



## **Board Members**

**President**  
**Brian Allen**

**Vice-President**  
**Graham Czach**

**Secretary**  
**Alexandra Lester**

**Treasurer**  
**Jason Lester**

**Erick Fefferman**  
**Thomas Hartfield**  
**Ralph Kroy**  
**Robert Moore**  
**Daniel Sternbaum**

**Sid Gold**  
**Rahim Kazi**  
**Elizabeth Mitev**  
**Andrew Petersen**  
**Michael Stewart**  
**Cahterine Reyes**

6 Vacant Seats Available)

## **CITY OF LOS ANGELES** **California**



### **Granada Hills North** **NC** **General Board Meeting**

**St. Euphrasia Church**  
**11766 Shoshone Avenue**  
**Granada Hills, CA 91344**  
**Tuesday April 1, 2025**  
**6:30pm**



### **GRANADA HILLS** **NORTH** **NEIGHBORHOOD** **COUNCIL**

**Mailing Address:**

16911 SF Mission Blvd  
PMB 137  
Granada Hills, CA 91344-4250

**Join our mailing list**  
**for all**  
**communications:**  
[www.ghnnc.org](http://www.ghnnc.org)

Comments from the public on matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Time of Public Comment is set by the presiding officer based on time available and number of individuals wanting to make comments. Minimum time is one minute and normal time is two minutes, per speaker, unless further adjusted by the presiding officer of the Board.

#### **All Agenda Items Are Subject to Discussion and Possible GHNNC Board Action**

- A. Call to Order, Roll Call, Pledge of Allegiance.**
- B. Request for any Paid Lobbyists to Identify themselves.**
- C. Reports from DONE, Elected Officials and Local Representatives (3 Min) (Questions 2 Min)**
- D. General Public Comment on Non-agendized concerns - comment time of 2 min per person.**
- E. Presiding Officers Comments:**
  - a. Vice President**
  - b. President**
- F. Administrative Items:**
  - a. Review and Approve March 4th, 2025 General Board Meeting Minutes.**
  - b. Motion to approve February 2025 GHNNC Monthly Expenditure Report**
  - c. Review and approve CIS regarding the City maintaining CERT Training.**
  - d. As Granada Hills North NC believes that the original agreement between BFI (Sunshine Canyon Landfill) and LA City, is more detailed than Chapter 96 of the City Charter, section 5.496, GHNNC is making a public records act request for the actual agreement executed, Including all transactions, both Receipts and Payments, from the funds received from, BFI operations, also known as Republic Industries, or any other affiliations associated with BFI and Republic Industries, and the city of Los Angeles .**
- G. General Community Presentations:**
  - a. Presentation from Gayle Anders introducing the local Boy Scout Troop 415 of Granada Hills.**
  - b. Presentation from Jason Hector, from Porter Ranch NC Regarding Possible cooperation with GHNNC to engage in additional Brush Maintenance.**

**H. Other Business:**

1. Discussion and Possible motion to approve up to \$1,000.00 for Budget Advocates Budget Day.
2. Discussion and possible support of NPG for Devonshire is SOLID to provide up to \$5,000.00 for the renovation of the Devonshire Gang and Narcotics Trailer at the Devonshire Police Station.
3. Discussion and possible action to provide support to 818 Consultant LLC for an NPG of up to \$3,000.00 in assistance of a Free community Science, Arts and craft event at the Granada Hills Recreation Center.
4. Discussion and motion to approve up to \$5,000.00 to Granada Hills Youth Recreation Center in support of local youth facilities by helping to provide various materials to bring the facilities up to ADA compliance.
5. Discussion and motion to approve up to \$1,000.00 to Granada Hills Rotary Foundation in providing Local Scholarships for local students.
6. Discussion and possible motion to support the following action from the City Wide Committee:  
Resolved that Granada Hills North Neighborhood Council (GHNNC) support that two members of the proposed charter amendment commission be selected through a recommendation process developed by the Neighborhood Council System.
7. Discussion and possible motion to support the following action from the City Wide Committee:  
Resolved that the GHNNC Supports CF 21-1087 that Los Angeles City develop methodology to collect appropriate Fees and taxes from unregistered cannabis dispensaries
8. Discussion and possible motion to support the following action from the City Wide Committee:  
Resolved That GHNNC opposes council file 24-0867 that proposes to add to the bylaws of all neighborhood councils that neighborhood council boards have term limits for members and also allocate a board member position to be represented by a youth.
9. Discussion and possible motion to support the following action from the City Wide Committee:  
Resolved that the GHNNC contact council-member John Lee, and inform him that GHNNC opposes senate bill, 79 and 677 regarding multiple units in residential areas and request that Los Angeles create a council file that indicates that Los Angeles City opposes these proposed state actions.
10. Discussion and possible motion to support the following action from the City Wide Committee:  
Resolved that GHNNC request the LA City Council create a commission that will investigate the causes, responses regarding past wildfires and create plans for improvement of responses regarding future wildfires in the City of Los Angeles.
11. Discussion and possible motion to support the following action from the City Wide Committee:  
Resolved that the GHNNC request Los Angeles City Council and Department of Water and Power suspend their goals of attaining LA 100. And further resolved that any future development of non-fossil fuel or renewable energy sources that may be created will be only implemented if the concept is revenue and rate neutral.
12. Discussion and possible motion to support the following action from the City Wide Committee:  
Resolved that GHNNC request LA City Council create an independent forensic commission to investigate the various agencies that are responsible for managing funding of homelessness projects in the City of Los Angeles, and further resolved that this commission develop a plan of action to ensure that any future expenditures are properly managed.
13. Discussion and possible motion to support the following action from the City Wide Committee:  
Resolved that GHNNC contact, Councilman John Lee to inform him that GHNNC opposes the creation of a metro bond measure of \$20 Billion for transportation improvements within the County of Los Angeles. And further resolved that Los Angeles City Council create a Council file that indicates opposition to creation of the proposed Metro Transportation Bond Initiative.
14. Discuss and possibly approve spending \$2,000.00 for outreach materials to inform the community of GHNNC local issues of concern, to get feedback from the community.
15. Discuss and possibly agree to setting a date to hold a community shred event.
16. Discussion and possible approval to authorize the Outreach Committee to identify and submit a request to purchase items to use (ie: handouts, tools, office supplies, Etc.) in advertising GHNNC at community events, all of nominal value.
17. Approve up to five (5) board members to be authorized to submit CIS statements to the City Council System.
18. Final Public Comment.
19. Suggestions for future agenda items.
20. Adjournment.

**NEXT SCHEDULED GHNNC BORD MEETING IS TUESDAY, May 6th, 2025**

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

The agendas for the GHNNC meetings are posted for public review at Bee Canyon Park, 17200 Van Gogh St, Granada Hills, CA (Mary Ellen Crosby Playground), as well as on the GHNNC's official website at [www.GHNNC.org](http://www.GHNNC.org). Stakeholders may also subscribe to the City of Los Angeles Early Notification System (ENS), through the City's website at [www.lacity.org](http://www.lacity.org), to receive notices for GHNNC meetings. For more information, you may also contact GHNNC by email at [info@ghnnc.org](mailto:info@ghnnc.org).

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our scheduled meeting or at our website [www.ghnnc.org](http://www.ghnnc.org). In addition, if you would like a copy of any record related to an item on the agenda, please contact the Council at [info@ghnnc.org](mailto:info@ghnnc.org).

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, and other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all members of the Board in advance of a meeting, may be viewed at the Neighborhood Council meeting or on the Neighborhood Council website at [www.GHNNC.org](http://www.GHNNC.org). In addition, if you would like a copy of any record related to an item on the agenda, please contact the Council, by email at [info@ghnnc.org](mailto:info@ghnnc.org).

**SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR AL CONCEJO VECINAL 3 DIAS DE ANTES DEL EVENTO (72 HORAS) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR CONTACTE A GHNNC, at [info@ghnnc.org](mailto:info@ghnnc.org)**

#### **Notice to Paid Representatives -**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

For information on the Process for Reconsideration, stakeholder grievance policy, or any other procedural matter related to this Council, please consult the GHNNC Bylaws by visiting [www.GHNNC.org](http://www.GHNNC.org) any other procedural matter related to this Council, please consult the GHNNC Bylaws by visiting [www.GHNNC.org](http://www.GHNNC.org).

# Monthly Expenditure Report



Reporting Month: February 2025

Budget Fiscal Year: 2024-2025

NC Name: Granada Hills North  
Neighborhood Council

Monthly Cash Reconciliation					
Beginning Balance	Total Spent	Remaining Balance	Outstanding	Commitments	Net Available
\$41436.00	\$231.00	\$41205.00	\$0.00	\$0.00	\$41205.00

Monthly Cash Flow Analysis					
Budget Category	Adopted Budget	Total Spent this Month	Unspent Budget Balance	Outstanding	Net Available
Office	\$31553.49	\$231.00	\$27705.00	\$0.00	\$27705.00
Outreach		\$0.00		\$0.00	
Elections		\$0.00		\$0.00	
Community Improvement Project	\$2500.00	\$0.00	\$2500.00	\$0.00	\$2500.00
Neighborhood Purpose Grants	\$11000.00	\$0.00	\$11000.00	\$0.00	\$11000.00
Funding Requests Under Review: \$0.00		Encumbrances: \$0.00		Previous Expenditures: \$3617.49	

Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
1	PY MISSION HILLS SELF	02/04/2025	GHNNC Storage payment receipt for Mission Hills Storage for Feb. 2025	General Operations Expenditure	Office	\$231.00
	<b>Subtotal:</b>					<b>\$231.00</b>

Outstanding Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
	<b>Subtotal: Outstanding</b>					<b>\$0.00</b>

Mission Hills Self Storage  
15241 Rinaldi St  
Mission Hills, CA 91345

(818) 462-5723

## Payment Receipt

<b>Tenant</b>	BRIAN DONEL ALLEN	<b>Date Printed</b>	February 4, 2025
<b>Company</b>	GRANADA HILLS NORTH NEIGHBORHOOD COUNCIL	<b>Payment Date</b>	February 4, 2025 12:25 PM
<b>Address</b>	6911 SAN FERNANDON MISSION P.O. BOX 137	<b>Unit</b>	F136
<b>City, State, Zip</b>	GRANADA HILLS CA 91344	<b>Available Credit</b>	0.00
		<b>Current Balance</b>	0.00
		<b>Paid Thru</b>	February 28, 2025
		<b>Receipt Number</b>	94668

By NL

Date	Unit	Description	Charge	Discount	Tax	Total	Payment	Method
02/01/25	F136	Rent 2/1-2/28	231.00	0.00	0.00	231.00	231.00	Master Card
		Taxes					0.00	
		Payment (less tax)					231.00	
		Payment Subtotal					231.00	
		Credits Applied					0.00	
		Refunds Applied					0.00	
		Total Applied to Account					231.00	

Current Account Balance	0.00
Paid By	Master Card *****4981
Paid Thru Date	February 28, 2025

Transaction Type Sale

Authorization 094602  
Reference pl\_txn\_67a277d9a97ea813337a411

I agree to pay the above amount according to the card issuer statement.

x \_\_\_\_\_



# Neighborhood Council Funding Program

## APPLICATION for Neighborhood Purposes Grant (NPG)



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Name of NC from which you are seeking this grant: Granada Hills North Neighborhood Council

### SECTION I - APPLICANT INFORMATION

1a)	<u>Granada Hills Rotary Foundation</u>	<u>26-1319928</u>	<u>CA</u>	<u>May 8, 2008</u>
	<i>Organization Name</i>	<i>Federal I.D. # (EIN#)</i>	<i>State of Incorporation</i>	<i>Date of 501(c)(3) Status (if applicable)</i>
1b)	<u>18017 Chatsworth Street, #240</u>	<u>Granada Hills</u>	<u>CA</u>	<u>91344</u>
	<i>Organization Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
1c)	<u></u>	<u></u>	<u></u>	<u></u>
	<i>Business Address (If different)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
1d)	<b>PRIMARY CONTACT INFORMATION:</b>			
	<u>Thuy Trifunovic</u>	<u>818-535-1907</u>	<u>thuy@trifunovic.com</u>	
	<i>Name</i>	<i>Phone</i>	<i>Email</i>	
2)	Type of Organization- Please select one:			
	<input type="checkbox"/> Public School (not to include private schools) Attach Signed letter on School Letterhead	or	<input checked="" type="checkbox"/> 501(c)(3) Non-Profit (other than religious institutions) Attach IRS Determination Letter	
3)	<u>Name / Address of Affiliated Organization (if applicable)</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>

### SECTION II - PROJECT DESCRIPTION

4) Please describe the purpose and intent of the grant.

The purpose of this grant is to provide an awards luncheon to support college bound High School Senior students.

5) How will this grant be used to primarily support or serve a public purpose and benefit the public at-large.  
(Grants cannot be used as rewards or prizes for individuals)

Education is very important to our Rotary and the Community. The Grant will be used to underwrite and support the High School Scholarship Awards Luncheon.

**SECTION III - PROJECT BUDGET OUTLINE**

You may also provide the Budget Outline on a separate sheet if necessary or requested.

