



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, April 8, 2021
9:30 a.m.**

**Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501**

**WRCOG's OFFICE IS CURRENTLY CLOSED TO THE PUBLIC DUE TO COVID-19
AND STAFF ARE WORKING REMOTELY**

**Members of the public are encouraged to participate in this meeting via Zoom
(see meeting information below)**

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SPECIAL NOTICE – COVID-19 RELATED PROCEDURES IN EFFECT

Due to the state and local State of Emergency resulting from the threat of Novel Coronavirus (COVID-19), Governor Newsom has issued Executive Order N-29-20 (issued March 17, 2020) in which Section 3 supersedes Paragraph 11 of Executive Order N-25-20 (issued on March 12, 2020). This new order states that WRCOG does not need to make a physical location available for members of the public to observe a public meeting and offer public comment. The Order allows WRCOG to hold Committee meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically.

To follow the Order issued by the Governor, the Planning Directors Committee meeting scheduled for Thursday, April 8, 2021, at 9:30 a.m. will be held by video and/or teleconference and any members of the public can attend electronically. Members of the public may send public comments by emailing snelson@wrcog.us, or calling (951) 405-6703 before or during the meeting, prior to the close of public comment.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Suzy Nelson prior to 9:30 a.m. on April 6, 2021, at (951) 405-6703 or snelson@wrcog.us.

The Planning Directors Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

1. CALL TO ORDER (John Hildebrand, Chair)

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

4. PUBLIC COMMENTS

At this time members of the public can address the Planning Directors Committee regarding any items with the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. Summary Minutes from the March 11, 2021, Planning Directors Committee Meeting P. 1

Requested Action: 1. *Approve the Summary Minutes from the March 11, 2021, Planning Directors Committee meeting.*

6. REPORTS / DISCUSSION

A. HCD Technical Assistance to Fulfill AB 686 / AFFH Sohab Mehmood, HCD P. 5

Requested Action: 1. *Receive and file.*

B. TUMF Assessment on Land Use Changes Cameron Brown, WRCOG P. 7

Requested Action: 1. *Discuss and provide input.*

C. SoCalGas' Projects Update Lea Peterson, SoCalGas P. 9

Requested Action: 1. *Receive and file.*

D. Legislative Activities Update Bill Blankenship, WB Consulting P.11

Requested Action: 1. *Receive and file.*

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

8. ITEMS FOR FUTURE AGENDAS Members

Members are invited to suggest additional items to be brought forward for discussion at future Planning Directors Committee meetings.

9. GENERAL ANNOUNCEMENTS

Members

Members are invited to announce items / activities which may be of general interest to the Planning Directors Committee.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, May 13, 2021, at 9:30 a.m. on the Zoom platform.

11. ADJOURNMENT

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1. CALL TO ORDER

The meeting of the Planning Directors Committee was called to order at 9:30 a.m. by Chair John Hildebrand on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

Chair Hildebrand led members and guests in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Christina Taylor, City of Beaumont (9:50 a.m. arrival)
Kelly Lucia, City of Calimesa
Jay Eastman, City of Corona
Gustavo Gonzalez, City of Eastvale
Tamara Campbell, City of Jurupa Valley
Richard MacHott, City of Lake Elsinore
Doug Darnell, City of Meniffee
Patty Nevins, City of Moreno Valley
Jarett Ramaiya, City of Murrieta
Alma Robles, City of Norco
Kenneth Phung, City of Perris
David Murray, City of Riverside
Travis Randel, City of San Jacinto
Matt Peters, City of Temecula
Matt Bassi, City of Wildomar
John Hildebrand, County of Riverside (Chair)
Jeffrey Smith, March JPA
Kristin Warsinski, Riverside Transit Agency

4. PUBLIC COMMENTS

Arnold San Miguel, Southern California Association of Governments (SCAG), announced that SCAG's Regional Council has approved the release of guidelines for SCAG's 2020/2021 Sustainable Communities Program Smart Cities and Mobility Innovations. Applications are due April 23, 2021. In addition, the Regional Greenprint project started gathering input in spring 2020 and is anticipated to be ready for stakeholder input and user testing this spring and is planned for a fall 2021 launch.

