

**MOTION**

The population of the City of Los Angeles continues to grow, and with that growth comes the need for more housing. The challenge is to accommodate residential development in a sustainable way that respects the collection of the unique neighborhoods that characterizes Los Angeles, while at the same time ensuring residents a high quality of life, a vibrant economy, and accessibility to jobs, open space, and urban amenities.

The City's General Plan lays out the strategy to meet this challenge by directing new homes to centers that are rich in transit, amenities, and jobs in order to support this growth through planned, sustainable infill development. To implement this vision and devise local strategies for development, the City is working with neighborhoods to implement 35 Community Plan updates and a number of Transit Neighborhood Plans. These planning efforts, along with other citywide policies, determine the mix, location, and intensities of land uses and provide opportunities for housing, jobs, transit, and basic amenities for all segments of the population.

The City has been making significant strides to meet its demand for more housing. In Fiscal Year 2017-18, the City permitted more than 24,000 housing units — a number which exceeded previous estimates over the course of the last thirty years. The City's recently established Transit Oriented Communities (TOC) Program is continuing to assist in the production of additional housing units. In its first year, the TOC Program has seen more than 10,000 units proposed near transit stops with nearly 2,000 of those units restricted as affordable.

On December 3, 2018, Senator Scott Wiener introduced Senate Bill 50 (Weiner) — a state bill that proposes to upzone large cross-sections of the City. If adopted, this bill would grant projects exemptions and modifications from local zoning regulations if they are located within ½ mile of a major transit stop or within a job-rich area, and include affordable housing. Given the possible problematic implications, detailed analysis is needed to fully evaluate the potential impacts to the City.

**I THEREFORE MOVE** that the Council instruct the Department of City Planning, with the assistance of the City Attorney, to prepare a report-back with analysis on Senate Bill 50 detailing its potential impacts to the City's land use regulatory process and zoning including but not limited to potential impacts to Historic Preservation Overlay Zones, affordable housing incentive programs such as Transit Oriented Communities (TOC), and Community Plan Updates. The report should also include background information on SB 50's proposed concepts of major transit stops and job-rich areas.

PRESENTED BY: 

PAUL KORETZ,

Councilmember, 5th District

SECONDED BY: 

 DEC 12 2018

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