6a)	<b>Personnel Related Expenses</b>	<b>Requested of NC</b>	<b>Total Projected Cost</b>
	Students and parents Lunches	\$ 1000	\$ 1540
	Rotarians Lunches	\$	\$ 875
	Dignitaries lunches	\$	\$ 280
6b)	<b>Non-Personnel Related Expenses</b>	<b>Requested of NC</b>	<b>Total Projected Cost</b>
	Printing	\$	\$ 350
	Certificates	\$	\$ 100
	Table decorations	\$	\$ 100

7) Have you (applicant) applied to any other Neighborhood Councils requesting funds for this project?  
☐ No ☒ Yes If Yes, please list names of NCs: Chatsworth Neighborhood Council

8) Is the implementation of this specific program or purpose described in Question 4 contingent on any other factors or sources or funding? (Including NPG applications to other NCs) ☒ No ☐ Yes If Yes, please describe:

Source of Funding	Amount	Total Projected Cost
Donations from Individuals	\$ 3000	\$
Seratti Trust	\$ 5000	\$
Businesses	\$ 3000	\$

9) What is the TOTAL amount of the grant funding requested with this application: \$ 1000

10a) Start date: 03 / 01 / 25 10b) Date Funds Required: 04 / 17 / 25 10c) Expected Completion Date: 05 / 15 / 25  
 (After completion of the project, the applicant should submit a Project Completion Report to the Neighborhood Council)

**SECTION IV - POTENTIAL CONFLICTS OF INTEREST**

11a) Do you (applicant) have a current or former relationship with a Board Member of the NC?  
☒ No ☐ Yes If Yes, please describe below:


Name of NC Board Member	Relationship to Applicant

11b) If yes, did you request that the board member consult the Office of the City Attorney before filing this application?  
☐ Yes ☒ No \*(Please note that if a Board Member of the NC has a conflict of interest and completes this form, or participates in the discussion and voting of this NPG, the NC Funding Program will deny the payment of this grant in its entirety.)

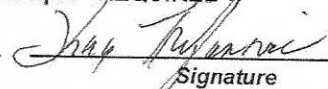
**SECTION V - DECLARATION AND SIGNATURE**

I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is truly and accurately stated. I further affirm that I have read the documents "What is a Public Benefit," and "Conflicts of Interest" of this application and affirm that the proposed project(s) and/or program(s) fall within the criteria of a public benefit project/program and that no conflict of interest exist that would prevent the awarding of the Neighborhood Purposes Grant. I affirm that I am not a current Board Member of the Neighborhood Council to whom I am submitting this application. I further affirm that if the grant received is not used in accordance with the terms of the application stated here, said funds shall be returned immediately to the Neighborhood Council.

12a) Executive Director of Non-Profit Corporation or School Principal - REQUIRED\*

Mary Johnson President  2-22-25  
 PRINT Name Title Signature Date

12b) Secretary of Non-profit Corporation or Assistant School Principal - REQUIRED\*

Thuy Trifunovic Secretary  2-22-25  
 PRINT Name Title Signature Date

\* If a current Board Member holds the position of Executive Director or Secretary, please contact the NC Funding Program at (213) 978-1058 or [clerk.ncfunding@lacity.org](mailto:clerk.ncfunding@lacity.org) for instructions on completing this form



STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
PO BOX 1286  
RANCHO CORDOVA CA 95741-1286

In reply refer to  
755:AFF:CAM

June 23, 2008

GRANADA HILLS ROTARY FOUNDATION  
17468 CANDIA ST  
GRANADA HILLS CA 91344-1307

Purpose : CHARITABLE  
Code Section : 23701d  
Form of Organization : Corporation  
Accounting Period Ending: June 30  
Organization Number : 2803719

#### EXEMPT ACKNOWLEDGEMENT LETTER

This letter acknowledges that the Franchise Tax Board (FTB) has received your federal determination letter that shows exemption under Internal Revenue Code (IRC) Section 501(c)(3). Under California law, Revenue and Taxation Code (R&TC) Section 23701d(c)(1) provides that an organization is exempt from taxes imposed under Part 11 upon submission of the federal determination letter approving the organization's tax-exempt status pursuant to Section 501(c)(3) of the IRC.

R&TC Section 23701d(c)(1) further provides that the effective date of an organization's California tax-exempt status is the same date as the federal tax-exempt status under IRC Section 501(c)(3). The effective date of your organization's California tax-exempt status is 10/03/2005.

Under R&TC Section 23701d(c), any change to your organization's operation, character, or purpose that has occurred since the federal exemption was originally granted must be reported immediately to this office. Additionally, organizations are required to be organized and operating for nonprofit purposes to retain California tax-exempt status.



## S.O.L.I.D. Supporters of Law Enforcement In Devonshire

*A non-profit 501(c)(3) organization devoted to supporting LAPD Devonshire Area Officers who protect and serve our community.*

Tax I.D. # 95-4418512 • Established 1993

### Officers

Dianne Kartiala  
President

Gary Farajian  
Vice President

Yolanda Petroski  
Secretary

Tapio Kartiala  
Treasurer

### Directors

John Beard  
Scott Caswell  
David Chalem  
Mark Cohen  
Jeanne Cruger  
Rich Farra  
Debbie Forstall  
JoAnn Inouye  
Ann Olson  
Chris Smith  
Greg Smith  
S.O.L.I.D. Co-Founder  
Renee Zepfzauer

### Ex-Officio Advisor

Capt. Kathleen J. Burns  
Commanding Officer  
Devonshire Area

Capt. Eric Eppolito  
Commanding Officer  
Devonshire Patrol

### Honorary Board

Robert Carlson, Esq.  
Paula Cracium  
Rickey Gelb  
The Hon. John Lee,  
Councilman 12<sup>th</sup> District  
Eric Leser, O.D.  
Becky Leveque  
S.O.L.I.D. Co-Founder  
Bob Luszcak, D.D.S.  
Victor Sampson  
Jake Parunyan  
Larry Stearn

March 10, 2025

Dear Brian Allen  
President, Granada Hills North Neighborhood Council

On behalf of the SOLID Board of Directors, I want to personally thank you for your past support of our Devonshire Division police officers. Without your generous contributions, our projects would not have come to fruition.

This is to inform you in advance of a major project we are planning in 2025. Because of its magnitude, we are hoping for financial help from all nine of the Neighborhood Councils in the Devonshire Division service area.

The project is to renovate and expand the current thirty-year-old Gang/Narcotics unit trailer which includes raising the floor in the western extension by 20 feet, finishing this extended area into an office for the Lieutenant, replacing all interior doors, adding new central heating and cooling systems throughout, replacing worn out flooring, demolishing one interior demising wall, replacing existing lighting fixtures with new energy efficient LED fixtures, replacing electrical systems, replacing windows, painting, installing two new exterior metal fabricated ramps and stairs, and replacing outdated and inefficient furniture, fixtures and lockers.

The total cost is estimated to be \$123,000 of which \$61,000 has already been raised by S.O.L.I.D. Any grants from neighborhood councils would only be used toward the cost of the furniture, fixtures, and lockers, estimated to be \$51,000. Hopefully, we can count on your support again,

Sincerely,

Dianne Kartiala  
President  
SOLID



**Neighborhood Council Funding Program**  
**APPLICATION for Neighborhood Purposes Grant (NPG)**



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Name of NC from which you are seeking this grant: Granada Hills North

**SECTION I - APPLICANT INFORMATION**

- 1a) Devonshire is S.O.L.I.D. 95-4418512 California  
*Organization Name* *Federal I.D. # (EIN#)* *State of Incorporation* *Date of 501(c)(3) Status (if applicable)*
- 1b) P.O. Box 7181 Northridge CA 91327  
*Organization Mailing Address* *City* *State* *Zip Code*
- 1c) 10250 Etiwanda Ave. (Devonshire Police Station) Northridge CA 91325  
*Business Address (if different)* *City* *State* *Zip Code*
- 1d) **PRIMARY CONTACT INFORMATION:**  
Tapio Kartiala (Treasurer) 818-359-9833 tkartiala@gmail.com  
*Name* *Phone* *Email*
- 2) Type of Organization- Please select one:  
☐ Public School (not to include private schools) or ☒ 501(c)(3) Non-Profit (other than religious institutions)  
Attach Signed letter on School Letterhead Attach IRS Determination Letter
- N/A
- 3) Name / Address of Affiliated Organization (if applicable) City State Zip Code

**SECTION II - PROJECT DESCRIPTION**

- 4) Please describe the purpose and intent of the grant.

The trailer that the Gang and Narcotics units utilize was donated several decades ago and has become dilapidated and run down. The office furniture is extremely worn and does not fit properly to be able to accommodate the officers and supervisors assigned to the units. Due to increased personnel in these units, each officer does not have a functional desk, making it difficult to efficiently do their job in a timely manner. This affects their morale and well-being. Providing a renovated space and new furniture would allow them to work together in a supportive environment that lets them focus on their tasks in the community.

- 5) How will this grant be used to primarily support or serve a public purpose and benefit the public at-large. (Grants cannot be used as rewards or prizes for individuals)

Police needs are changing due to new technologies, community expectations, and evolving social issues. The Gang and Narcotics Units receive numerous calls, emails, and complaints regarding graffiti, gang violence, blatant drug use and sales. These units having an updated and efficient work space, would allow these officers more time to focus on these crimes and issues. The demands of law enforcement can take a toll on officers, so wellness initiatives are important.

**SECTION III - PROJECT BUDGET OUTLINE**

You may also provide the Budget Outline on a separate sheet if necessary or requested.

6a)	<b>Personnel Related Expenses</b>	<b>Requested of NC</b>	<b>Total Projected Cost</b>
		\$	\$
		\$	\$
		\$	\$

6b)	<b>Non-Personnel Related Expenses</b>	<b>Requested of NC</b>	<b>Total Projected Cost</b>
	RENOVATIONS AND FURNITURE SEE ATTACHED PROPOSALS	\$5,000	\$120,000
		\$	\$
		\$	\$

7) Have you (applicant) applied to any other Neighborhood Councils requesting funds for this project?

☐ No ☒ Yes

If Yes, please list names of NCs: ALL OTHERS IN THE DEVONSHIRE DIVISION AREA

8) Is the implementation of this specific program or purpose described in Question 4 contingent on any other factors or sources or funding? (Including NPG applications to other NCs) ☒ No ☐ Yes If Yes, please describe:

<b>Source of Funding</b>	<b>Amount</b>	<b>Total Projected Cost</b>
NEIGHBORHOOD COUNCILS (FURNITURE)	\$45,000	\$45,000
SUPPORTERS OF LAW ENFORCEMENT IN DEVONSHIRE	\$75,000	\$75,000
	\$	\$

9) What is the TOTAL amount of the grant funding requested with this application: **\$5,000**

10a) Start date: 06/01/25 10b) Date Funds Required: 05/01/25 10c) Expected Completion Date: 07/31/25  
(After completion of the project, the applicant should submit a Project Completion Report to the Neighborhood Council)

**SECTION IV - POTENTIAL CONFLICTS OF INTEREST**

11a) Do you (applicant) have a current or former relationship with a Board Member of the NC?

☒ No ☐ Yes

If Yes, please describe below:

<b>Name of NC Board Member</b>	<b>Relationship to Applicant</b>

11b) If yes, did you request that the board member consult the Office of the City Attorney before filing this application?

☐ Yes ☒ No

\*(Please note that if a Board Member of the NC has a conflict of interest and completes this form, or participates in the discussion and voting of this NPG, the NC Funding Program will deny the payment of this grant in its entirety.)

**SECTION V - DECLARATION AND SIGNATURE**

I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is truly and accurately stated. I further affirm that I have read the documents "What is a Public Benefit," and "Conflicts of Interest" of this application and affirm that the proposed project(s) and/or program(s) fall within the criteria of a public benefit project/program and that no conflict of interest exist that would prevent the awarding of the Neighborhood Purposes Grant. I affirm that I am not a current Board Member of the Neighborhood Council to whom I am submitting this application. I further affirm that if the grant received is not used in accordance with the terms of the application stated here, said funds shall be returned immediately to the Neighborhood Council.

