



San Gabriel Valley Council of Governments

AGENDA AND NOTICE OF THE MEETING OF THE SGVCOG EXECUTIVE COMMITTEE

Monday, May 2, 2022 – 10:00 AM

Teleconference Meeting*

Zoom Link: <https://zoom.us/j/99054606210>

Livestream Link: <https://youtu.be/xJM6ZGtQigk>

Thank you for participating in today's meeting. The Executive Committee encourages public participation and invites you to share your views on agenda items.

President
Becky Shevlin

1st Vice President
Tim Hepburn

2nd Vice President
Ed Reece

3rd Vice President
April Verlato

Past President
Margaret Clark

Transportation Chair
Ed Reece

Homelessness Chair
Becky Shevlin

EENR Chair
Denis Bertone

Water Policy Chair
Gloria Crudgington

ACE Chair
Nancy Lyons

Ex-Officio
Tim Sandoval, Metro
SGVCOG Representative

MEETINGS: Regular Meetings of the Executive Committee are held the first Monday of every month at 10:00 a.m. at the SGVCOG Office (1000 S. Fremont Ave., Building 10, Suite 10210, Alhambra, California 91803). The Executive Committee agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 4900 Rivergrade Road, Suite A120, Irwindale, CA, and on the website, www.sgvkog.org. A copy of the agenda is also viewable at Alhambra City Hall, 111 S 1st St, Alhambra, CA. Copies are available via email upon request (sgv@sgvcog.org). Documents distributed to a majority of the Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

PUBLIC PARTICIPATION: Your participation is welcomed and invited at all Executive Committee meetings. Time is reserved at each regular meeting for those who wish to address the Executive Committee. SGVCOG requests that persons addressing the Executive Committee refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE EXECUTIVE COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the Board during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public wishing to speak are asked to complete a comment card or simply rise to be recognized when the Chair asks for public comments to speak. We ask that members of the public state their name for the record and keep their remarks brief. If several persons wish to address the Board on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Executive Committee may not discuss or vote on items not on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the Executive Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Executive Committee can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Executive Committee.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



***MEETING MODIFICATIONS DUE TO THE STATE AND LOCAL EMERGENCY RESULTING FROM THE THREAT OF COVID-19:** AB 361 (Rivas), signed by California Governor Gavin Newsom on September 16, 2021, authorizes local agencies to hold public meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically to promote social distancing due to the state and local emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new provisions in AB 361 and ensure the safety of Committee Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Executive Committee meeting will not be allowed. To allow for public participation, the Executive Committee will conduct its meeting through Zoom Video Communications. To participate in the meeting, download Zoom on any phone or computer device and copy and paste the following link into your browser to access the live meeting: <https://zoom.us/j/99054606210>. You may also access the meeting via the livestream link on the front of the agenda page.

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items, but within the SGVCOG's subject matter jurisdiction, you may submit written comments via email or provide a verbal comment by participating through Zoom.

- Written Comments (Email): If you wish to submit written public comments to be distributed to the committee members prior to or during the meeting, please submit these materials via email to Katie Ward at kward@sgvcog.org at least 1 hour prior to the scheduled meeting time. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." Emailed public comments will be read into the record and will be part of the recorded meeting minutes. Written public comments may include, but are not limited to letters, reports, and presentations. While there is no page or word count limit for written comments, the time for reading written public comments into the record will be limited to three minutes, which is the same time allotted for verbal comments.
- Verbal Comments (Zoom): Through Zoom, you may provide a verbal comment by using the web interface "Raise Hand" feature. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes. Public comment is taken at the beginning of the meeting for items not on the agenda. Public comment is also accepted at the beginning of each agenda item.

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact Katie Ward at least 48 hours prior to the meeting at (626) 214-8160 or at kward@sgvcog.org.

