiction. A copy of the*
33 *covenant shall be provided to the Department of Housing and*
34 *Community Development.*

35 *(iii) For the purposes of this subparagraph, “qualifying project”*
36 *means a project that receives an equitable communities incentive*
37 *by providing a comparable affordability contribution.*

38 *(iv) The qualifying development shall not be issued a certificate*
39 *of occupancy before the residential development receiving a*

1 *dedication of land or direct in-lieu fee payment pursuant to this*
2 *subparagraph receives a building permit.*

3 (D) Affordability of units pursuant to this paragraph shall be
4 restricted by deed for a period of 55 years for rental units or 45
5 years for units offered for sale.

6 ~~(d)~~

7 (e) The site does not contain, or has not contained, either of the
8 following:

9 (1) Housing occupied by tenants within the seven years
10 preceding the date of the application, including housing that has
11 been demolished or that tenants have vacated prior to the
12 application for a development permit.

13 (2) A parcel or parcels on which an owner of residential real
14 property has exercised their rights under Chapter 12.75
15 (commencing with Section 7060) of Division 7 of Title 1 to
16 withdraw accommodations from rent or lease within 15 years prior
17 to the date that the development proponent submits an application
18 pursuant to this chapter.

19 ~~(e)~~

20 (f) The residential development complies with all applicable
21 labor, construction employment, and wage standards otherwise
22 required by law and any other generally applicable requirement
23 regarding the approval of a development project, including, but
24 not limited to, the local government's conditional use or other
25 discretionary permit approval process, the California
26 Environmental Quality Act (Division 13 (commencing with Section
27 21000) of the Public Resources Code), or a streamlined approval
28 process that includes labor protections.

29 ~~(f)~~

30 (g) The residential development complies with all other relevant
31 standards, requirements, and prohibitions imposed by the local
32 government regarding architectural design, restrictions on or
33 oversight of demolition, impact fees, and community benefits
34 agreements.

35 ~~(g)~~

36 (h) The equitable communities incentive shall not be used to
37 undermine the economic feasibility of delivering low-income
38 housing under the state density bonus program or a local
39 implementation of the state density bonus program, or any locally
40 adopted program that puts conditions on new development

1 applications on the basis of receiving a zone change or general
2 plan amendment in exchange for benefits such as increased
3 affordable housing, local hire, or payment of prevailing wages.

4 65918.53. (a) *(1)* Any transit-rich or ~~jobs-rich~~ *job-rich* housing
5 project *within a county that has a population greater than 600,000*
6 that meets the criteria specified in Section 65918.52 shall receive,
7 upon request, an equitable communities incentive as follows:

8 ~~(1)~~

9 (A) A waiver from maximum controls on density.

10 ~~(2)~~

11 (B) A waiver from minimum automobile parking requirements
12 greater than 0.5 automobile parking spots per unit.

13 ~~(3) Up to three incentives and concessions pursuant to~~
14 ~~subdivision (d) of Section 65915.~~

15 ~~(b)~~

16 (2) An eligible applicant proposing a residential development
17 *within a county that has a population greater than 600,000* that
18 is located within a one-half mile radius, but outside a one-quarter
19 mile radius, of a major transit stop shall receive, in addition to the
20 incentives specified in ~~subdivision (a); paragraph (1)~~, waivers
21 from all of the following:

22 ~~(1)~~

23 (A) Maximum height requirements less than 45 feet.

24 ~~(2)~~

25 (B) Maximum FAR requirements less than 2.5.

26 ~~(3)~~

27 (C) Notwithstanding subparagraph (B) of paragraph (1), any
28 ~~maximum~~ *minimum* automobile parking requirement.

29 ~~(e)~~

30 (3) An eligible applicant proposing a residential development
31 *within a county that has a population greater than 600,000* that
32 is located within a one-quarter mile radius of a major transit stop
33 shall receive, in addition to the incentives specified in ~~subdivision~~
34 ~~(a); paragraph (1)~~, waivers from all of the following:

35 ~~(1)~~

36 (A) Maximum height requirements less than 55 feet.

37 ~~(2)~~

38 (B) Maximum FAR requirements less than 3.25.

39 ~~(3)~~

(C) Notwithstanding paragraph ~~(1)~~ (2) of subdivision ~~(b)~~, (a), any minimum automobile parking requirement.

(b) A residential development within a county that has a population less than or equal to 600,000 that meets the criteria specified in Section 65918.52 shall receive, upon request, an equitable communities incentive as follows:

(1) A waiver from maximum controls on density, subject to paragraph (3) of subdivision (c) of Section 65918.52.