12a) Executive Director of Non-Profit Corporation or School Principal - REQUIRED\*

Dianne Kartiala

President

Dianne Kartiala

Digitally signed by Dianne Kartiala  
Date: 2025.03.14 15:03:42 -0700

03/14/2025

PRINT Name

Title

Signature

Date

12b) Secretary of Non-profit Corporation or Assistant School Principal - REQUIRED\*

Yolanda Petroski

Secretary

Yolanda Petroski

Digitally signed by Yolanda Petroski  
Date: 2025.03.14 15:04:03 -0700

03/14/2025

PRINT Name

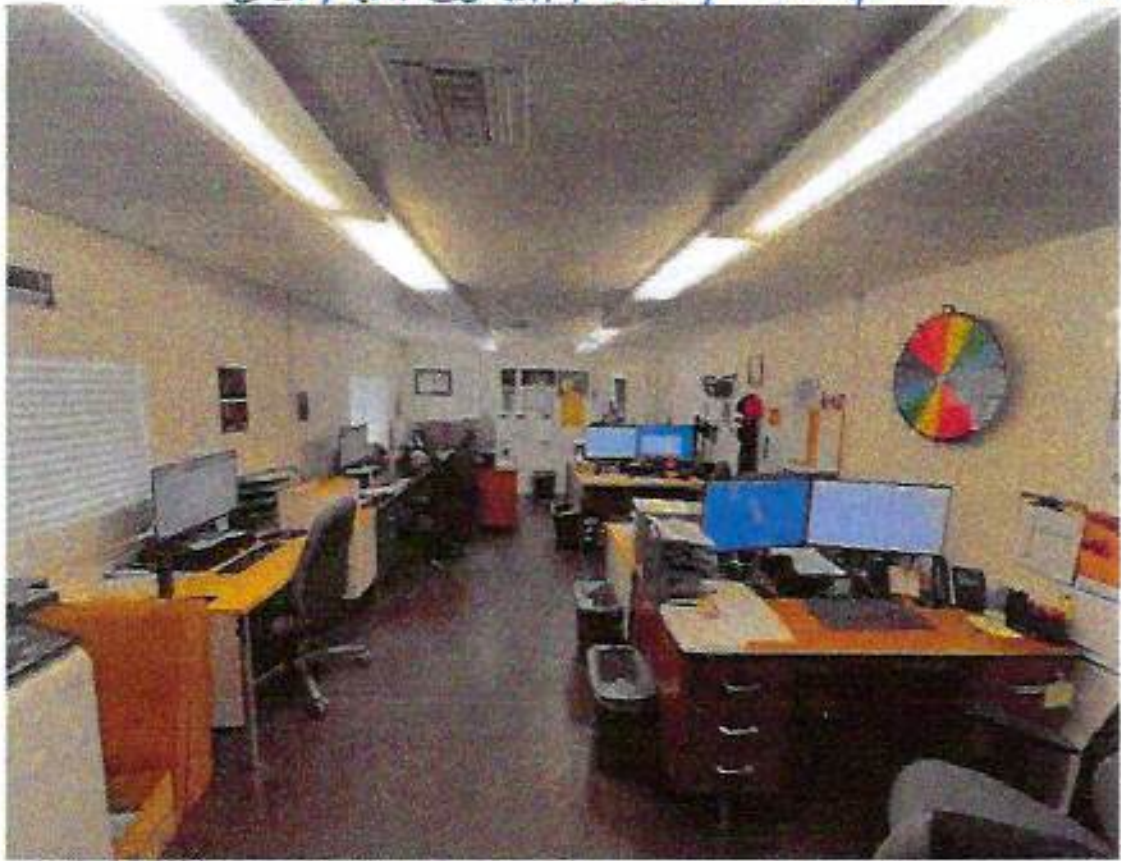
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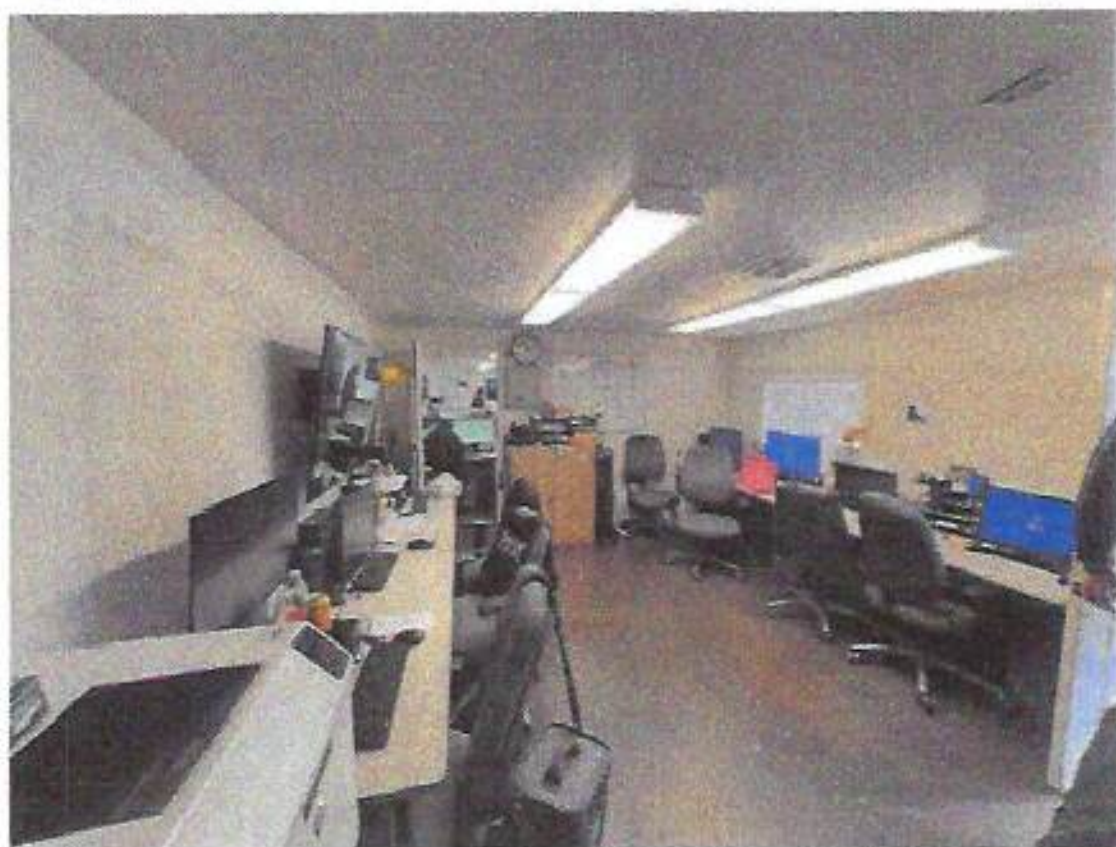
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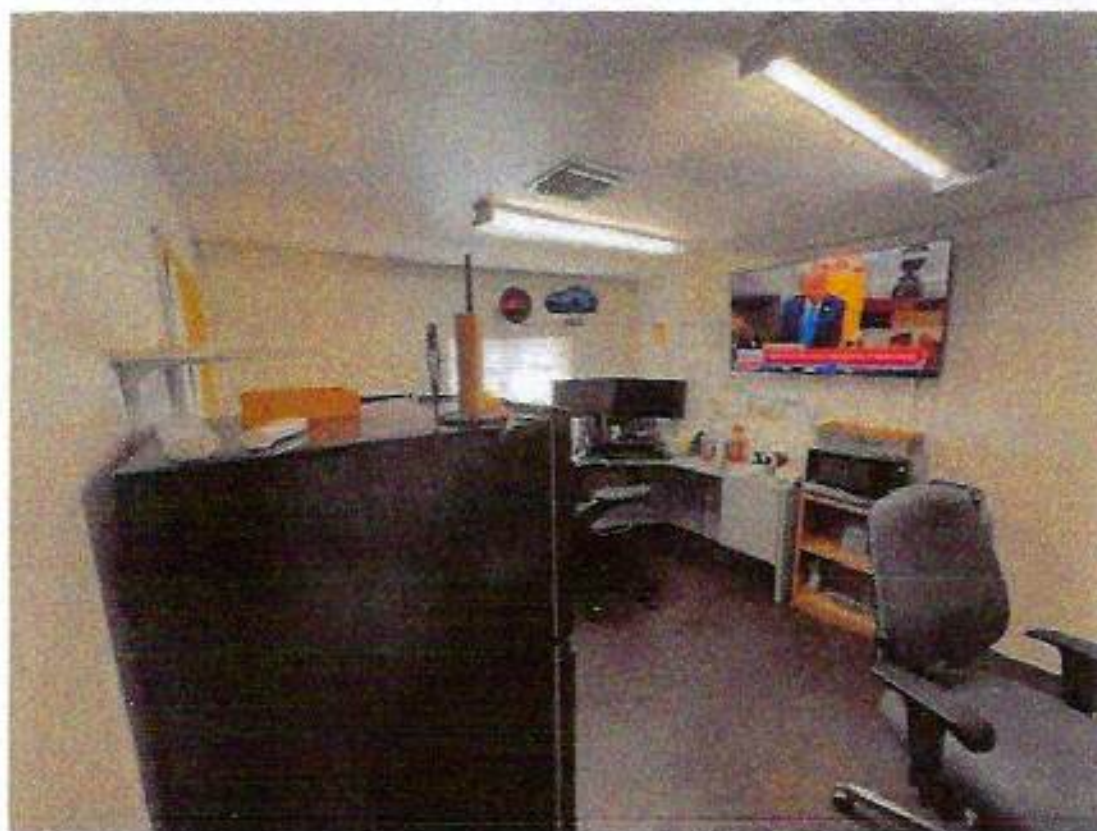
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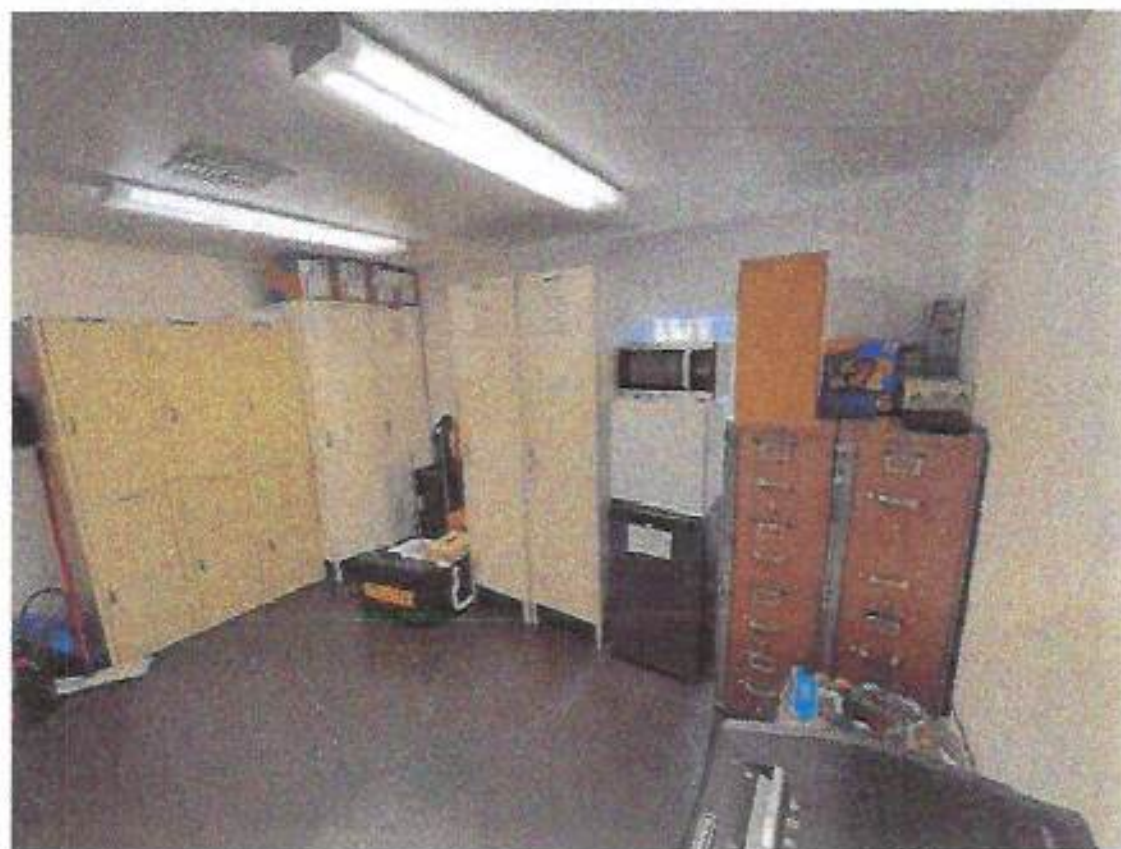
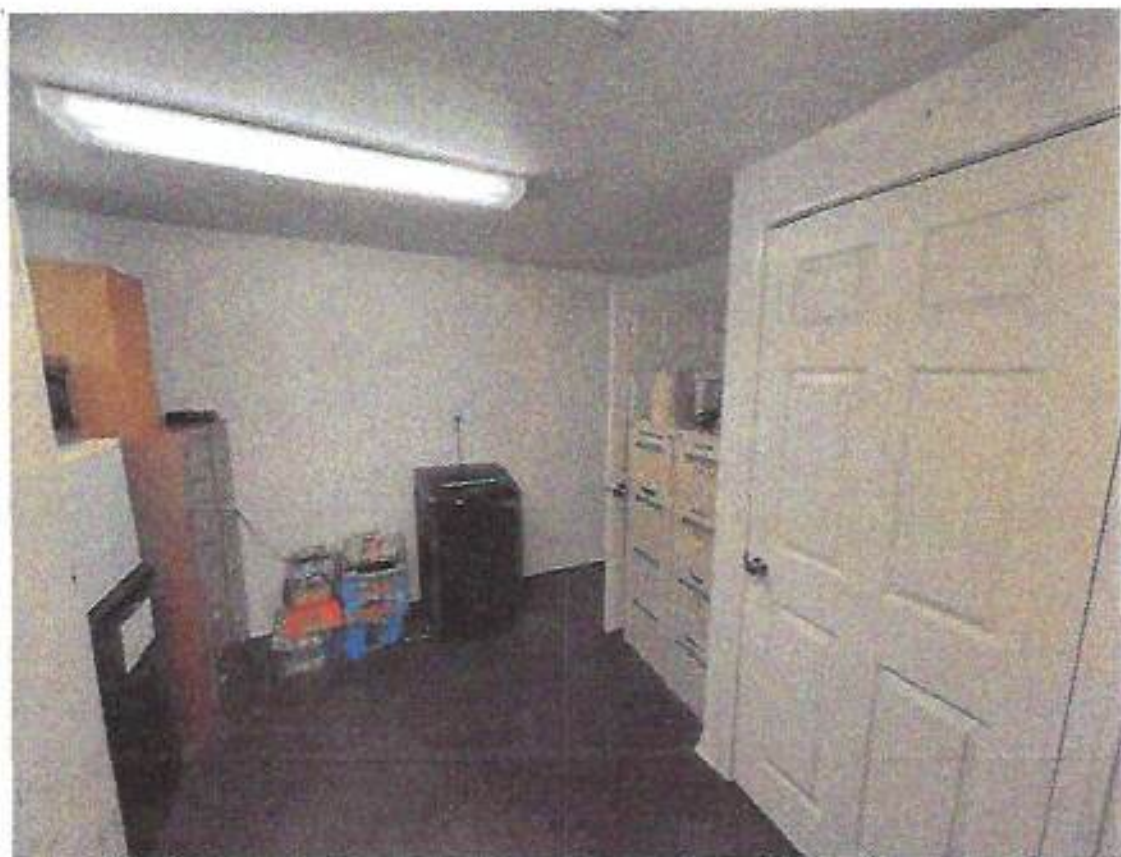
\* If a current Board Member holds the position of Executive Director or Secretary, please contact the NC Funding Program at (213) 978-1058 or [clerk.ncfunding@lacity.org](mailto:clerk.ncfunding@lacity.org) for instructions on completing this form