PRELIMINARY BUSINESS

1. Call to Order
2. Roll Call
3. Public Comment (*If necessary, the President may place reasonable time limits on all comments*)
4. Changes to the Agenda Order

CONSENT CALENDAR

5. Executive Committee Meeting Minutes -- **Page 1**
Recommended Action: Approve Executive Committee meeting minutes.
6. Updated SGVCOG Investment Policy -- **Page 4**
Recommended Action: Recommend the Governing Board approve the updated SGVCOG investment policy.
7. Audit Status Report: February 2022 to April 2022 -- **Page 6**
Recommended Action: Receive and file.

ACTION ITEMS

8. Governing Board Agenda -- **Page 7**
Recommended Action: Approve the draft Governing Board agenda.
9. Residential Zoning Law AB 2011 (Wicks) -- **Page 12**
Recommended Action: Recommend Governing Board adopt a resolution opposing AB2011 (Wicks).

UPDATE ITEMS

10. President's Report
Recommended Action: For information only.
11. Executive Director's Report
Recommended Action: For information only.
12. General Counsel's Report
Recommended Action: For information only.

ANNOUNCEMENTS

13. Next Executive Committee Meeting – June 6, 2022
Recommended Action: For information only.

CLOSED SESSION

14. Conference Public Employee Performance Evaluation Pursuant to Government Code Section 54957.
Title: Executive Director

ADJOURN



SGVCOG Executive Committee Meeting Minutes

April 4, 2022

10:00 AM

Teleconference Meeting via Zoom

PRELIMINARY BUSINESS

1. Call to Order
The meeting was called to order at 10:00 AM.

2. Roll Call

Members Present

B. Shevlin, President/Homelessness Chair
T. Hepburn, 1st Vice President
E. Reece, 2nd Vice President/Transportation Chair
M. Clark, Past President
D. Bertone, EENR Chair
G. Crudgington, Water Chair
N. Lyons, ACE Chair
T. Sandoval, SGVCOG Metro Representative

Members Absent

A. Verlato, 3rd Vice President

Staff/Guests:

M. Creter, SGVCOG Executive Director
R. Alimoren; A. Fung; B. Ruano; S. Wong; C. Sims; K. Ward, SGVCOG Staff
D. DeBerry, Woodruff, Spradlin & Smart
T. Egan, Capital Representation Group
T. Mueller, CPA/CFO, Clifton Larson Allen
A. Badawi, President, Badawi & Associates

3. Public Comment
There were no public comments at this meeting.
4. Changes to the Agenda Order
There were no requested changes to the agenda order.

CONSENT CALENDAR

5. Executive Committee Meeting Minutes
Action: Approve Executive Committee meeting minutes.
6. 2nd Quarter Financial Report / Treasurer's Report
Action: Receive and File
There was a motion to approve consent calendar items 5-6. (M/S: T. Hepburn/E. Reece)

[Motion Passed]

AYES:	B. Shelvin, T. Hepburn, E. Reece, M. Clark, D. Bertone, G. Crudgington, N. Lyons
NOES:	

Unapproved Minutes

ABSTAIN:	
ABSENT:	A. Verlato

ACTION ITEMS

7. Governing Board Agenda

There was a motion to approve the draft Governing Board agenda as amended. (M/S: E. Reece/D. Bertone)

[Motion Passed]

AYES:	B. Shelvin, T. Hepburn, E. Reece, M. Clark, D. Bertone, G. Crudgington, N. Lyons
NOES:	
ABSTAIN:	
ABSENT:	A. Verlato

8. Legislative Brown Act Revisions

S. Wong reported on this item.

There was a motion to recommend the Governing Board adopt positions as follows for the following bills:

- **AB 1944 (Lee) - Support**
- **AB 2449 (Rubio) – Support if amended to modify in-person quorum requirements**
- **AB 2647 (Levine) – Support**

(M/S: T. Hepburn/D. Bertone)

[Motion Passed]

AYES:	B. Shelvin, T. Hepburn, E. Reece, M. Clark, D. Bertone, G. Crudgington, N. Lyons
NOES:	
ABSTAIN:	
ABSENT:	A. Verlato