(2) A waiver from maximum height limitations less than or equal to one story, or 15 feet, above the highest allowable height for mixed use or residential use. For purposes of this paragraph, “highest allowable height” means the tallest height, including heights that require conditional approval, allowable pursuant to zoning and any specific or area plan that covers the parcel.

(3) Maximum FAR requirements less than 0.6 times the number of stories proposed for the project.

(4) A waiver from minimum automobile parking requirements, as follows:

(A) If the residential development is located within a one-quarter mile radius of a rail transit station in a city with a population of greater than 100,000, the residential development project shall receive a waiver from any minimum automobile parking requirement.

(B) If the residential development does not meet the criteria specified in clause (i), the residential development project shall receive a waiver from minimum automobile parking requirements of less than 0.5 parking spaces per unit.

~~(d)~~

(c) Notwithstanding any other law, ~~for purposes of calculating any additional incentive or concession~~ a project that qualifies for an equitable communities incentive may also apply for a density bonus, incentives or concessions, and parking ratios in accordance with subdivision (b) of Section ~~65915~~, 65915. To calculate a density bonus for a project that receives an equitable communities incentive, the “otherwise maximum allowable gross residential density” as described in subdivision (f) of Section 65915 shall be equal to the proposed number of units ~~in~~ in, or the proposed square footage of, the residential development after applying the equitable communities incentive received pursuant to this chapter ~~shall be used as the base density for calculating the incentive or concession~~

~~under that section.~~ chapter. In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of this chapter and subdivision (b) of Section 65915 at the unit count or square footage or with the concessions or incentives permitted by this chapter and as may be increased under Section 65915 in accordance with this subdivision, but no additional waivers or reductions of development standards, as described in subdivision (e) of Section 65915 shall be permitted.

(d) The local government shall grant an incentive requested by an eligible applicant pursuant to this chapter unless the local government makes a written finding, based on substantial evidence, that the incentive would have a specific, adverse impact on any real property or historic district that is listed on a federal or state register of historical resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable.

(e) An eligible applicant proposing a project that meets all of the requirements under Section 65913.4 may submit an application for streamlined, ministerial approval in accordance with that section.

(f) The local government may modify or expand the terms of an equitable communities incentive provided pursuant to this chapter, provided that the equitable communities incentive is consistent with, and meets the minimum standards specified in, this chapter.

65918.54. The Legislature finds and declares that this chapter addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this chapter applies to all cities, including charter cities.

~~65918.55. (a) Implementation of this chapter shall be delayed in sensitive communities until July 1, 2020.~~

~~(b) Between January 1, 2020, and _____, a local government, in lieu of the requirements of this chapter, may opt for a community-led planning process in sensitive communities aimed toward increasing residential density and multifamily housing choices near transit stops, as follows:~~

~~(1) Sensitive communities that pursue a community-led planning process at the neighborhood level shall, on or before January 1,~~

1 ~~2025, produce a community plan that may include zoning and any~~
2 ~~other policies that encourage multifamily housing development at~~
3 ~~a range of income levels to meet unmet needs, protect vulnerable~~
4 ~~residents from displacement, and address other locally identified~~
5 ~~priorities.~~

6 ~~(2) Community plans shall, at a minimum, be consistent with~~
7 ~~the overall residential development capacity and the minimum~~
8 ~~affordability standards set forth in this chapter within the~~
9 ~~boundaries of the community plan.~~

10 ~~(3) The provisions of this chapter shall apply on January 1,~~
11 ~~2025, to sensitive communities that have not adopted community~~
12 ~~plans that meet the minimum standards described in paragraph~~
13 ~~(2), whether those plans were adopted prior to or after enactment~~
14 ~~of this chapter.~~

15 *65918.55. (a) On or before July 1, 2020, Sections 65918.51*
16 *to 65918.54, inclusive, shall not apply to a potentially sensitive*
17 *community. After July 1, 2020, Sections 65918.51 to 65918.54,*
18 *inclusive, shall apply in any potentially sensitive community that*
19 *is not identified as a sensitive community pursuant to subdivision*
20 *(b).*

21 *(b) On or before July 1, 2020, sensitive communities in each*
22 *county shall be identified and mapped in accordance with the*
23 *following:*

24 *(1) The council of governments, or the county board of*
25 *supervisors in a county without a council of governments, shall*
26 *establish a working group comprised of residents of potentially*
27 *sensitive communities within the county, ensuring equitable*
28 *representation of vulnerable populations, including, but not limited*
29 *to, renters, low-income people, and members of classes protected*
30 *under the California Fair Employment and Housing Act (Part 2.8*
31 *(commencing with Section 12900) of Division 3 of Title 2).*