Current Condition of Gangs + Narcotics Trailer



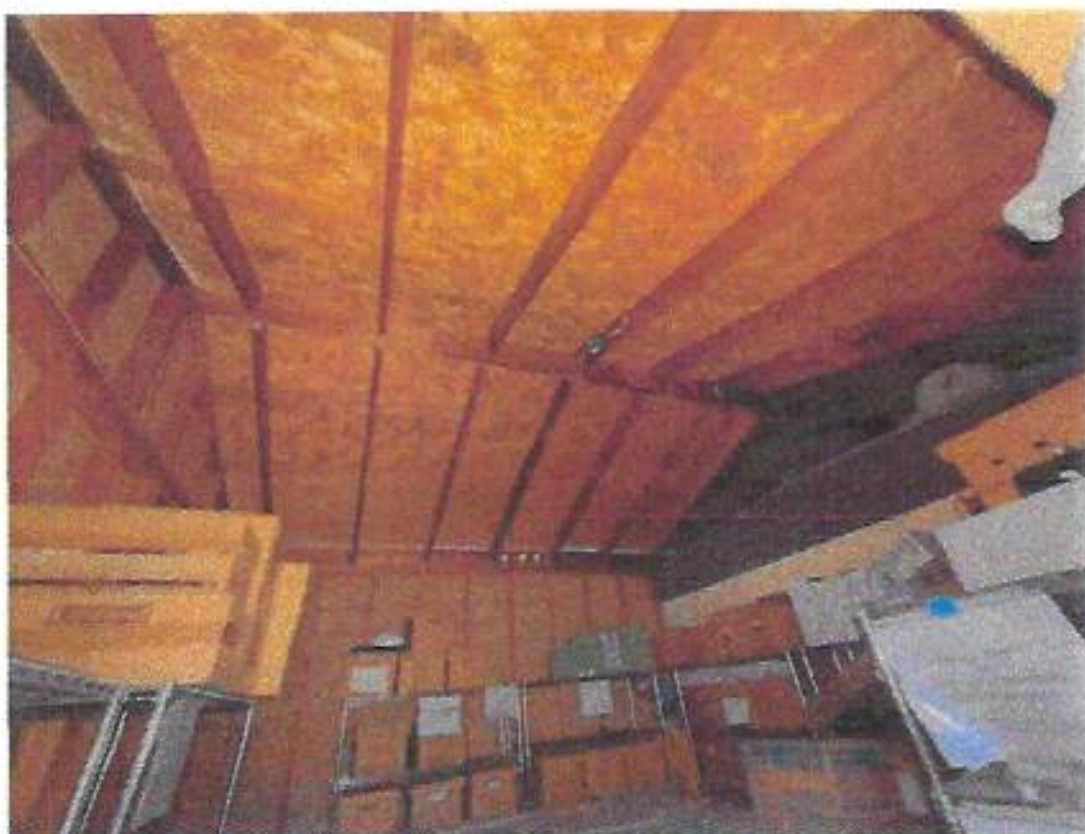


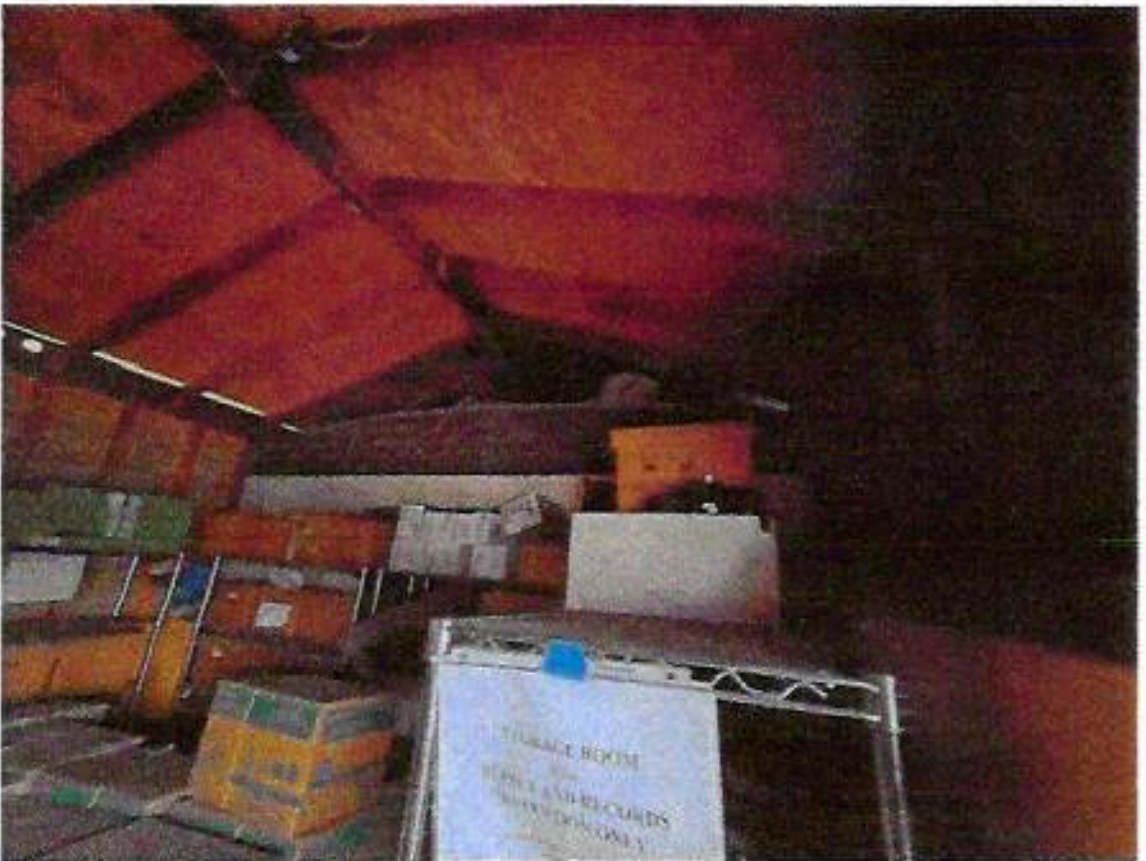


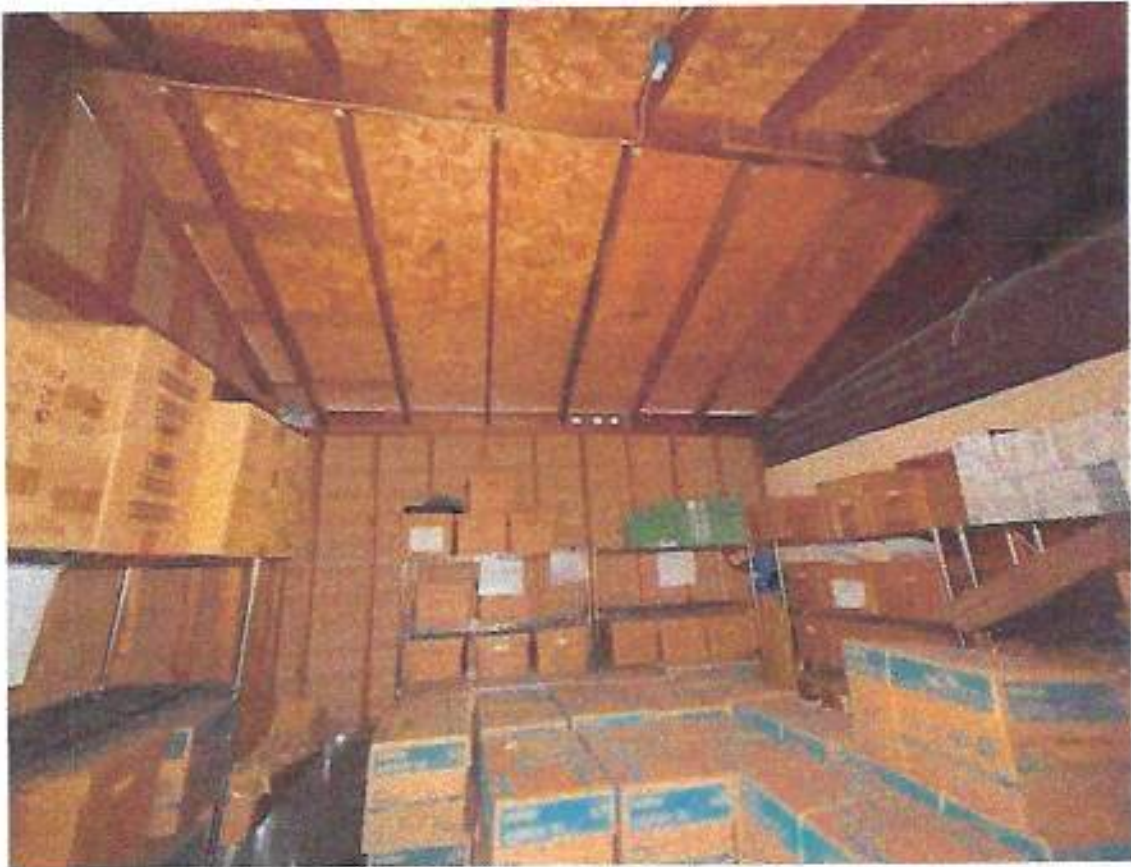


## Extension Addition









# BERNARDS

OFFICE FURNITURE INC

P 818 703 6969 F 818 610 0133

## Proposal

PROPOSAL: 51464  
DATE: 03/03/25  
VALID THRU: / /  
PROJECT#: 2-2144

PROPOSAL FOR: 11369

LAPD-DEVONSHIRE DIVISION  
10250 ETIWANDA ST  
NORTHRIDGE CA 91325

INSTALL AT:

LAPD-DEVONSHIRE DIVISION  
10250 ETIWANDA ST  
NORTHRIDGE CA 91325

Mike

818-359-9833

SALESPERSON  
GARRY BERNARD

CUSTOMER P.O.:

PROPOSAL DESCRIPTION  
NEW AREA GANG & NARCOTICS

*Proposal Excludes Western Expansion  
- +/- \$6,000 -  
more*

#	QTY	PRODUCT NO.	DESCRIPTION	NET	EXTENDED
			AREA 2 NARCOTICS UNIT		
1	8.00		Metro Classic Double Ped Steel Desk Big Room 60" wide x 30" deep with Box File Suspended Pedestals Both Sides, Laminarte Top: Finish TBD, Metal Chassis Finish: TBD Tag 1: AREA 2 NARCOTICS UNIT	1,044.50	8,356.00
2	8.00		Ignition Mid-Back Task Chair, Mesh Back, Upholstered Seat, Advanced Synchro-Tilt Control, Height & Width Adjustable Arms, Adjustable Lumbar, Soft Casters for Hard Floor, Mesh Color: Black, Frame & Base Black, Seat Fabric: Gr 1 Centurion Black Tag 1: AREA 2 NARCOTICS UNIT	482.00	3,856.00
3	8.00		Monitor Arm for Single or Dual Monitor Mounting, Loading Capacity of 2.2 17.6 lbs per monitor, Accommodates screen sizes of 17-29, Monitor Tilt 40 degrees upward tilt, -15 downward, 180-degree rotation. VESA Rotation 90-degree rotation for landscape or portrait monitor configuration, VESA Quick release, Desk Clamp and Grommet Mounts included Post and arm cable management included, Finish: Black Tag 1: AREA 2 NARCOTICS UNIT	128.00	1,024.00
4	1.00		10500 Series Storage Cabinet, 36"w x 24"d x 29 1/2"h, 2 Hinged Doors, Laminate: TBD Tag 1: AREA 2 NARCOTICS UNIT	602.00	602.00