5. CONSENT CALENDAR – *(San Jacinto / March JPA) 17 yes; 0 no; 0 abstentions. Item 5.A was approved. Representatives from the Cities of Banning, Beaumont, Canyon Lake, Hemet, and Western Municipal Water District were not present.*

A. Summary Minutes from the February 11, 2021, Planning Directors Committee Meeting are Available for Consideration.

Action: 1. *Approved the Summary Minutes from the February 11, 2021, Planning Directors Committee meeting.*

6. REPORTS / DISCUSSION

A. Regional Housing Trust Initiative Update

Ivana Medina, WRCOG Senior Analyst, provided an update on the latest development related to the establishment of the Western Riverside County Regional Housing Trust and requested volunteers to serve on a Regional Housing Trust Steering Committee. Assembly member Kelly Seyarto introduced AB 687, authorizing the creation of a Western Riverside County Housing Finance Trust, a joint powers authority. This legislation enables the formation of a Trust but does not require a Trust to be formed or what entity would administer it. Staff is requesting member agencies to submit letters of support, as well as volunteers to publicly testify in favor of the Bill at the date of its hearing. The hearing date should be announced soon.

Staff is in the process of recruiting members for a Steering Committee that will convene in April 2021. The purpose of the Steering Committee will be to discuss current housing and homelessness programs in the region and to determine if a Housing Trust should be formed, as well as what the goals and key functions of a Housing Trust would be.

Action: 1. *The following Planning Directors Committee members volunteered to be part of the Housing Trust Steering Committee: Kelly Lucia, City of Calimesa; Robert Flores, County of Riverside, Jarrett Ramaiya, City of Murrieta; Travis Randel, City of San Jacinto; and Matt Peters, City of Temecula.*

B. Legislative Activities Update

Bill Blankenship, WRCOG On-Call Legislative Consultant, provided an update on legislation activity related to housing and planning related-issues. Notably, AB 687 authorizes the formation of a Western Riverside County Housing Trust, which is the first piece of legislation that WRCOG has helped author. Staff is interested in members testifying in favor of the bill and will keep members informed when the hearing date is announced.

Mr. Blankenship is available for consultation regarding current legislation primarily focused on planning.

Action: 1. *Received and filed.*

C. Mobile Food Vendor Information Sharing

Abdu Lachgar, Associate Planner with the City of Wildomar and John Hildebrand, TLMA Deputy Director with the County of Riverside, presented on mobile food vendor activities each of their jurisdictions have recently tackled. The City of Wildomar adopted an ordinance establishing a streamlined process for review and approval and to ease roadblocks for City approval. Staff are working with the City's Economic Development Department to attract more mobile food vending businesses and opportunities for food truck festivals. The County of Riverside established a regulatory framework for mobile food trucks operating on vacant, private properties to ensure standardized permitting, location, and operations.

Action: 1. *Received and filed.*

D. RTA Activities Update - TUMF Funded Projects

Kristin Warsinski, Director of Planning with the Riverside Transit Agency (RTA), provided an update on projects that have been completed as well as projects that are underway from contributions from the TUMF Program. RTA receives approximately 3% of TUMF funds collected to implement transit projects in the WRCOG subregion to alleviate congestion from new growth. The COVID-19 pandemic has posed challenges to RTA as ridership is down 72%. RTA is conducting Sunday service seven-days a week with select CommuterLink weekday service. RTA has improved 108 bus stops in the past four

fiscal years and is expected to complete improvements on 10 bus stops this fiscal year. RTA continues to make progress on its Mobility Hub Projects in the City of Hemet and at the Downtown Riverside Vine Street location. RTA is finalizing and executing a Memorandum of Understanding with the City of Hemet and will soon begin Phase 2 of the Mobility Hub Project. RTA is also working on architectural and engineering work for the Vine Street Project, as well as working to meet the California Air Resources Board's Innovative Clean Transit Regulations which requires all large transit agencies to submit a roll-out plan for its fleet.