UPDATE ITEMS

9. FY 2020-2021 Financial Audit
A. Badawi from Badawi & Associates presented on this item.
10. Draft SGVCOG FY 2022-2023 Budget
K. Ward presented on this item.
11. Legislative Update: Ballot Initiative to Limit Revenue-Raising Ability
S. Wong reported on this item.
12. President's Report
B. Shevlin reported on this item.
13. Executive Director's Report
M. Creter reported on this item.
14. General Counsel's Report
D. DeBerry reported on this item.

ANNOUNCEMENTS

15. Next Executive Committee Meeting – May 2, 2022

ADJOURN

The meeting was adjourned at 11:57 AM

REPORT

DATE: May 2, 2022

TO: Executive Committee
Governing Board

FROM: Marisa Creter, Executive Director

RE: **UPDATED SGVCOG INVESTMENT POLICY**

RECOMMENDED ACTION

Recommend the Governing Board approve the updated SGVCOG investment policy.

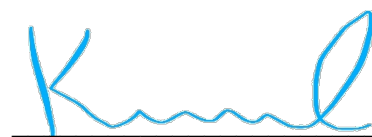
BACKGROUND

The SGVCOG's investment policy sets forth the guidelines for the investment of surplus enterprise and capital projects, and any new fund created by the SGVCOG Governing Board. The SGVCOG investment policy was last updated in April 2018. Staff is proposing updates to the SGVCOG investment policy to align with California Government Code. The proposed updates are outlined below:

- **Federal Agency Investments:** Updated percentage threshold from 50% to 100%.
- **Mortgage-backed Securities Investments:** Updated percentage threshold from 15% to 30%.
- **Supranational¹ Investments:** Added supranational as an investment type available to the SGVCOG. California Code has allowed supranational investments since 2015 and this category is used by many local governments for investment.

The proposed updates to the SGVCOG investment policy were prepared in partnership with Citizens Business Bank, the holder of the SGVCOG's financial and investment accounts.

Prepared by:



Katie Ward
Administrative Services Manager

Approved by:



Marisa Creter
Executive Director

¹ Supranational is defined as international development institutions that provide financing, advisory services and/or other financial services to their member countries to achieve the overall goal of improving living standards that sustain economic growth. Examples include the International Bank for Reconstruction and Development (the World Bank - IBRD), the Inter-American Development Bank (IADB) and the International Finance Corporation (IFC).

ATTACHMENT

[Attachment A – Updated SGVCOG Investment Policy](#)

REPORT

DATE: May 2, 2022

TO: Executive Committee

FROM: Marisa Creter, Executive Director

RE: **AUDIT STATUS REPORT: FEBRUARY 2022 TO APRIL 2022**

RECOMMENDED ACTION

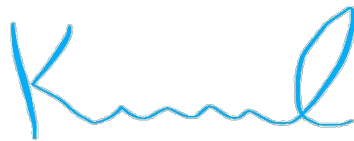
Receive and file.

BACKGROUND

The SGVCOG maintains an active audit function under the direction of the Executive Director, with responsibility to report its activities to the Governing Board through the Executive Committee. On an ongoing basis, the SGVCOG conducts audits on the agency's professional services contracts to verify that billable rates are being billed correctly. When discrepancies are discovered, audit staff will withhold disputed amounts from future progress or final retention payments on these contracts. Attachment A summarizes the activities by SGVCOG audit staff through April 30, 2022.

Questions regarding this item may be directed to Simba Mandizvidza, the SGVCOG Audit Manager.

