LAND USE, CONSTRUCTION AND HOUSING COUNCIL MEETING
January 23, 2018 | 9:00 – 10:30 a.m.

1. Welcome and Self-Introductions

2. New for ’19: Planning Commission Leadership
The Los Angeles City Planning Commission plays an integral role in shaping how the City of Los Angeles evolves through their consideration of policies and projects. Samantha Millman, President of the Commission, will share her thoughts on her leadership of the Commission and what to look forward to in 2019.

3. Presentation: LA Citywide Design Guidelines Update
The Los Angeles Department of City Planning is updating the Citywide Design Guidelines, which provide guidance for new development and encourage projects to complement and enhance the existing built environment in the community. Claire Bowin, Senior City Planner at the Planning Department presents the updates and provide an opportunity to give input on behalf of the business community with regard to how these Guidelines can be improved, and what topics should be included during this update.

4. Action Item: Land Use, Construction, and Housing Council Advocacy Agenda

5. Legislative Updates
   - SB 50 (Wiener)
   - SB 4 (McGuire and Beall)

6. Announcements
   - Pancakes and Politics: 1/25
   - Inaugural Dinner: 1/31
   - ACCESS DC: 3/11-3/13

Next Land Use, Construction, and Housing Council Meeting
Wednesday, March 27th | 9AM
February Working Session – TBA
Contact Olivia Lee at olee@lachamber.com for more information
Samantha Millman
President
City Planning Commission | City of Los Angeles

Samantha Millman currently serves as the President of the City Planning Commission in Los Angeles and has served on the Commission since 2015. She has also previously served as President of the Central Area Planning Commission in Los Angeles. Ms. Millman is also the Senior Vice President at Millco Investments, a boutique real estate investment company in Los Angeles, California. She is the co-founder and co-chair of the Bet Tzedek New Leadership Council for Bet Tzedek Legal Services, a non-profit poverty law center. Samantha is also a National Co-Chair of Generation 44 (Gen44), the Obama Campaign's Young Professional Finance Committee. She attended the University of California, Berkeley and currently resides in Los Angeles.

Claire Bowin
Senior City Planner
City of Los Angeles Department of City Planning

Claire is a long-time advocate for quality transportation options, public open space and affordable housing. She recently joined the Urban Design Studio after helming the department's Citywide Policy Planning Division for much of the last decade. During her 13 year tenure with the department Claire has overseen the development of a number of the City's innovative policy strategies including most recently the Mobility Plan 2035 and Plan for a Healthy Los Angeles. She was also instrumental in crafting the forward-thinking Cornfield Arroyo Seco Specific Plan as an implementation strategy following on the heels of the City's adoption of the Los Angeles River Revitalization Master Plan. Before joining the City Claire honed her interest in transit oriented communities at Livable Places where she oversaw the development of a 58-unit affordable homeownership project. Prior to that Claire worked as a designer and decorator in the Motion Picture Industry. Claire holds a Bachelor of Science in Architecture from the University of Virginia and is currently enrolled in UCLA's Landscape Architecture Certificate program.
The Land Use, Construction & Housing Council of the Los Angeles Area Chamber of Commerce supports the adoption and implementation of planning policies that incorporate smart growth tools, drive economic growth, improve environmental sustainability and enhance the quality of life and connectedness of our region.

**Support Los Angeles City planning updates**
Our city’s visioning documents are woefully outdated, creating a planning environment that is expensive, uncertain and subject to constant legal challenges. The general plan, community plan and zoning code are important tools that define, direct and plan the City’s landscape. Over the years, the City has taken a piecemeal approach without a visionary picture of the future landscape of L.A. The Chamber will play an active role in updating the general and community plans, as well re:code LA, to make sure these documents not only meet the challenges of population growth, diverse housing demands and changing technologies, but also that they create certainty for the development of our communities and our residents.

**Support the Home for Good plan to end chronic and veteran homelessness**
The Chamber and the United Way of Greater Los Angeles remain committed to the Home for Good plan to end chronic and veteran homelessness in L.A. The Chamber will continue to take part in the implementation of Measure HHH, the $1.2 billion bond for the construction of permanent supportive housing in the City of L.A. and the Measure H ¼ cent sales tax to fund the necessary supportive services at the facilities. The Chamber will work with officials to ensure qualified, shovel-ready housing projects move forward expeditiously with approvals in any district. Additionally, the Chamber will continue working to ensure better coordination between all levels of government and monitor other regional initiatives to support housing and supportive services.