Action: 1. *Received and filed.*

E. HCD Technical Assistance Program Update

Sohab Mehmood and other staff members from the California Department of Housing and Community Development (HCD) will be available for one-on-one sessions to answer any questions as member agencies progress through its Housing Element updates. Member agencies are encouraged to participate in these sessions to discuss progress and ask any technical questions. The one-on-one sessions will be held on the second Thursday of each month. WRCOG staff is coordinating with HCD staff on a system for member agencies to sign-up. Please be on the lookout for an email with this information.

Action: 1. *Received and filed.*

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray shared that this year's General Assembly will be held virtually. The March 2021 Future Forward will be held on Thursday, March 25, 2021, from 9:00 a.m. to 10:00 a.m. March is Women's History Month and WRCOG will be celebrating female elected leaders throughout the month featuring them on social media posts and holding a special virtual event at the end of the month.

8. ITEMS FOR FUTURE AGENDAS

Committee member Richard MacHott requested an update on the Regional Climate Action Plan effort.

9. GENERAL ANNOUNCEMENTS

There were no general announcements.

10. NEXT MEETING: The next Planning Directors Committee meeting is scheduled for Thursday, April 8, 2021, at 9:30 a.m., on the Zoom platform.

11. ADJOURNMENT: The meeting of the Planning Directors Committee adjourned at 11:02 a.m.

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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: HCD Technical Assistance to Fulfill AB 686 / AFFH Requirements

Contact: Colin Drukker, Principal, PlaceWorks, cdrukker@placeworks.com, (714) 966-9220

Date: April 8, 2021

The purpose of this item is to present on the technical assistance the California Department of Housing and Community Development (HCD) will provide to jurisdictions to fulfill Assembly Bill (AB) 686 / Affirmatively Furthering Fair Housing (AFFH) Requirements.

Requested Action:

1. Receive and file.

AB 686 / AFFH Toolkit

AB 686 requires distribution in accordance with the Regional Housing Needs Assessment and also requires each local housing element to take "meaningful action" on affirmatively furthering fair housing. This law requires an AFFH study as part of housing elements. HCD is able to offer technical assistance to jurisdictions in meeting these requirements, as follows:

- AB 686 / AFFH Guidance Document
- GIS data / mapping that speaks directly to the AB 686 / AFFH requirements. Data will be provided in four ways and will be pre-symbolized / classified for easy use:
 1. Downloadable data packages (geodatabase, shapefiles)
 2. ArcGIS online feature services
 3. ArcGIS pro map package
 4. Interactive web map with printing capabilities

Assistance through WRCOG

In addition to HCD assistance, WRCOG has allocated Regional Early Action Planning (REAP) Grant funding to assist jurisdictions in meeting its AB 686 requirements. WRCOG will maintain communication with HCD and PlaceWorks to ensure WRCOG is able to fill any gaps in assistance to the local jurisdictions.

Prior Action:

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: TUMF Assessment on Land Use Changes

Contact: Cameron Brown, Program Manager, cbrown@wrcog.us, (951) 405-6712

Date: April 8, 2021

The purpose of this item is to provide an overview of TUMF fees required on the redevelopment of certain land uses.

Requested Action:

1. Discuss and provide input.

WRCOG's Transportation Uniform Mitigation Fee (TUMF) Program is a regional fee program designed to provide transportation and transit infrastructure that mitigates the impact of new growth in Western Riverside County. Each of WRCOG's member jurisdictions and the March JPA participates in the Program through an adopted ordinance, collects fees from new development, and remits the fees to WRCOG. WRCOG, as administrator of the TUMF Program, allocates TUMF to the Riverside County Transportation Commission (RCTC), groupings of jurisdictions – referred to as TUMF Zones – based on the amounts of fees collected in these groups, the Western Riverside County Regional Conservation Authority (RCA) and the Riverside Transit Agency (RTA).

Background

WRCOG regularly collects fees on new development in its role as administrator of the TUMF Program. These fees are used to mitigate the effects that new development has on regional traffic throughout the Western Riverside County subregion. For most agencies, WRCOG collects fees directly from developers through an online application and payment system which calculates the appropriate fee based on the users input of the square footage of the new building, the land use, the number of units, and whether its land use is exempt from TUMF.