# BERNARDS

OFFICE FURNITURE INC

P 818 703 6969 F 818 610 0133

## Proposal

PROPOSAL: 51464  
DATE: 03/03/25  
VALID THRU: / /  
PROJECT#: 2-2144

PROPOSAL FOR: 11160			INSTALL AT:		
LAPD-DEVONSHIRE DIVISION 10250 ETIWANDA ST NORTHRIDGE CA 91325			LAPD-DEVONSHIRE DIVISION 10250 ETIWANDA ST NORTHRIDGE CA 91325		
Mike					
818-359-9833					
SALESPERSON GARRY BERNARD		CUSTOMER P.O.:		<u>PROPOSAL DESCRIPTION</u> <u>NEW AREA GANG &amp; NARCOTICS</u>	
#	QTY	PRODUCT NO.	DESCRIPTION	NET	EXTENDED
5	2.00		10500 Series Bookcase Hutch, , 36"w x 37 1/8"h, Laminate: TBD Tag 1: AREA 2 NARCOTICS UNIT	371.50	743.00
6	1.00		10500 Series Storage Credenza, 72"w x 24"d x 29 1/2"h, 4 Hinged Doors, Laminate: TBD Tag 1: AREA 2 NARCOTICS UNIT	1,068.50	1,068.50
			TOTAL AREA 2 - NARCOTICS UNIT		15,649.50
			AREA 3 - GANG UNIT		
7	7.00		Metro Classic Steel Double Ped Desk, 48" wide x 30" deep x 29" high, Single Suspended Box File Pedestal Drawers on Right. Laminate Top Finish : TBD, Metal Chassis and Drawers : Paint Finish : TBD Tag 1: AREA 3 - GANG UNIT	859.50	6,016.50
8	7.00		Monitor Arm for Single or Dual Monitor Mounting, Loading Capacity of 2.2 17.6 lbs per monitor, Accommodates screen sizes of 17 29, Monitor Tilt 40 degrees upward tilt, -15 downward, 180-degree rotation. VESA Rotation 90-degree rotation for landscape or portrait monitor configuration, VESA Quick release, Desk Clamp and Grommet Mounts included Post and arm cable management included, Finish: Black Tag 1: AREA 3 - GANG UNIT	128.00	896.00
9	7.00		Ignition Mid-Back Task Chair, Mesh Back, Upholstered Seat, Advanced Synchro-Tilt Control, Height &	482.00	3,374.00
CONTINUED...					

# BERNARDS

## OFFICE FURNITURE INC

P 818 703 6969 F 818 610 0133

## Proposal

PROPOSAL: 51464  
DATE: 03/03/25  
VALID THRU: / /  
PROJECT#: 2-2144

PROPOSAL FOR: (1156)			INSTALL AT:		
LAPD-DEVONSHIRE DIVISION 10250 ETIWANDA ST NORTHRIDGE CA 91325			LAPD-DEVONSHIRE DIVISION 10250 ETIWANDA ST NORTHRIDGE CA 91325		
Mike					
818-359-9833					
SALESPERSON GARRY BERNARD		CUSTOMER P/O.:		<u>PROPOSAL DESCRIPTION</u> <u>NEW AREA GANG &amp; NARCOTICS</u>	
#	QTY	PRODUCT NO.	DESCRIPTION	NET	EXTENDED
			Width Adjustable Arms, Adjustable Lumbar, Soft Casters for Hard Floor, Mesh Color: Black, Frame & Base Black, Seat Fabric: Gr 1 Centurion Black Tag 1: AREA 3 - GANG UNIT		
10	2.00		Islands End Panel Flagship, Septum 36"w x 42H, Laminate: TBD Tag 1: AREA 3 - GANG UNIT	259.00	518.00
11	1.00		Islands Table Top, 36"d x 72"w, 2 End Panels and Back, Laminate: TBD Tag 1: AREA 3 - GANG UNIT	516.50	516.50
12	2.00		Flagship Storage Cabinet, 39 1/8"h x 36"w x 18"d, 2 Adjustable Shelves, Radius Pulls, No Lock, Paint Finish: Black TBD Tag 1: AREA 3 - GANG UNIT	747.00	1,494.00
13	2.00		Ignition Cafe Height Stool, 4 Leg Base, No Arms, Nylon Glide, Mesh Back, Fabric Seat: Gr 1 TBD, Mesh Back Color: TBD, Frame Finish: TBD Tag 1: AREA 3 - GANG UNIT	363.50	727.00
14	1.00		10500 Series Storage Cabinet, 36"w x 24"d x 29 1/2"h, 2 Hinged Doors, Laminate: TBD Tag 1: AREA 3 - GANG UNIT	602.00	602.00
15	1.00		10500 Series Bookcase Hutch, 36"w x 37 1/8"h, Laminate: TBD Tag 1: AREA 3 - GANG UNIT	371.50	371.50

# BERNARDS

OFFICE FURNITURE INC

P 818 703 6969 F 818 610 0133

## Proposal

PROPOSAL: 51464  
DATE: 03/03/25  
VALID THRU: / /  
PROJECT#: 2-2144

PROPOSAL FOR			INSTALL AT		
LAPD-DEVONSHIRE DIVISION 10250 ETIWANDA ST NORTHRIDGE CA 91325			LAPD-DEVONSHIRE DIVISION 10250 ETIWANDA ST NORTHRIDGE CA 91325		
Mike					
818-359-9833					
SALESPERSON GARRY BERNARD		CUSTOMER P.O.:		<u>PROPOSAL DESCRIPTION</u> <u>NEW AREA GANG &amp; NARCOTICS</u>	
#	QTY	PRODUCT NO.	DESCRIPTION	NET	EXTENDED
			TOTAL AREA 3 - GANG UNIT		14,515.50
			AREA 1 NARCOTICS UNIT LOCKERS		
16	2.00		Signature Lockers, 1 Tier 3 Wide, 18"w x 24"d x 72"-(78"h w/6"h Legs), Finish: Beige or Black, Number Plates Included. 2 Sets of 3 Lockers - 6 Lockers total (\$299 ea x set of 3 = \$897 Tag 1: AREA 1 NARCOTICS UNIT LOCKERS	665.00	1,330.00
17	2.00		Signature Lockers, 1 Tier 1 Wide, 18"w x 24"d x 72"-(78"h w/6"h Legs), Finish: Beige or Black, Number Plates Included. Tag 1: AREA 1 NARCOTICS UNIT LOCKERS	269.00	538.00
18	1.00		Freight From Manufacturer Tag 1: AREA 1 NARCOTICS UNIT LOCKERS	411.94	411.94
			TOTAL AREA 1 NARCOTICS UNIT LOCKERS		2,279.94
			AREA 4 SUPERVISOR		
19	1.00		Ignition 2.0 Big & Tall Task Chair, Mesh Back, Fabric Seat, Synchro-Tilt, All Adjustable Arms, All Surface Casters. Mesh Back: Black, Seat Fabric: Gr 1 TRD Tag 1: AREA 4 SUPERVISOR	738.00	738.00
20	1.00		Concinity Jetty Peninsula CompuCorner Desk, 72 x 30/42 x 29 1/2h, Flat Edge Detail, Black Post Support Leg, Laminate: Gr 1 TRD Tag 1: AREA 4 SUPERVISOR	705.50	705.50

# BERNARDS

## OFFICE FURNITURE INC

P 818 703 6969 F 818 610 0133

## Proposal

PROPOSAL: 51464  
DATE: 03/03/25  
VALID THRU: / /  
PROJECT#: 2-2144

PROPOSAL FOR: 11369			INSTALL AT:		
LAPD-DEVONSHIRE DIVISION 10250 ETIWANDA ST NORTHRIDGE CA 91325			LAPD-DEVONSHIRE DIVISION 10250 ETIWANDA ST NORTHRIDGE CA 91325		
Mike					
818-359-9833					
SALESPERSON GARRY BERNARD		CUSTOMER P/O.:		<u>PROPOSAL DESCRIPTION</u> <u>NEW AREA GANG &amp; NARCOTICS</u>	
#	QTY	PRODUCT NO.	DESCRIPTION	NET	EXTENDED
21	1.00		Black Column Support Leg for Desk Top Tag 1: AREA 4 SUPERVISOR	115.50	115.50
22	1.00		Concinity Left Return, 24 x 24 x 29 1/2h, File/File Drawers on Left, Full Modesty, Grommet Center Rear, Flat Edge Detail, Laminate: Gr 1 TBD Tag 1: AREA 4 SUPERVISOR	699.50	699.50
23	1.00		Concinity Tower Unit, 24 x 24 x 79h, Wardrobe on Left, Hinged Left, No Lock, Hinged Door Storage over File/File Drawers on Right, Hinged Right, Locking, Laminate: Gr 1 TBD Tag 1: AREA 4 SUPERVISOR	1,720.50	1,720.50
24	1.00		Concinnity Double Pedestal Desk, 30"d x 60"w x 29 1/2"h, Box/Box/File Drawers on Right End, File/File Drawers on Left, Locking Keyed Alike, Full Modesty, Flat Edge Detail, Laminate: Gr 1 TBD Tag 1: AREA 4 SUPERVISOR	1,205.00	1,205.00
25	1.00		Concinity Tower Unit, 24 x 24 x 79h, Wardrobe on Left, Hinged Left, No Lock, Hinged Door Storage over File/File Drawers on Right, Hinged Right, Locking, Laminate: Gr 1 TBD Tag 1: AREA 4 SUPERVISOR	1,720.50	1,720.50
			TOTAL AREA 4 SUPERVISOR		6,904.50
26	1.00		Receive or pick up and deliver Unless otherwise noted, delivery is during normal weekday working	2,089.00	2,089.00
CONTINUED...					

# BERNARDS

OFFICE FURNITURE INC

P 818 703 6969 F 818 610 0133

## Proposal

PROPOSAL: 51464  
DATE: 03/03/25  
VALID THRU: / /  
PROJECT#: 2-2144

PROPOSAL FOR: 03160

LAPD-DEVONSHIRE DIVISION  
10250 ETIWANDA ST  
NORTHRIDGE CA 91325

INSTALL AT:

LAPD-DEVONSHIRE DIVISION  
10250 ETIWANDA ST  
NORTHRIDGE CA 91325

Mike

818-359-9833

SALESPERSON  
GARRY BERNARD

CUSTOMER P.O.:

PROPOSAL DESCRIPTION  
NEW AREA GANG & NARCOTICS

#	QTY	PRODUCT NO.	DESCRIPTION	NET	EXTENDED
			hours, no carry up, and the space must be clear of other furniture and/or trades.		
			Before or After Hours Delivery Will Result in Additional Charges		
27	1.00		Non-Taxable Install and/or Set in Place For Items Requiring No Assembly	926.00	926.00
			CALIFORNIA PROPOSITION 65 WARNING  Furniture may contain chemicals and wood dust which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to <a href="http://www.P65Warnings.ca.gov">www.P65Warnings.ca.gov</a>  It is understood and agreed that this merchandise remains the property of Bernards Office Furniture Inc. until paid for in full. Purchaser agrees to pay 1.5% per month interest on delinquent accounts and to pay all collection costs and reasonable attorney fees if suit is instituted.  **This order is noncancellable, non-exchangable and non-returnable  Please sign and return copy with your check payable to Bernards  CONTINUED...		

**BERNARDS****OFFICE FURNITURE INC**

P 818 703 6969 F 818 610 0133

**Proposal**PROPOSAL: 51464  
DATE: 03/03/25  
VALID THRU: / /  
PROJECT#: 2-2144

PROPOSAL FOR: 11760

INSTALL AT:

LAPD-DEVONSHIRE DIVISION  
10250 ETIWANDA ST  
NORTHRIDGE CA 91325LAPD-DEVONSHIRE DIVISION  
10250 ETIWANDA ST  
NORTHRIDGE CA 91325

Mike

818-359-9833

SALESPERSON  
GARRY BERNARD

CUSTOMER P.O.:

PROPOSAL DESCRIPTION  
NEW AREA GANG & NARCOTICS

#	QTY	PRODUCT NO.	DESCRIPTION	NET	EXTENDED
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Office Furniture Inc.

NOTE: Storage charges will be incurred by you if, for any reason beyond our control, delivery of your furniture is delayed by more than two (2) weeks after notification of receipt in our warehouse; in which case 90% of the invoice for goods will become due and payable regardless of originally stated payment terms.

Thank you for the opportunity to service your furniture needs.