32 *(2) The working group shall develop a map of sensitive*
33 *communities within the county, which shall include some or all of*
34 *the areas identified as potentially sensitive communities pursuant*
35 *to subdivision (i) of Section 65918.50. The working group shall*
36 *prioritize the input of residents from each potentially sensitive*
37 *community in making a determination about that community.*

38 *(3) Each board of supervisors or council of governments shall*
39 *adopt the sensitive communities map for the county, along with*
40 *an explanation of the composition and function of the working*

1 *group and the community process and methodology used to create*
2 *the maps, at a public hearing held on or before July 1, 2020.*

3 *(c) Sections 65918.51 to 65918.54, inclusive, shall apply in a*
4 *sensitive community on and after January 1, 2026, unless the city*
5 *or county in which the sensitive community is located has adopted*
6 *a community plan for an area that includes the sensitive community*
7 *that is aimed toward increasing residential density and multifamily*
8 *housing choices near transit stops and meets all of the following:*

9 *(1) The community plan is not in conflict with the goals of this*
10 *chapter.*

11 *(2) The community plan permits increased density and*
12 *multifamily development near transit, with all upzoning linked to*
13 *onsite affordable housing requirements that meet or exceed the*
14 *affordable housing requirements in Sections 65918.51 to 65918.54,*
15 *inclusive. Community plans shall, at a minimum, be consistent*
16 *with the overall residential development capacity and the minimum*
17 *affordability standards set forth in Sections 65918.51 to 65918.54,*
18 *inclusive, within the boundaries of the community plan.*

19 *(3) The community plan includes provisions to protect*
20 *vulnerable residents from displacement.*

21 *(4) The community plan promotes economic justice for workers*
22 *and residents.*

23 *(5) The community plan was developed in partnership with at*
24 *least one of the following:*

25 *(A) A nonprofit or community organization that focuses on*
26 *organizing low-income residents in the sensitive community.*

27 *(B) A nonprofit or community organization that focuses on*
28 *organizing low-income residents in the jurisdiction.*

29 *(C) If there are no nonprofit or community organizations*
30 *working within the sensitive community or the jurisdiction, a*
31 *nonprofit with demonstrated experience conducting outreach to*
32 *low-income communities.*

33 *(6) Residents of the sensitive community are engaged throughout*
34 *the planning process, including through at least three community*
35 *meetings that are held at times and locations accessible to*
36 *low-income residents.*

37 *(7) All public documents and meetings related to the planning*
38 *process are translated into all languages spoken by at least 25*
39 *percent of residents of the sensitive community.*

40 *(8) The community plan is adopted before July 1, 2025.*

1 (d) Each city and each county shall make reasonable efforts to
2 develop a community plan for any sensitive communities within
3 its jurisdiction. A community plan may address other locally
4 identified priorities, provided they are not in conflict with the intent
5 of this chapter or any other law. A city or county may designate
6 a community plan adopted before July 1, 2020, as the plan that
7 meets the requirements of this paragraph, provided that the plan
8 meets all criteria in this section.

9 (e) Notwithstanding any other provision of this section, Sections
10 65918.51 to 65918.54, inclusive, shall apply in any sensitive
11 community if all of the following apply:

12 (1) At least 20 percent of adult residents of the sensitive
13 community sign a petition attesting that the community desires to
14 make the provisions of Sections 65918.51 to 65918.54, inclusive,
15 applicable in the area. The petition shall describe in plain language
16 the planning standards set forth in Sections 65918.51 to 65918.54,
17 inclusive; be translated into all languages spoken by at least 25
18 percent of residents in the affected area; and collect contact
19 information from signatories to the petition, including first, middle,
20 and last name, mailing address, and phone number and email
21 address if available.

22 (2) The local government has verified the petition to ensure
23 compliance with paragraph (1).

24 (3) Following signature verification, the local government
25 provides public notice and opportunity to comment to residents of
26 the affected area and holds a minimum of three public hearings
27 in the affected area at a time and in a place and manner accessible
28 to low-income residents and other vulnerable populations.

29 (4) The governing body for the city or county in which the
30 sensitive community is located determines, by majority vote, to
31 apply this chapter in the affected area.

32 (f) It is the intent of the Legislature to consider all of the
33 following:

34 (1) Tasking local government entities with greater community
35 connection with convening and administering the process for
36 identifying sensitive communities.

37 (2) Requiring review by the Department of Housing and
38 Community Development of the designation of sensitive
39 communities.

1 ~~SEC. 3.~~

2 *SEC. 5.* No reimbursement is required by this act pursuant to
3 Section 6 of Article XIII B of the California Constitution because
4 a local agency or school district has the authority to levy service
5 charges, fees, or assessments sufficient to pay for the program or
6 level of service mandated by this act, within the meaning of Section
7 17556 of the Government Code.

O