Land Use Changes

Normally, TUMF is only due prior to Certificate of Occupancy on all new development. However, as building trends may be changing for some areas in the subregion, WRCOG realizes the potential for more redevelopment of existing structures. There will be instances when the redevelopment of an existing building that specifically changes land use will generate more vehicle trips than the previous land use. In these cases, TUMF fees should be assessed on the additional vehicle trips generated to mitigate the new traffic on the TUMF Network.

It is WRCOG's position that in cases which a new proposed development on an existing structure falls under a different fee category, the developer should be assessed the difference in TUMF on one use to another. For example, if there is an existing industrial use building at 25,000 square feet proposed to be redeveloped into a service land use, then TUMF should be reassessed. The fee under the existing industrial use would be \$45,250, while the fee under the proposed service use would be \$164,000. The difference of \$118,750 should

be assessed. In cases where redevelopment proposes a land use change which results in a lower TUMF fee, no new fee should be assessed, nor should any refund be given.

It is also possible that TUMF exemptions, such as those for schools, churches, and government facilities, may no longer apply if the proposed redevelopment land use changes to a non-exempt use. In these cases where the original development was exempt from TUMF, but a land use change would see that the exemption is no longer valid, TUMF should also be reassessed. For example, a building could be constructed as a government use, but several years later be repurposed for commercial office units. Government offices would be exempt, while commercial offices would not. Therefore, the TUMF should be assessed for the commercial office units.

It should be noted that any building constructed prior to the inception of the TUMF Program should not be assessed any TUMF, nor should the redevelopment or repurposing of that building cause a new assessment. All buildings constructed prior to the Program's existence are exempt from paying TUMF fees.

How to Monitor Land Use Changes

WRCOG seeks input from the Planning Directors Committee (PDC) on the best method to monitor these land use changes. When land use changes occur, there is usually site construction done, or new permits issued that will trigger a check on the site's use and call for a query on TUMF reassessment. WRCOG understands that projects have developed as a certain land use typically remain in that use. In addition, market conditions may have been such that it would be easier to build entirely new structures than trying to repurpose existing ones. This trend has been common in the inland region for many years. However, market conditions change over time and the market is bound to change further because of the pandemic. WRCOG wants to ensure that the TUMF Program remains consistent, in particular when assessing TUMF on repurposed or redeveloped buildings.

Next Steps

WRCOG seeks direction from the PDC on what would be required to monitor the land use changes on repurposed or redevelopment projects, and if the Program would benefit from properly addressing these fees that are currently not being reassessed. WRCOG will be working with member agencies to gather feedback on addressing a policy to properly account for these land use changes. WRCOG staff will report back on its findings to the PDC at a future meeting for its review and a recommended action.

Prior Action:

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: SoCalGas' Projects Update

Contact: Lea Petersen, Public Affairs Manager, SoCalGas, LPetersen@SoCalGas.com,
(909) 335-7631

Date: April 8, 2021

The purpose of this item is to provide an update of activities from SoCalGas.

Requested Action:

1. Receive and file.

Lea Petersen, Public Affairs Manager from SoCalGas, will provide an update on SoCalGas activities and projects in support of jurisdictions updating General Plans and Climate Action Plans. The update will discuss the following items:

- Resources available for Climate Action Planning, Energy Bench Marking
- Rebates, Incentive Programs for Cities and Businesses increasing their Energy Resiliency and Cutting Green House Gas Emissions
- The Future – SoCalGas Renewable Technologies and Net Zero Carbon Emissions Commitments 2045

Prior Action:

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.

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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Legislative Activities Update

Contact: Bill Blankenship, On-Call Legislative Consultant, WB Consulting,
billblankenship63@gmail.com, (951) 206-9020

Date: April 8, 2021

The purpose of this item is to provide key legislative dates and deadlines for the months April and May of the 2021 Legislative Session.