Send Payment to: 21800 Burbank Blvd, Ste. 130, Woodland Hills, CA 91367

BALANCE NET 30  
DEPOSIT REQUIRED: 34,577.00

SUBTOTAL: 38,937.50

LABOR: 926.00  
FREIGHT/ASSEMBLY 411.94  
DEL/INST: 7,089.00  
SALES TAX: 3,738.20

ACCEPTED BY \_\_\_\_\_

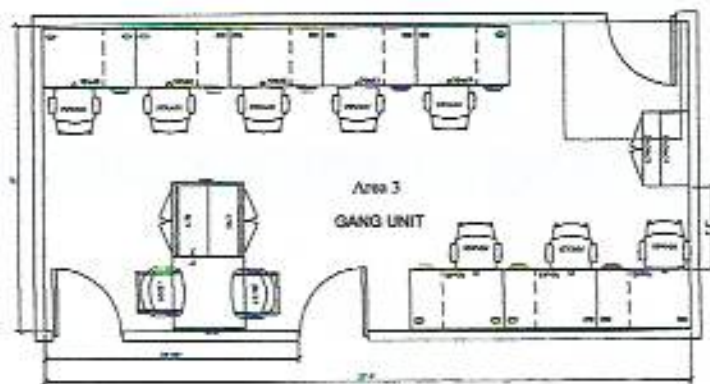
DATE ACCEPTED \_\_\_\_\_

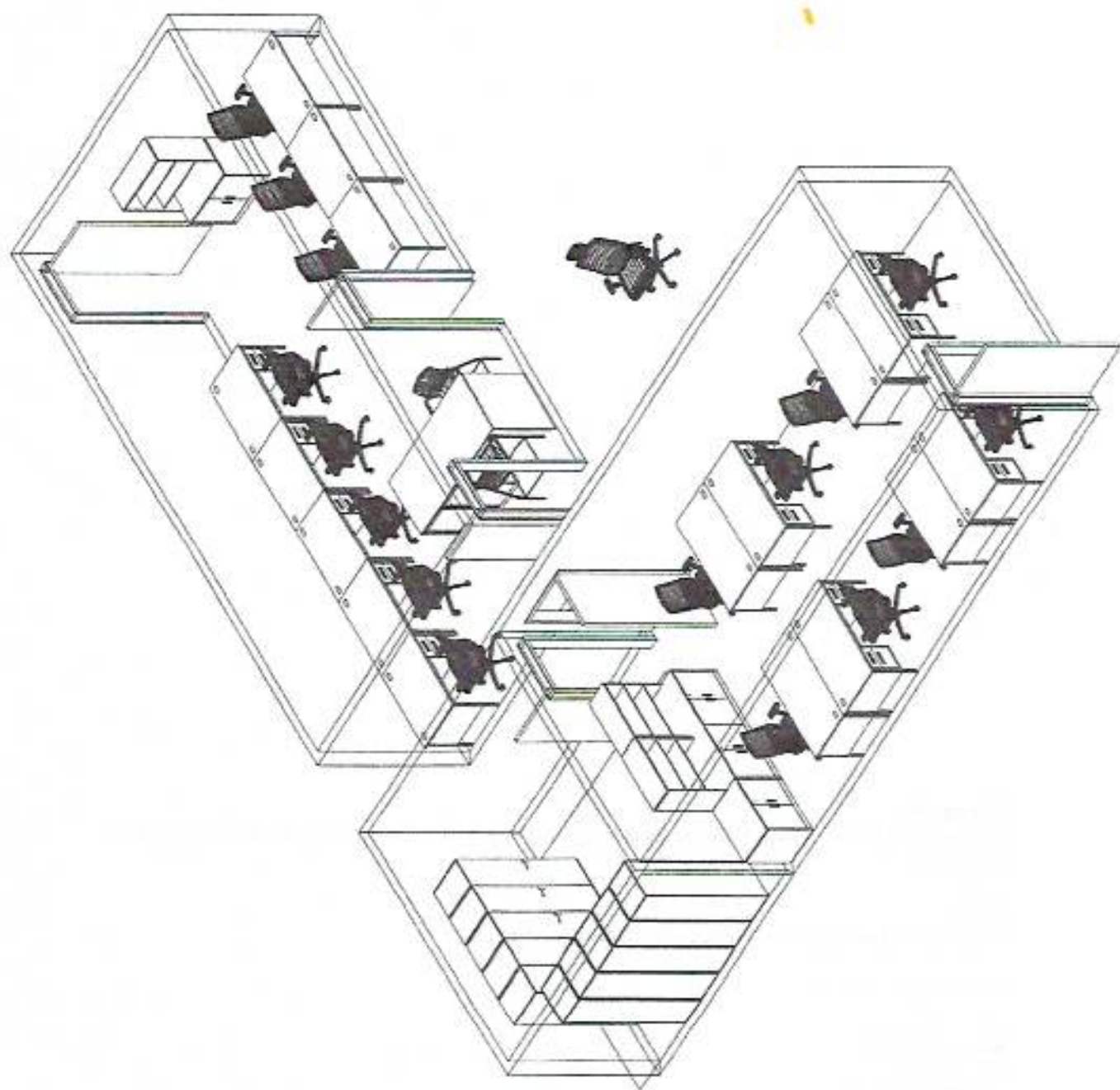
TOTAL 46,102.64

# BERNARDS OFFICE - LA PD - Devonshire

Scale: 1/4"=1' 0" HON Metro Desks, Ignition 2.0 Task/ Stool Chairs, Flagship, Concinnity Lockers & 10500

Date: 02/24/25





**Warranty:**

Arpi Mechanical Inc. Install Warranty including 5 years limited Compressor warranty. 1 year labor protection.

**Note:**

Electrical to be done by others and is not included in this proposal

Respectfully Submitted,

Gary Farajian

Gary Farajian

Arpi Mechanical Inc.

To approve of above stated work please sign below.

\_\_\_\_\_  
Signature of Client

\_\_\_\_\_  
Date

## GHNNC Meeting Minutes 2/4/25

Meeting called to order at 6:43

Notes taken by Jason Lester

### Present:

- Brian Allen
- Graham Czach
- Jason Lester
- Erick Fefferman
- Sid Gold
- Elizabeth Mitev
- Andrew Petersen
- Michael Stewart
- Catherine Reyes
- Ralph Kroy
- Daniel Sternbaum
- Emil Mitev

### Not Present:

- Alexandra Lester
- Thomas Hartfield
- Robert Moore
- Rahim Kazi
- Michelle Kuranishi (resigned)

### City officials:

6:47 Myrka Martinez

- Plans to meet with Fire Dept.

- Homeless count has been postponed
- Asian American events TBD
- Brush clearance has been started by some NC's
- Discussion about brush clearance not being done along Balboa
- CD12 newsletter is available on their website

7:12 Alfonso Manzo

- Will be e-mailing city information.

7:13 Melissa Esparza (Lindsay Horvath's office)

- Left contact information.

7:19 Jenna (Pilar Schiavo's office)

- Free tax clinic March 29<sup>th</sup> (volunteer event)

Public Comment

7:31 John Ciccarelli (Honorary Mayor of GH)

- April 18<sup>th</sup> is the 100<sup>th</sup> anniversary celebration for Granada Hills with a full calendar of events
- [www.granadahills100.com](http://www.granadahills100.com)

7:35 Sherri (stakeholder)

- Hosting a Black History month event February 15<sup>th</sup>

7:36 John Manning

- Neighborhood watch meeting reminder.

7:37 (unnamed) constituent

- Would like more transparency with city.

7:38 (unnamed) constituent

- Would like to know who is responsible for street sweeping services in our area.

7:40 (unnamed) constituent

- Would like street sweeper signs placed on street. Brian will provide info via Email.

7:41 Dr. Evner?

- Warns about dangers of ash from the fire.

7:42 (unnamed) constituent

- Would like update on the status of the Home Depot project.

7:45 Vote to approve minutes from January meeting  
-12 yes votes (all)

7:46 Brian skipping item "B" for now  
-Brian mentions deadline for candidate filing, Alfonso Manzo offers to help if needed

7:47 Malike Naibi is introduced as a new possible councilmember  
-Sid makes a motion, Graham 2nds  
-12 yes votes (all)

7:50 Discussion of item H5

7:52 Andrew Rosthal – Resident states concerns about landfill.

7:54 Robin Wrightheart?- Teacher at Van Gogh states concern.

7:55 Brian suggests constituents write and send concerns to Council.

7:55 (unnamed)- constituent concern about additional amount of trash at landfill from fire.

7:58 (Frank, teacher)- feels it is unfair for GH to take additional waste.

8:00 Patty Glick- served on Aliso Cyn committee, and has concerns about the chemicals people will be exposed to. Sunshine Cyn received 65 notices of violation last year.

8:03 (unnamed)- Disapproves of Sunshine taking hazardous materials as Sunshine is a class III landfill.

8:04 Lizette Alvarez- moved to GH to avoid a different landfill and had no knowledge of Sunshine.

8:07 Wayne Hunter- President of Concerned Citizens Coalition, he is drafting a letter of opposition to the dumping of hazardous materials in the landfill. Offered Email for more information.

8:16 Julia Morrow- lives by water cascade, and has multiple concerns about Sunshine Cyn.

8:18 Gary Fordyce?- Concerns about landfill and blowoff from trucks.

8:20 Andrea- Concerns about landfill taking toxic waste and disposal methods.

8:25 Bill Cotter- concerns about Mayor Bass not being vocal.

8:26 Cynthia Pearson- Family is having health concerns related to Sunshine.

8:28 Greg Campbell- Concerns about water supply, wind tunnel, and seismic activity with toxic waste in Sunshine.

8:30 Jay Palmer, chair of Public Safety wants to see John Lee at meeting. Concerns about Lopez Cyn.

8:33 Ben- wants information on landfill.

8:35 Previous President of PTA at Van Gogh requests a special council meeting .

8:37 Gita (employee of Van Gogh) states concerns.

8:39 Jenna from Pilar Schiavo's office- says that she will be bringing all of the information from the meeting back to her office.

8:42 Helen- also requests emergency meeting.

8:45 Roxie Dukmejian- voices concerns.

8:48 (unnamed constituent)- Concerns about landfill and officials at federal level.

8:50 Brian Allen (President) addresses concerns about landfill to constituents.

8:54 Graham Czach (Vice President) also addresses concerns, thanks responders, and encourages community involvement.

8:58 Javara Perrilliat (Representative of Republic for Sunshine Cyn.)- invites constituents to landfill for a tour, and covered the steps that they are being taken for cleanup. Phase I involves Army Corp engineers sweeping for hazardous materials with the EPA afterwards. Phase II involves taking the contaminated topsoil from the burn site, and removing it.

9:02 Javara opens a Q & A to community. Army Corp decides what materials Sunshine Cyn. will receive and will review methods of disposal.

9:10 Catherine Reyes (GHNNC) announces that there was supposed to be an audit of the landfill which had been postponed.

9:12 Richard Fisk states that a health study was refused by the landfill.

9:12 Myrka Martinez reads statement from John Lee's office demanding protective measures, full reports, funding allocation, and a letter provided to the LA City Council.

9:16 Ralph Kroy (GHNNC) cites concerns about dumping in GH since moving to the area in 1968.

9:26 Brian suggests a special meeting in two weeks to conclude business of February meeting.