**Modernize California’s Environmental Quality Act**
The California Environmental Quality Act (CEQA) must be modernized to preserve the law’s original intent while preventing abuse for purposes unrelated to environmental protection. The Chamber supports substantive improvements and will continue to engage in a statewide coalition effort advocating for a “standards approach.” In addition, the Chamber will continue to support efforts at the local level to streamline the CEQA process, including support for adequate staffing within the City of L.A.’s Planning Department, ensuring CEQA documents are prepared in a timely manner by qualified experts, streamlining the appeals process and bringing local regulations into compliance with state guidelines.

**Advocate for increased housing production**
- Incentive-based affordable housing development: With the end of community redevelopment and in order to support and boost the economic growth of our region, it is crucial that L.A. is able to meet demands for affordable housing. The Chamber will advocate for an incentive-based approach and permanent sources of funding to increase the affordable housing stock in L.A., while balancing the need to not exponentially drive up the cost of production. This principle will guide our advocacy on various approaches being considered by the City, including the implementation of Measure JJJ and in-lieu fees.
Increased housing at all levels: As demand continues to outpace supply, driving rents and housing prices sky high, the Chamber will push for policies that ease the way for the construction of housing at all levels.

Support pro-growth policies to combat housing crisis
L.A. is projected to grow by more than 400,000 new residents in the next 20 years, yet less than one-half of housing needed annually is being built. To tackle the existing needs of our communities while addressing the housing crisis, the Chamber will advocate for business-friendly incentives and opportunities that create more housing at all levels, cultivate healthier neighborhoods, and increase safety in our communities to make L.A. a more commuter-friendly place to live and work. Our advocacy will include working with our partners throughout the state to create broader solutions for the housing crisis and homelessness epidemic.

The Chamber will also advocate for the City of L.A. to continue their work and commitment in updating all planning documents, including community plans, to reflect pro-housing policies and develop more transit-oriented communities.

Support member projects and construction in the region
Highlight construction of various projects throughout the region that supports economic development in Los Angeles and to ease the housing crisis.

Increase opportunities for businesses to promote goods and services
Organizations should have the ability to freely advertise goods and services grow their companies and boost our economy. It is critical that the City’s sign ordinance provide fair and comprehensive guidance to outdoor marketing companies and the businesses that rely on them for advertising space in prime locations and for business growth.
January 15, 2019

The Honorable Scott Wiener
California State Senate, District 11
State Capitol, Room 5100
Sacramento, CA 95814

SUBJECT: SUPPORT SB 50 (Wiener)

Dear Senator Wiener,

On behalf of the Los Angeles Area Chamber of Commerce, which represents more than 1,650 organizations and 650,000 employees in the region, I am writing with a few comments regarding More Housing, Opportunity, Mobility, Equity and Stability Act (More HOMES Act). The Chamber was an early supporter of SB 50, as well as SB 827 last year, because we believe the leadership in Sacramento needs to take bold steps to tackle the housing crisis head on.

This bill intends to make it easier to create housing through smart planning by incentivizing building near high quality transit and in job-rich regions by waiving apartment bans and applying it to sites that are either within a half mile of high-quality public transit or within a job-rich, high opportunity neighborhood. Our housing crisis places a huge burden on employees, many of which face excruciatingly long commutes while paying increasing large percentages of their income on rent. Many companies have chosen to leave or not locate here to start because of the housing challenges their employees would face. This bill aims to ease the process and expand housing opportunities for our families and growing workforce.

Below are our thoughts regarding the More HOMES Act:

- We appreciate you working with various stakeholders on this bill and addressing community concerns such as preserving local control and tenant protections. However, we want to ensure as this bill moves forward, there is a right balance between the protecting tenants and keeping housing construction affordable.
- In addition, we are concerned regarding the half mile and quarter mile exemptions, particularly as it relates to the maximum Floor Area Ratio (FAR) height since the height does not seem to line up to the proposed FAR.
- There is a need for a streamlining process for the California Environmental Quality Act (CEQA) for these types of projects. This is an important issue, as many projects are often halted due to frivolous lawsuits citing CEQA.