Requested Action:

1. Receive and file.

Key Legislative Deadlines (45 days)

- March 25 - April 4: Spring Recess
- April 5: Legislative Session Resumes
- April 30: Last day for Legislative Policy Committees to meet and report to Legislative Fiscal Committee
- May 7: Last day for Legislative Policy Committees to meet and report non fiscal legislation to the Floor

The 2021 Legislative Session Begins

The 2021-2022 Legislature has now held numerous fiscal and policy committee hearings and will be moving the bills to each house's floor for a vote.

AB 687 as introduced, Seyarto. Joint powers authorities: Riverside County Housing Finance Trust

Assembly member Kelly Seyarto has introduced AB 687, joint powers authority, Riverside County Housing Finance Trust. As the author, Assemblyman Seyarto is uniquely positioned as a longtime leader of WRCOG and is the Vice Chair of the Assembly Committee on Housing and Community Development.

AB 687 would authorize the creation of the Western Riverside County Regional Housing Trust. The Bill would enable member agencies of WRCOG to voluntarily enter into a joint powers agreement for the purposes of creating and operating an agency to fund housing projects in Western Riverside County. The Trust would assist with the creation of housing opportunities for the homeless population and persons and families of extremely low, very low, and low income as defined in the Health and Safety Code. The Trust may receive funding from public and private sources and will have the ability to authorize and issue bonds. The Trust would be governed by a separate Board of Directors made up of elected officials representing the County of Riverside and cities within the WRCOG subregion. **March 24 – AB 687 passed out of the Assembly Committee on Local Government, by a vote of 6-0. The Bill is now waiting for an assignment for a hearing on the Assembly Floor.**

SB 5, Atkins. Affordable Housing and Community Development Investment Program

The “Housing Bond Act” Bill has several legislative authors, in addition to the Speaker Pro Tem. The Bill would authorize the issuance of **\$6,500,000,000** in bonds for the purposes of financing housing related programs that serve the homeless population and households that are classified as extremely low and very low-income. The bond would be placed on the November 8, 2022, Statewide General Election Ballot. **March 10 – SB 5 was amended and re-referred to the Committees on Housing and Governance and Finance.**

SB 6 as amended, Caballero. Local Planning: Housing: Commercial Zones

The Bill would make housing developments an “authorized use” in commercial zones. A development project in a commercial zone could be streamlined in the development review process if 50% or more of the site has been vacant for a period of at least three years. This bill shares many of the same goals that were part of AB 3107 from the 2020 session. **SB 6 passed out of the Senate Committee on Governance and Finance by a vote of 5-0. The Bill was re-referred to the Committee on Housing.**

SB 7, as amended, Atkins. Environmental Quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021

The Bill has been authored by the Speaker Pro Tem and attempts to reform an aspect of the CEQA process. The Bill would enact the Environmental Leadership Act of 2021. The Bill would authorize the Governor, up until January 1, 2024, to certify projects that meet certain requirements for the streamlining benefits which are related to CEQA. The Bill would also add coverage for housing development projects which meet certain conditions of eligibility for certification under CEQA. The Bill attempts to revise and reset the labor related requirements on a public agency project and private equity project. The Bill would further authorize the Governor to certify a project before a lead agency certifies the EIR for a specified project. **February 25 – SB 7 passed the Senate Floor by a vote of 34-0 with an urgency clause. The Bill is in the Assembly and is being held at the Clerk’s desk, waiting for committee assignment.**

SB 9, as introduced, Atkins. Housing development: Approvals

The Bill has been introduced by the Speaker Pro Tem and has several legislative coauthors, including Senators Caballero, Weiner and Rubio. The Bill would allow for lot splits to occur in single-family residential neighborhoods and the construction of duplexes will also be allowed by-right. **March 18 – SB 9 was set for its first hearing and the hearing was canceled at the request of the author. A new legislative hearing date has not been set, as of the production of this report.**

SB 10, as amended, Wiener. Planning and Zoning: Housing development: density

The Bill would permit local government agencies to pass an ordinance to zone a parcel up to 10 units of residential density, if the parcel is located in an area that is deemed a transit rich area, job rich area, or an urban infill site. SB 10 shares similar goals to SB 902 that was introduced in 2020 and was opposed by several prominent unions and a list of cities. **March 18 – SB 10 passed the Senate Housing Committee on a vote of 7-1. The Bill was re-referred to the Senate Committee on Governance and Finance.**