9:27 Meeting adjourned

# GHNNC Meeting Minutes 1/7/25

Meeting calling into order at 6:42

Notes taken by: Alexandra (Sasha) Lester

Those who are here:

- Brian Allen
- Graham Czach
- Alexandra Lester
- Jason Lester
- Erick Fefferman
- Thomas Hartfield
- Robert Moore
- Sid Gold
- Elizabeth Mitev
- Andrew Petersen
- Michael Stewart

Those who are not here:

- Michelle Kuranishi (resigned)
- Rahim Kazi
- Catherine Reyes
- Ralph Kroy
- Daniel Sternbaum

QUICK NOTE: Committee meetings should start to become more prevalent

(6:45) David Bright - Constituent Comment

- Brian said this meeting was set 2 hours ahead of time due to its time during the week
- Constituent lives on Cessnon(?) and streets/sidewalks are over grown and filled with vegetation
  - Additionally, there is a water leak that has remained untreated
- Questioned about vacant positions on the board and how to apply
  - Brian will send him an application

(6:47) Sherry (stakeholder) - Constituent Comment

- Events once a month are held at the museum such as Heritage Days
- February 15th is their black history event with the focus being mental health
  - Speakers include football players, mental health speakers, and businessmen
  - There will be art booths from artists in the SFV
  - From 11-3pm on Saturday
  - She will possibly bring flyers on February (REMIND HER TO SEND AN EMAIL)

(6:50) Daniel V. - Lindsay Horvath

- He will be our new representative for her office
- He will email his digital contact to the board

(6:51) Approval of November Expenditure Report

- Approved with all who were present and eligible to vote

(6:53) Approval of December Expenditure Report

- Approved with all who were present and eligible to vote

(6:57) Board Retreat

- This week Brian will put out a quasi agenda for planning out the board retreat
- We need to set a date!!
- We should follow up with Catherine to see what she aggregated to decide what lines up with most people as some responses went unresponded to or did not go through
- Majority voted to have it on a weekday
- Decided to have it on a Friday

(7:00)

- We should check out the new applicant's application and see if we can put it on the meeting in our next agenda

(7:03) Public Comment

- Vote to edit my minutes to add to
- Thomas abstained

(7:05)

- Get a copy of the Sunshine Canyon Lawsuit Agreement
- We were granted a right to have a seat on that board for the committee for the Community Amenities Trust Fund
  - We should demand that seat
- A lot of money is spent and we are not aware of where it is going
  - Agreement was money given should be used within 5 miles of the landfill for community usage alone
  - Follow up about these funds being used for license plate cameras
  - Public records act was suggested
  - City council shall establish a community fund with the funds agreed upon by the city council member, no guarantee of amount or what funds are put towards
  - We will ask Greenwall for clarification and further discussion
- District 1 or 2 are specifically Sunshine Canyon Landfill
- Michael works for the landfill
- We can only be involved if it takes up an agenda item
- There is now fear with Chiquita closing that Sunshine will be overwhelmed despite its size
- Only limit is a daily capacity of 12,100 tons of waste

- Suggestion for Erick and Elizabeth to collaborate with one another to write a letter for John Lee's office with the focus on getting a person on this council on that board
- Second consecutive year of complaints against the landfills and we should additionally notify them of this in that letter or a separate one
- We are not limited in talking to John Lee right now
  - We can involve the city council in general as well
- Supervisor Horvath hasn't done a thing
- With that position on the committee we can bring in more constituent concerns
- John Lee refuses to respond to GHSNC about the Home Depot so its an issue that he may not respond to
  - We need to escalate the situation if we need our voices heard, even moving past John Lee at one point
- Board of Supervisors is having a meeting shortly about the closure of Chiquita Canyon and we should reach out to the board before the meeting to ensure it could be an issue they discuss
- No individual on this council can go as a private citizen on behalf of this council unless sanctioned by the entire board
- Brian motioned to write a letter that we would approve at the next meeting with the letter distributed to our board prior to that meeting
- Gary brought up the city controller who can audit John Lee's response
- Andrew abstained

(7:32) Admission of Emil Mitev to the Youth Committee

- Still needs to be formed but he is presenting himself
- Wants to be more involved in the community and wants to take this as a learning experience and expansion of knowledge
- He was admitted! (All members present affirmed)

(7:41) Committee Updates

- Beautification: No meeting last month but general updates
  - Brush clearance on Balboa has not been completed but Indira will go with the rapid response team to ensure the job finishes
  - Met with the head maintenance supervisor for all parks in the west valley went over the list of improvement and maintenance items, especially the broken fence along the playground and it will immediately (hopefully) put up temporary fencing until a permanent fence is approved
  - The funds projects regarding the landfills were also approved in addition to the orchard and gopher issues
  - Should add a CIS to the agenda next month for these issues
  - Some homeowners have cleaned up some of the land on their properties as well
- WE SHOULD HAVE A SEPARATE PUBLIC MEETING CALL WITH ALL CHAIRS TO SET THINGS UP
- Plum Meeting day: TBD with no information as of now
- ByLaws Meeting day: TBD with no information as of now

- Public Safety Meeting day: TBD with no information as of now
- Citywide Issues Meeting day: Third Tuesday of every month
- Outreach Meeting day: TBD with no information as of now
  - Erick and Andrew joined as well to replace Michelle
- Executive Meeting day: TBD with no information as of now

(7:59) Council Elections

- Everyone should go to the city clerk office website to get more information and this will be discussed the the retreat

**TABLED THE POSSIBLE ACTION TO ISSUE CIS REGARDING THE LAFD CERT (community emergency response training) PROGRAM BEING CONSIDERED FOR TERMINATION;  
STRUGGLING WITH BUDGETARY ISSUES**

- Robert said they're a good help to the community that we a good alternative to first responders if a situation calls for it (such as the Northridge Earthquake)
- Cautions it with negative personal experience where they can prove to be more of a problem with a power struggle among cert people
- Additionally volunteerism is way down
  - Outreach committee should help to advertise the program!
- Should also get reps from fire departments to discuss their view on the matter
- Gary stated that Commissioner Schafer has the NCEPA which meets one Saturday every month

Adjourned at 8:10!

**Neighborhood Council Funding Contribution Form**  
**Congress of Neighborhoods/Budget Advocacy Special Accounts**

I, \_\_\_\_\_ (President or Vice-President [VP] name),  
declare that I am the President or VP of the \_\_\_\_\_  
Neighborhood Council (NC) and that on \_\_\_\_\_ (meeting date), a Brown Act-noticed public  
meeting was held by the NC with a quorum of \_\_\_\_\_ (number) board members present and that by a  
vote of \_\_\_\_\_ (number) Yea, \_\_\_\_\_ (number) Nay, and \_\_\_\_\_ (number) Abstentions, the NC approved  
funding contribution(s) from our current Fiscal Year budget for the following Department of  
Neighborhood Empowerment Special Account(s):

☐ Neighborhood Council Budget Day in the amount of:

\*\$\_\_\_\_\_ *By checking "Neighborhood Council Budget Day," you will be contributing to  
cover expenses associated with Budget Day, additional Budget workshops, and essential administrative needs.*

☐ Neighborhood Council Budget Advocacy (L.A. Charter Section 909) in the amount of:

\*\$\_\_\_\_\_

☐ L.A. Congress of Neighborhoods (LAAC 22.801) – Event in the amount of:

\*\$\_\_\_\_\_

☐ L.A. Congress of Neighborhoods (LAAC 22.801) – EmpowerLA Awards in the amount of:

\*\$\_\_\_\_\_

Therefore, the Neighborhood Council requests that the Office of the City Clerk, NC Funding Program  
issue payment from our NC's current Fiscal Year budget to the Department of Neighborhood  
Empowerment for the purpose(s) as indicated above.

Contributions for Neighborhood Council Budget Advocacy and the Congress of Neighborhoods  
support activities and programs that advance the purpose of the Neighborhood Council System as  
determined by the Department of Neighborhood Empowerment. Funds do not support any specific  
entity, alliance, or group.

\_\_\_\_\_  
Signature of President or VP

\_\_\_\_\_  
Date

=====

To request payment, the NC Treasurer must submit this completed form in the NC Funding System portal, Outreach  
Category, as the "Payment Request Document" along with the respective Board Action Certification (BAC) form. Forms must  
be submitted by the annual deadline for check payment requests (normally June 1<sup>st</sup>) in order to process the payment from  
current Fiscal Year funds.

\*Please indicate a specific funding amount; Statements such as "unused funding for this fiscal year" will disqualify the  
payment request.

**"Neighborhood Council Budget Day" *or***  
**"City of Los Angeles Budget Advocacy" *or***  
**"City of Los Angeles Congress of Neighborhoods - Event" *or***  
**"City of Los Angeles Congress of Neighborhoods - Awards"**

Address: 200 N. Spring St., Suite 224, Los Angeles, CA 90012

- You may also search the respective Special Account in the Vendor section of the Funding System portal when  
submitting the payment request(s).
- Please submit separate payment requests for each Special Account contribution.

Councilman John Lee, Council District 12

Los Angeles City Attorney Hydee Feldstein Soto

Public Records Act Request:

Granada Hills North Neighborhood Council hereby requests by process of this Public Records Act, the original agreement, between the City of Los Angeles and Council District 12, and Browning- Ferris Industries of California Inc (also known as Republic Services and Sunshine Canyon Landfill), and any modifications of the agreement, as well as all activities, of the Sunshine Canyon Landfill Amenities Fund, from its inception, to include all receipts, all disbursements, including all locations for which funds have been distributed to support.

Brian Allen

President -Granada Hills North Neighborhood Council

# Neighborhood Council Funding Program

## APPLICATION for Neighborhood Purposes Grant (NPG)



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Name of NC from which you are seeking this grant: Granada Hills North NC

### SECTION I - APPLICANT INFORMATION

- 1a) 818 Consultant LLC 33-1475746 CA 10-21-24  
*Organization Name* *Federal I.D. # (EIN#)* *State of Incorporation* *Date of 501(c)(3) Status (if applicable)*
- 1b) 1385 E. Thousand Oaks Blvd #A Thousand Oaks CA 91362  
*Organization Mailing Address* *City* *State* *Zip Code*
- 1c)      
*Business Address (If different)* *City* *State* *Zip Code*
- 1d) **PRIMARY CONTACT INFORMATION:**  
Monique Johnson 818-450-7040 Ms818consultant@outlook.com  
*Name* *Phone* *Email*
- 2) **Type of Organization- Please select one:**  
☐ Public School (not to include private schools) **or** ☒ 501(c)(3) Non-Profit (other than religious institutions)  
*Attach Signed letter on School Letterhead* *Attach IRS Determination Letter*
- 3)      
*Name / Address of Affiliated Organization (if applicable)* *City* *State* *Zip Code*

### SECTION II - PROJECT DESCRIPTION

#### 4) Please describe the purpose and intent of the grant.

Free community Science Arts and Crafts Event located at Granada Hills Recreation Center 16730 Chatsworth st. Granada Hills, CA 91344

Contributing to the overall development of youth. Activities involving critical thinking skills and problem-solving abilities. Exploring various scientific concepts through hands-on projects. Our organization will provide free pizza for youth ages 0-18 for no child left hungry purposes, as well as community participating adults receiving free household essentials from bathroom tissue, laundry detergent, bath soaps, resulting helping families throughout the summer expenses.

#### 5) How will this grant be used to primarily support or serve a public purpose and benefit the public at-large. (Grants cannot be used as rewards or prizes for individuals)

The Neighborhood Council providing essentials readily available in the home is important for maintaining a clean, healthy, and organized living space. Properly stocked household essentials also help to ensure that daily tasks can be completed efficiently and without interruption. Moreover, having these items on hand can also contribute to a sense of comfort, security, and overall well-being for those living in the home. In conclusion, household essentials play a crucial role in creating a functional and comfortable living environment for individuals and families. Young individuals can develop a deeper understanding of the world around them and provoke curiosity and a passion for learning. Additionally, participating in such activities can enhance their fine motor skills, spark imagination, and improve their ability to communicate and collaborate with others. Science arts and crafts play a crucial role in nurturing well-rounded and intellectually curious individuals who are prepared to face the challenges of the future.

**SECTION III - PROJECT BUDGET OUTLINE**

You may also provide the Budget Outline on a separate sheet if necessary or requested.

6a)	<b>Personnel Related Expenses</b>	<b>Requested of NC</b>	<b>Total Projected Cost</b>
		\$	\$
		\$	\$
		\$	\$

6b)	<b>Non-Personnel Related Expenses</b>	<b>Requested of NC</b>	<b>Total Projected Cost</b>
	Toilettes, household essentials, soap, bath tissue, laundry	\$1500	\$
	Science utensils, potteries and plants, paints, water cup	\$1000	\$
	pizza	\$500	\$

7) Have you (applicant) applied to any other Neighborhood Councils requesting funds for this project?

☒ No ☐ Yes

If Yes, please list names of NCs: \_\_\_\_\_

8) Is the implementation of this specific program or purpose described in Question 4 contingent on any other factors or sources or funding? (Including NPG applications to other NCs) ☒ No ☐ Yes If Yes, please describe:

<b>Source of Funding</b>	<b>Amount</b>	<b>Total Projected Cost</b>
	\$	\$
	\$	\$
	\$	\$

9) What is the TOTAL amount of the grant funding requested with this application: \$3,000

10a) Start date: 7/19/25 10b) Date Funds Required: 7/14/25 10c) Expected Completion Date: 7/19/25  
(After completion of the project, the applicant should submit a Project Completion Report to the Neighborhood Council)

**SECTION IV - POTENTIAL CONFLICTS OF INTEREST**

11a) Do you (applicant) have a current or former relationship with a Board Member of the NC?

☒ No ☐ Yes

If Yes, please describe below:

<b>Name of NC Board Member</b>	<b>Relationship to Applicant</b>

11b) If yes, did you request that the board member consult the Office of the City Attorney before filing this application?

☒ Yes ☐ No

\*(Please note that if a Board Member of the NC has a conflict of interest and completes this form, or participates in the discussion and voting of this NPG, the NC Funding Program will deny the payment of this grant in its entirety.)

**SECTION V - DECLARATION AND SIGNATURE**

I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is truly and accurately stated. I further affirm that I have read the documents "What is a Public Benefit," and "Conflicts of Interest" of this application and affirm that the proposed project(s) and/or program(s) fall within the criteria of a public benefit project/program and that no conflict of interest exist that would prevent the awarding of the Neighborhood Purposes Grant. I affirm that I am not a current Board Member of the Neighborhood Council to whom I am submitting this application. I further affirm that if the grant received is not used in accordance with the terms of the application stated here, said funds shall be returned immediately to the Neighborhood Council.