Prepared by:



Katie Ward
Administrative Services Manager

Approved by:



Marisa Creter
Executive Director

ATTACHMENT

[Attachment A – Audit Status Report: February 2022 – April 2022](#)



AGENDA/NOTICE OF THE SPECIAL JOINT MEETING OF THE SAN GABRIEL VALLEY
COUNCIL OF GOVERNMENTS CAPITAL PROJECTS AND CONSTRUCTION COMMITTEE,
EXECUTIVE COMMITTEE, ENERGY, ENVIRONMENT, AND NATURAL RESOURCES
COMMITTEE, GOVERNING BOARD AND TRANSPORTATION COMMITTEE AND
AGENDA/NOTICE OF THE REGULAR MEETING OF THE GOVERNING BOARD

Thursday, May 19, 2022 - 4:00 P.M.*

Zoom Link: <https://zoom.us/j/94370146127>

Livestream Available at:

SGVCOG Officers

President
Becky Shevlin

1st Vice President
Tim Hepburn

2nd Vice President
Ed Reece

3rd Vice President
April Verlato

Members

Alhambra

Arcadia

Azusa

Baldwin Park

Bradbury

Claremont

Covina

Diamond Bar

Duarte

El Monte

Glendora

Industry

Irwindale

La Cañada Flintridge

La Puente

La Verne

Monrovia

Montebello

Monterey Park

Pasadena

Pomona

Rosemead

San Dimas

San Gabriel

San Marino

Sierra Madre

South El Monte

South Pasadena

Temple City

Walnut

West Covina

First District, LA County
Unincorporated Communities

Fourth District, LA County
Unincorporated Communities

Fifth District, LA County
Unincorporated Communities

SGV Water Districts

Thank you for participating in tonight's meeting. The SGVCOG encourages public participation and invites you to share your views on agenda items.

MEETINGS: *Regular Meetings of the Governing Board are held on the third Thursday of each month at 4:00 PM at the Foothill Transit Office (100 South Vincent Avenue, West Covina, CA 91790).* The agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 4900 Rivergrade Road, Suite A120, Irwindale, CA, and on the website, www.sgvcog.org. A copy of the agenda is also viewable at Alhambra City Hall, 111 S 1st St, Alhambra, CA. Copies are available via email upon request (sgv@sgvcog.org). Documents distributed to a majority of the Board after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.*

PUBLIC PARTICIPATION: Your participation is welcomed and invited at all Governing Board meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG requests that persons addressing the meeting refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE GOVERNING BOARD OR COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the Board during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. We ask that members of the public state their name for the record and keep their remarks brief. There is a three-minute limit on all public comments. Proxies are not permitted, and individuals may not cede their comment time to other members of the public. **The Governing Board or Committee may not discuss or vote on items not on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the Governing Board. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Governing Board can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Governing Board.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



***MEETING MODIFICATIONS DUE TO THE STATE AND LOCAL EMERGENCY RESULTING FROM THE THREAT OF COVID-19:** AB 361 (Rivas), signed by California Governor Gavin Newsom on September 16, 2021, authorizes local agencies to hold public meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically to promote social distancing due to the state and local emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new provisions in AB 361 and ensure the safety of Board Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Governing Board meeting will not be allowed. To allow for public participation, the Governing Board will conduct its meeting through Zoom Video Communications. To participate in the meeting, download Zoom on any phone or computer device and copy and paste the following link into your browser to access the live meeting: <https://zoom.us/j/94370146127>. You may also access the meeting via the livestream link on the front of the agenda page.

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items, but within the SGVCOG's subject matter jurisdiction, you may submit written comments via email or provide a verbal comment by participating through Zoom.

- Written Comments (Email): If you wish to submit written public comments to be distributed to the Governing Board members prior to or during the meeting, please submit these materials via email to Sophia Sousa at ssousa@sgvcog.org at least 1 hour prior to the scheduled meeting time. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." Emailed public comments will be read into the record and will be part of the recorded meeting minutes. Written public comments may include, but are not limited to letters, reports, and presentations. While there is no page or word count limit for written comments, the time for reading written public comments into the record will be limited to three minutes, which is the same time allotted for verbal comments.
- Verbal Comments (Zoom): Through Zoom, you may provide a verbal comment by using the web interface "Raise Hand" feature. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes. Public comment is taken at the beginning of the meeting for items not on the agenda. Public comment is also accepted at the beginning of each agenda item.