SB 44, as amended, Allen. California Environmental Quality Act: streamlined judicial review: environmental leadership transit projects

The Bill would establish procedures for the administrative and judicial review, which pertain to the required environmental review and approvals granted for a transit project. The Bill would require the Judicial Council, on or before April 1, 2022, to adopt rules of the court. The set rules would establish procedures related to judicial review, pursuant to CEQA or the granting of project approvals, including any appeals to the court of appeal or the Supreme Court. The Bill would also stipulate that the judicial review must be resolved, to the extent feasible, within 270 days of the filing of the certified record. The transit project would have to meet certain labor and environmental requirements to be eligible for the protections that are contained in this Bill. **March 1 – SB 44 passed out of the Senate Committee on Environmental Quality by a vote of 7-0. The Bill was re-referred to the Senate Committee on the Judiciary.**

AB 68, as amended, Salas. Department of Housing and Community Development: housing appeals committee: housing development and financing

The Bill focuses on implementing the recommendations from the California State Auditor's Report 2020-108, issued on November 17, 2020. The Auditor's Report addressed the local impediments to housing production. The Report outlined that the current State law and oversight are insufficient to ensure that cities and counties are working to create the construction of adequate affordable housing construction. ***March 22 – AB 68 was amended by the author and was re-referred to the Assembly Committee on Housing and Community Development.***

AB 571, as amended, Mayes. Planning and zoning: density bonuses: affordable housing

The Bill would amend the existing "Density Bonus Law." The Bill would prohibit affordable housing impact fees, including inclusionary zoning fees, public benefit fees, and in-lieu fees from being imposed on a housing development's bonus units and affordable units, created by the production of lower income housing units. ***March 24 – AB 571 was amended by the author and re-referred to the Assembly Committee on Housing and Community Development.***

AB 602, as amended, Grayson. Development fees: impact fee nexus study

The Bill would require after January 1, 2022, that a city, county, or special district that conducts an impact fee nexus study to follow specific standards. The Bill would also stipulate that the nexus study identify the existing level of service and that the fee imposed on a housing development project are directly tied to the square footage of the proposed unit or units in the project. ***March 18 – AB 602 was amended by the author and on March 22nd the Bill was re-referred to the Assembly Committee on Local Government.***

AB 1372, as introduced, Muratsuchi. Right to temporary shelter

The Bill would require a city and county to provide homeless individuals with temporary shelter, mental health treatment, job training, and job placement services, until the designated homeless person obtains permanent housing. The requirement that would trigger the mandate is as follows: ***a homeless person actively seeks temporary shelter for at least three consecutive days in a specific jurisdiction and was unable to be accommodated entry into all of the temporary shelters.*** The legislation would require the city or the county to provide a rent subsidy, if they are unable to provide temporary shelter. The Bill would also authorize a homeless person to enforce the provisions of the legislation by bringing a civil action against the city or the county. ***March 4 – AB 1372 was referred to the Assembly Committees on Judiciary and Housing and Community Development.***

AB 1401, as introduced, Friedman. Residential and commercial development: parking requirements

The Bill would prohibit a local government agency from imposing minimum parking requirements or the enforcement of minimum parking requirements on residential, commercial and other development. The Bill stipulates that the parking requirement is lifted when the development is located within a one-half mile distance of public transit facility that is defined under existing law. ***March 11 – AB 1401 was referred to the Assembly Committees on Local Government and Housing and Community Development.***

Assembly Constitutional Amendment (ACA) 1, as amended, Aguiar-Curry. Local government financing: affordable housing and public infrastructure: voter approval

ACA 1 has a large group of coauthors, including principal coauthor Senator Scott Wiener. The passage of ACA 1 would place on the next Statewide ballot an initiative that would lower the voter threshold from 66% to 55% for general obligation bonds relating to the construction of new schools, affordable housing projects, public infrastructure, and special taxes at the local level. ***ACA 1 has not been assigned a legislative hearing date as of the production of this report.***

Prior Action:

March 11, 2021: The Planning Directors Committee received and filed.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment:

None.