Los Angeles is investing heavily in building out our public transportation system and addressing our homelessness crisis. We should be doing everything in our power to increase residential opportunities in areas where we are working to relieve congestion with increased transportation options. To get anywhere close to substantially addressing our homelessness problem, we need
to ensure supply is adequate enough to maintain affordability and thus preventing more people
from falling into homelessness.

This bill is a step forward in facing our housing crisis head on. For these reasons, the Los
Angeles Area Chamber of Commerce supports this bill. We are happy to work with you and
your team on the issues identified in this letter to ensure that homes can be built in an efficient
manner to combat our housing crisis. If you have questions please contact Olivia Lee, Manager
of Public Policy, at (213) 580-7531 or olee@lachamber.com. Thank you.

Sincerely,

Jessica Duboff
Vice President, Center for Business Advocacy
Senate Bill 4: Enabling Inclusive Workforce and Affordable Housing

California, especially here in the Bay Area, is facing an affordable housing crisis which threatens the long term financial viability of our state and local communities.

Strategic infill focused on workforce affordable housing throughout California without advancing a one-size-fits-all strategy is key to addressing the needs of working families and seniors while ensuring no neighborhood witnesses radical change. SB 4 will advance strategic strategies that will help address the affordable housing crisis in big cities and small, in every corner of the Golden State. This proposal includes two components:

- Strategic infill of workforce affordable housing focused within ½ mile of fixed rail (excluding intercity rail) or ferry terminals. Applies only to parcels that are zoned to allow residential use and infill (already has been developed or surrounded by developed land) that are located in a jurisdiction that: (1) is an “urban community”—urbanized areas and urban clusters in counties w/ population > 1 million plus cities w/ population > 50,000 in other counties; (2) has produced fewer jobs than housing over the past 10 years; and (3) is not meeting RHNA for one or more income levels. Project must meet all of the following conditions:
  - 1 story/15 feet above highest local mixed-use zoning + Density Bonus for that specific parcel. In order to qualify for density bonus still have to go through cities and counties.
  - 30 units per acre minimum density for urban counties; 20 units per acre minimum density for suburban counties unless local ordinance requires more.
  - Meet local design standards as long as they don’t reduce project size or delay a project.
  - In cities over 100,000, no parking minimum if within ¼ mile of a passenger rail or ferry stop but must provide annual transit pass to residents. 0.5 spaces/unit otherwise.
  - Projects with 10+ units: 30% of units must be affordable to and occupied by lower income families, and mandated prevailing wage/skilled and trained workforce.
  - Local standards apply if more permissive than the above.
- Ministerial permitting of “neighborhood multifamily”: up to a four-unit building in urban communities or up to a duplex in “non-urban communities”—urbanized areas and urban clusters that aren’t an “urban community.”
  - Applies only on infill parcels zoned to allow residential that are vacant or have a substandard structure that has been unoccupied for 5 years
  - Must meet other local zoning requirements that applied to the parcel on July 1, 2019.
  - Parking requirement of 0.5 spaces/unit.
  - Caps impact fees to reduce barriers to development: $3,000/unit for school fees; allows full capacity charges and connection fees for water, sewer, and electrical; prohibits all other impact fees.

Other Key Points:

- Exception for projects due to fire safety or other life safety concerns.
- Excludes: Historic districts, coastal zones, very high fire hazard severity zones, and floodplains.
- Doesn’t apply to a parcel if the building had tenants within the past 10 years (per SB 35).
- Jan 1, 2022 effective date.
- Value capture: only applies to parcels where the land value has been reassessed on or after Jan 1, 2021, so that their property tax reasonably reflects the fair market value.
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For more information, contact Maribel Flores, mflores@lachamber.com, 213.580.7571.

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Please note that this year’s hotel accommodations will be at the The Willard InterContinental, 1401 Pennsylvania Ave. NW, Washington, D.C. 20004.

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Cancellation deadline March 1

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For more information, contact Maribel Flores, mflores@lachamber.com, 213.580.7571.