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact Sophia Sousa at least 48 hours prior to the meeting at (626) 214-8160 or at ssousa@sgvcog.org.

PRELIMINARY BUSINESS

5 MINUTES

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment (*If necessary, the President may place reasonable time limits on all comments*)

JOINT MEETING BUSINESS/ACTION ITEM

5 MINUTES

5. Adopt Joint Resolution 22-24 of the Capital Projects and Construction Committee, Executive Committee, Energy, Environment, and Natural Resources Committee, Governing Board, and Transportation Committee Making Findings to Enable Them to Continue to Hold Meetings Via Teleconferencing
Recommendation Action: Adopt Joint Resolution 22-24 making certain findings that the existence of a local and state of emergency in California exists, that social distancing being mandated or recommended by state or local officials due to the ongoing COVID-19 pandemic and that meeting in person presents an imminent risk to the health and safety of attendees.

ADJOURN JOINT MEETING

CONVENE REGULAR MEETING OF THE SGVCOG GOVERNING BOARD

6. Public Comment (*If necessary, the President may place reasonable time limits on all comments*)
7. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to next regular meeting

CONSENT CALENDAR

5 MINUTES

(It is anticipated that the SGVCOG Governing Board may take action on the following matters)

8. Governing Board Meeting Minutes
Recommended Action: Adopt Governing Board minutes.
9. Monthly Cash Disbursements/Balances/Transfers
Recommended Action: Approve Monthly Cash Disbursements/Balances/Transfers.
10. Committee/TAC/Governing Board Attendance
Recommended Action: Receive and file.
11. Thirteenth Amended and Restated Bylaws
Recommended Action: Adopt Resolution 22-25 adopting the Thirteenth Amended and Restated Bylaws.
12. SGVCOG FY 2022-2023 Budget
Recommendation Action: Adopt Resolution 22-26 approving the SGVCOG FY 2022-2023 budget.
13. SGVCOG Committee and Partner Agency Appointments
Recommended Action: Adopt Resolution 22-27 to appoint members to standing SGVCOG Policy Committees, Technical Advisory Committees, and other partner agency appointments.
14. FY 2022-2023 SGVCOG Board Officer Appointments
Recommended Action: Appoint the following SGVCOG Officers for FY 2022-2023 (effective July 1, 2022):
 - *President: Becky Shevlin*
 - *1st Vice President: Tim Hepburn*
 - *2nd Vice President: Ed Reece*
 - *3rd Vice President: April Verlato*

15. Office Lease
Recommended Action: Delegate authority to the Executive Committee to execute and negotiate a new office lease.
16. Updated Investment Policy
Recommended Action: Adopt Resolution 22-28 to update the SGVCOG investment policy.
17. SB 54: Support
Recommended Action: Adopt Resolution 22-29 supporting SB 54.
18. Regional Wildlife Management Framework
Recommended Action: Adopt Resolution 22-30 adopting the San Gabriel Valley Regional Wildlife Management Framework.
19. SGV Transit Study Amendment
Recommended Action: Authorize the Executive Director to take the following action:
 - 1) *Execute amendment with LA Metro regarding the SGV Transit Study;*
 - 2) *Execute amendment with Hill International to perform community outreach for the SGV Transit Study and*
 - 3) *Execute amendment with Kimley-Horn and Associates to perform technical analysis for the SGV Transit Study*
20. Services to Supplement Existing Homeless Services Program Contract
Recommended Action: Authorize executive director to execute an agreement with Union Station Homeless Services for homeless services for a not-to-exceed amount of \$XX
21. Baldwin Park Safe Parking Program
Recommended Action: Authorize executive director to execute a sole source agreement with Foothill Unity Center for Safe Parking Program in Baldwin Park for a not-to-exceed amount of \$50,000
22. Mobile Crisis Response Program Contract
Recommended Action: Authorize executive director to execute an agreement with Los Angeles Centers for Alcohol and Drug Abuse for homeless services for a not-to-exceed amount of \$XX.

PRESENTATION 20 MINUTES

23. SCAG Local Data Exchange and Regional Data Platform: Kome Ajise, Executive Director, SCAG
24. California Drought Update: Tom Love, General Manager, Upper San Gabriel Valley Municipal Water District

UPDATE ITEMS 10 MINUTES

25. President's Report
26. Executive Director's Report
27. General Counsel's Report

COMMITTEE/BOARD REPORTS 10 MINUTES

28. Capital Projects and Construction Committee
29. Energy, Environment and Natural Resources Committee
30. Homelessness Committee
31. San Gabriel Valley Regional Housing Trust Board
32. Transportation Committee
33. Water Committee

LIAISON REPORTS 10 MINUTES

34. Foothill Transit

35. Gold Line Foothill Extension Construction Authority
36. League of California Cities
37. Los Angeles County Metropolitan Transportation Authority
38. San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy
39. San Gabriel Valley Economic Partnership
40. San Gabriel Valley Mosquito & Vector Control District
41. South Coast Air Quality Management District
42. Southern California Association of Governments

ANNOUNCEMENTS

43. Next Regular Governing Board Meeting – June 16, 2022

GOVERNING BOARD MEMBER COMMENTS

CLOSED SESSION

44. Conference Public Employee Performance Evaluation Pursuant to Government Code Section 54957.
Title: Executive Director

ADJOURN

REPORT

DATE: May 2, 2022

TO: Executive Committee

FROM: Marisa Creter, Executive Director

RE: **RESIDENTIAL ZONING LAW AB 2011 (WICKS)**

RECOMMENDED ACTION

Recommend Governing Board adopt a resolution opposing AB 2011 (Wicks).

BACKGROUND

On Tuesday, April 19, 2022, Assembly Member Buffy Wicks introduced the Affordable Housing and High Road Jobs Act (AB 2011). The bill would establish a streamlined, ministerial review process for new housing developments where there is currently office, retail, or parking use. It would make certain residential uses allowed by right as long as specified criteria are met. The bill establishes three major policies:

(1) *Affordable Housing Developments in Commercial Zones.* AB 2011 would allow 100% low-income housing projects on any property where office, retail, or parking is the principally permitted use. If the existing zoning does not permit high density residential development standards, then the development standards for the closest high density residential zone that conforms to the bill's standards would apply. Note, this policy would only apply to parcels adjacent to urban uses and not adjacent to industrial uses.

(2) *Mixed-Income Housing Developments Along Commercial Corridors.* AB 2011 would also allow high density, mixed-income housing projects on commercial properties located along a commercial corridor (i.e, a 70 to 150-foot-wide street that qualifies as a "highway"). For rental housing, the bill would require a minimum 15% of units be designated low income. For owner-occupied housing, it would require a minimum 30% of units be designated for moderate income and 15% for low income. If local ordinance requires higher percentages of affordable housing, the local percentages would prevail. The bill also requires a minimum density of 40 or 60 du/acre depending on the width of the street. If the parcel is within 1/2 mile of a major transit stop, then minimum density is 80 du/ac. These standards apply to metropolitan regions; non-metropolitan regions would have a slightly lower set of thresholds. Building height minimums could range from 35 to 65 feet or more, depending on local code, street width, and whether the parcel is located within 1/2 miles of a major transit stop. The bill eliminates parking requirements (except handicap parking and EV parking), prescribes very small setbacks from adjacent property lines (10 feet or less), and requires no setbacks along commercial corridors. There are also requirements related to stepped massing adjacent to single family home neighborhoods.

(3) *Labor Standards.* To be eligible to build housing on commercial sites currently zoned for office, retail, and parking uses, the bill requires developers to meet the following wage, training, and benefits standards:

- Prevailing wages required for all projects

- For projects of 50 or more units, contractors must participate in a state-approved apprenticeship program or request apprentices from such a program and provide health benefits for their workers. If no apprentice workers are available, the project can still move forward
- Establishes new enforcement mechanisms to ensure the payroll and benefits requirements are being met

Supporters of the bill argue that it will build more market rate and affordable housing in California and support high-wage construction jobs with health benefits. By targeting commercial sites near transit, proponents hope to promote infill development that meets environmental justice goals.

Staff anticipate that the bill will face opposition related to the lack of parking requirements, severe setback limitations, and height and density concerns. Regarding these kinds of development standards, the bill would contradict and supersede local zoning codes, particularly where the codes are meant to enforce a uniform streetscape character, a particular type of landscaping, wide sidewalks, or other infrastructure and amenities. It should also be noted that by allowing residential use by right on these commercial parcels, the bill would exempt the proposed projects from CEQA (ministerial projects are not required to undergo a CEQA approvals process).

Supporters of the bill include:

- California Housing Consortium (co-sponsor)
- California Conference of Carpenters (co-sponsor)
- Dozens of Local Carpenters Unions
- Southern California Association of Nonprofit Housing
- California State Assembly Speaker Anthony Rendon

Opponents of the bill include:

- City of Laguna Beach
- City of Mission Viejo
- California State Association of Electrical Workers
- California State Pipe Trades Council
- League of California Cities (plans on opposing)

*A full list of supporters and opponents is included in Attachment B – AB 2011 Assembly H&CD Committee Analysis.

SGVCOG POSITION

At this time, staff recommends that the Executive Committee discuss the merits of passing a resolution to oppose AB 2011 or oppose unless amended. The bill's language, particularly related to development standards, the lack of state funding or tax offsets, and CEQA, could be amended to preserve more local character and uphold greater local planning control.

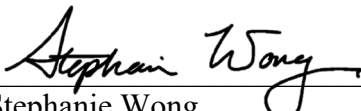
This recommendation conforms with the SGVCOG's Housing Legislative Priorities platform (Resolution 22-03), adopted by the Governing Board on January 21, 2021. In particular, Resolution 21-03 affirmed the SGVCOG's support for incentives and grant funding for housing production,

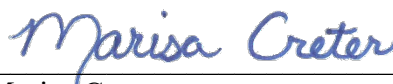
REPORT

specifically affordable housing, and its opposition to legislation allowing multi-family uses in single-family zones unless amendments are included to retain certain elements of local code, take into account local infrastructure capacity, and provide funding support for local jurisdictions. AB 2011 creates an incentive for more housing production and does not address the conversion of single family zones to multi-family use. The bill aligns with some values described in the Resolution, particularly those supporting the protection of historic structures and exempting high fire severity zones. However, it limits local discretion of housing placement and development standards. Resolution 21-03 also asserts that state incentives should be available to offset lost sales taxes if vacant commercial sites are rezoned by cities to permit housing or mixed-use developments. Proposed amendments to AB 2011 should:

1. Protect local control and the ability of cities to determine the adequacy of sites for housing and the ability to provide affiliated infrastructure, and
2. Stipulate that funds be allocated to offset lost sales taxes due to the conversion of commercial properties to residential or mixed uses.

Staff expects the bill to move out of the Housing & Community Development Committee on Wednesday, April 27th and proceed to the floor for a vote. It is likely that the bill will face opposition, although it is difficult to predict whether it will ultimately pass.

Prepared by: 
Stephanie Wong
Management Analyst

Approved by: 
Marisa Creter
Executive Director

ATTACHMENT

[Attachment A – Bill Text AB 2011 \(Wicks\)](#)

[Attachment B – AB 2011 Assembly H&CD Committee Analysis](#)

[Attachment C – SGVCOG Resolution 21-03](#)