12a) Executive Director of Non-Profit Corporation or School Principal - REQUIRED\*

Monique Johnson  
PRINT Name

CEO  
Title

Monique  
Signature

1/30/25  
Date

12b) Secretary of Non-profit Corporation or Assistant School Principal - REQUIRED\*

Mishae Lamb  
PRINT Name

Secretary  
Title

Mishae  
Signature

1/30/25  
Date

\* If a current Board Member holds the position of Executive Director or Secretary, please contact the NC Funding Program at (213) 978-1058 or [clerk.ncfunding@lacity.org](mailto:clerk.ncfunding@lacity.org) for instructions on completing this form



Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508  
Cincinnati, OH 45201

818 CONSULTANT LLC  
10444 CANOGA AVE UNIT 12  
CHATSWORTH, CA 91311

Date: 10/21/2024  
Employer ID number: 33-1475746  
Person to contact: Name: J Mason  
ID number: 5262489  
Telephone: 877 829-5500  
Accounting period ending: October 31  
Public charity status: 170(b)(1)(A)(vi)  
Form 990 / 990-EZ / 990-N required: Yes  
Effective date of exemption: October 14, 2024  
Contribution deductibility: Yes  
Addendum applies: No  
DLN: 26053691005504

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

*Stephen A. Martin*

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.  
See Specific Instructions on page 3.

<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Moniquesamone Johnson</b>	
<b>2</b> Business name/disregarded entity name, if different from above. <b>818 CONSULTANT LLC</b>	
<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) <b>Nonprofit exempt under IRS Code Section 501(c)3</b>	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>	
<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>10444 Canoga Ave Unit 12</b>	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <b>Chatsworth CA 91311</b>	
<b>7</b> List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>	
<div></div>	<div></div>
<b>or</b>	
<b>Employer identification number</b>	
<div></div>	<div></div>

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**    Signature of U.S. person

Date

10-22-24

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: April 28, 2023

To: The Honorable Planning and Land Use Management Committee

From: Michelle Garakian, Interim Executive Director  
Department of Cannabis Regulation

Diana Mangioglu, Director/City Treasurer  
Office of Finance

Subject: **ESTIMATED REVENUE LOSS ASSOCIATED WITH UNAUTHORIZED CANNABIS ACTIVITY; COUNCIL FILE 21- 1087**

On September 29, 2021, the Planning and Land Use Management Committee (PLUM) directed the Department of Cannabis Regulation (DCR) and the Office of Finance (Finance) to report back on "*the estimated valuation of revenue loss associated with the production and sale of unlicensed cannabis*" ([CF 21-1087 Rodriguez - O'Farrell](#)). The Department of Cannabis Regulation, in collaboration with the Office of Finance, hereby submits this report in response to the PLUM Committee motion.

**BACKGROUND**

The Department of Cannabis Regulation was established in 2017 to administer and implement the requirements of the Cannabis Procedures ordinance and the Department's Rules and Regulations. Starting in early 2018, DCR was instructed to begin issuing licenses to qualifying Existing Medical Marijuana Dispensaries (EMMDs) first. Some of these businesses are vertically integrated and include one or more non-retail activities (manufacturing, cultivation, distribution) at the same location. As of the date of this report, DCR has issued licenses to approximately 800 businesses. Of these businesses, 270 are authorized to engage in on-site retail sales and 530 locations have one or more commercial cannabis activities, such as delivery, cultivation, and non-volatile manufacturing, but may not engage in on-site sales.

In the City of Los Angeles, the number of commercial cannabis licenses available is based on a pre-established cap for retail and cultivation and is further restricted by the distancing requirements from sensitive uses and other retail cannabis businesses. Furthermore, issuance of these license types is limited to Social Equity Applicants until January 1, 2025.

The Rodriguez - O'Farrell Motion (Motion) reflects concerns regarding the increase in illegal cannabis grow houses in residential neighborhoods resulting in more calls for service by LAPD, an increase in water and power utilization, and an infusion of untested, potentially dangerous cannabis products into the market.

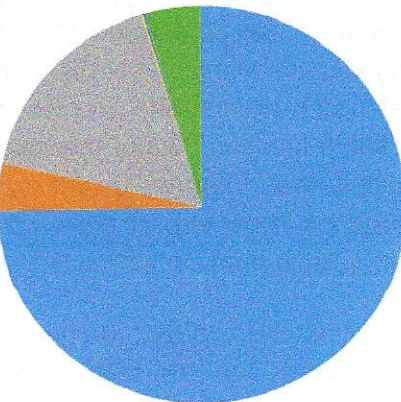
## DISCUSSION

To provide the information requested in the Motion, DCR met with and requested that Finance provide the average and the median values for gross receipts tax payments made by authorized cannabis businesses for calendar year 2022, broken down by activity type including all parts of the supply chain from cultivation to retail sales (Fig 1). Because cannabis businesses are required to pay their gross receipts tax on a monthly basis, this data correlates to business activity from December 2021 to November 2022. The mean and median figures shown are monthly payments, and do not include businesses that may be permitted and registered with the City but did not make a tax payment that month.

Fund/Class	Revenue Description	Total Tax Paid 2022	Average Tax Paid (Annual)	Median Tax Paid (Annual)
L711	Medical Cannabis Sales	\$ 5,026,492.51	\$ 20,685.15	\$ 8,507.92
L712	Adult-Use Cannabis Sales	\$ 86,314,848.43	\$335,855.44	\$ 211,099.10
L714	Cannabis Testing	\$ 172,874.67	\$ 28,812.45	\$ 26,362.00
L716	Cannabis Cultivation	\$ 4,188,839.89	\$ 26,511.64	\$ 8,800.00
L718	Cannabis Miscellaneous	\$ 19,408,737.96	\$ 98,521.51	\$ 10,153.30

**Fig 1.** Business Tax Collected from Cannabis Business Locations by Fund/Class. Transaction dates from January 1, 2022 to December 31, 2022.

Based on the the table above, the cannabis activity that yielded the most tax sales revenue is retail as shown in Figure 2:



**Fig. 2.** Total Tax Paid by Revenue Type

Secondly, DCR looked at the LAPD year end statistics from 2022 to obtain the number of illegal retailer businesses at the end of the year to calculate the estimated loss of revenue that would otherwise be collected from these businesses if they were to enter the legal market. **At the end of 2022, there were 78 unlicensed retailer cannabis businesses<sup>1</sup>.**

<sup>1</sup> Source: LAPD GND Monthly Activities Report, December 2022 (Cannabis Support Unit)

In addition to the directive for DCR, the Rodriguez - O'Farrell Motion requested the LAPD to "report on the volume of service calls regarding illegal grow houses and best enforcement practices when responding to these calls." In response to the Motion, LAPD submitted its [October 4, 2022 report](#), which provides the number of unlicensed cultivation locations under investigation. For the purpose of estimating the revenue loss in cultivation dollars, DCR assumed that the cultivation locations under investigation by LAPD are equal to the number of illegal cultivation locations. The October 4, 2022 report, reflects the following number of unauthorized locations at the end of 2022 broken down by Police Bureau:

Operations- Valley Bureau	100
Operations - Central Bureau	57
Operations - South Bureau	33
Operations - West Bureau	11
<b>Citywide Total number of unauthorized locations</b>	<b>201</b>

In order to provide a rough estimate of the revenue loss in cultivation and retailer dollars, the following assumptions were made:

- Unlicensed cultivation locations under investigation per the 10/4/2022 LAPD Report are equal to the average number of unlicensed cultivation locations.
- Initial investment costs are negligible
- The location is eligible for licensure (i.e. zoning, sensitive uses, etc)

**Estimated Revenue Loss Calculation:**

Based on Figure 1, the following dollar amounts were used in calculating revenue loss:

- Median tax payment collected from retail cannabis businesses of \$211,099.10.
- Median tax payment collected from cultivation cannabis businesses of \$8,800.00.

	<b>Median Tax Collected</b>	<b>Unlicensed Locations</b>	<b>Estimated Revenue Loss</b>
Estimated Retail Revenue Loss	\$ 211,099.10	78	\$16.46 Million
Estimated Cultivation Revenue Loss	\$ 8,800.00	201	\$ 1.77 Million

**Estimated Total Revenue Loss (Retail + Cultivation)                      \$18.23 Million**

**CONCLUSION:**

Providing a reliable estimate of any tax revenue loss from these cultivation operations is virtually impossible because these businesses are illegal and therefore do not report any sort of data to the City. DCR and Finance had to make rough and extreme assumptions in order to prepare a response. The \$21.24 million in estimated cultivation tax revenue loss does not take into account any initial investments that would affect their bottom line the first few years in operation, such as finding a compliant property, capital, inventory, testing, consulting, permitting and licensing fees and the time to transition into the regulated market. In addition, at this time, there is not enough citywide capacity to accommodate all these businesses coming into compliance. However, DCR can look at potential legislative options to bring these illegal cannabis businesses (both retailers and cultivation) into the legal marketplace if requested.

# Neighborhood Council Funding Program

## APPLICATION for Neighborhood Purposes Grant (NPG)



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Name of NC from which you are seeking this grant: Granada Hills North NC

### SECTION I - APPLICANT INFORMATION

- 1a) Granada Hills Youth Rec Center 95-2294169 CA July 1999  
 Organization Name Federal I.D. # (EIN#) State of Incorporation Date of 501(c)(3)  
 Status (if applicable)
- 1b) 15710 Celtic Street Granada Hills CA 91344  
 Organization Mailing Address City State Zip Code
- 1c) 12940 Balboa Blvd Granada Hills CA 91344  
 Business Address (if different) City State Zip Code
- 1d) PRIMARY CONTACT INFORMATION:  
Oscar Jimenez 818-321-1523 Oscar.jimenez@csave@  
 Name Phone Email gmail.com
- 2) Type of Organization- Please select one:  
☐ Public School (not to include private schools) or ☒ 501(c)(3) Non-Profit (other than religious institutions)  
 Attach Signed letter on School Letterhead Attach IRS Determination Letter
- NA
- 3) NA  
 Name / Address of Affiliated Organization (if applicable) City State Zip Code

### SECTION II - PROJECT DESCRIPTION

- 4) Please describe the purpose and intent of the grant.

The funds raised with this grant will be utilized to buy materials needed to bring the GHYRC facility up to ADA compliance. The various areas are parking, ramps and stairs.

- 5) How will this grant be used to primarily support or serve a public purpose and benefit the public at-large.  
 (Grants cannot be used as rewards or prizes for individuals)

The GHYRC facility supports youth sporting activities. The two organizations that participate at this facility are AYSO 174 (American Youth Soccer Organization) and NV YB (North Valley Youth Baseball). The youth and families that come here are residents throughout the San Fernando Valley. On any given year, the number of youth from both programs that register at this facility is between 2,000-2,500. They are between the ages of 4 yrs - 19 yrs and come from Sylmar, Granada Hills, Northridge, Chatsworth, Porter Ranch, San Fernando, etc.

**SECTION III - PROJECT BUDGET OUTLINE**

You may also provide the Budget Outline on a separate sheet if necessary or requested.

6a)	<b>Personnel Related Expenses</b>	<b>Requested of NC</b>	<b>Total Projected Cost</b>
		\$	\$
		\$	\$
		\$	\$
6b)	<b>Non-Personnel Related Expenses</b>	<b>Requested of NC</b>	<b>Total Projected Cost</b>
	Materials to comply with ADA	\$ 5,000	\$ 200,000 -
		\$	\$
		\$	\$

7) Have you (applicant) applied to any other Neighborhood Councils requesting funds for this project?  
☐ No ☒ Yes If Yes, please list names of NCs: GHSNC, MHNC, Sylmar NC

8) Is the implementation of this specific program or purpose described in Question 4 contingent on any other factors or sources or funding? (Including NPG applications to other NCs) ☒ No ☐ Yes If Yes, please describe:

Source of Funding	Amount	Total Projected Cost
	\$	\$
	\$	\$
	\$	\$

9) What is the TOTAL amount of the grant funding requested with this application: \$ 5,000 -

10a) Start date: 5/10/2025 10b) Date Funds Required: 5/01/25 10c) Expected Completion Date: TBD /  
 (After completion of the project, the applicant should submit a Project Completion Report to the Neighborhood Council)

**SECTION IV - POTENTIAL CONFLICTS OF INTEREST**

11a) Do you (applicant) have a current or former relationship with a Board Member of the NC?  
☒ No ☐ Yes If Yes, please describe below:

Name of NC Board Member	Relationship to Applicant

11b) If yes, did you request that the board member consult the Office of the City Attorney before filing this application?  
☐ Yes ☐ No \*(Please note that if a Board Member of the NC has a conflict of interest and completes this form or participates in the discussion and voting of this NPG, the NC Funding Program will deny the payment of this grant in its entirety.)

**SECTION V - DECLARATION AND SIGNATURE**

I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is true and accurately stated. I further affirm that I have read the documents "What is a Public Benefit," and "Conflicts of Interest" of this application and affirm that the proposed project(s) and/or program(s) fall within the criteria of a public benefit project/program and that no conflict of interest exist that would prevent the awarding of the Neighborhood Purposes Grant. I affirm that I am not a current Board Member of the Neighborhood Council to whom I am submitting this application. I further affirm that if the grant received is not used in accordance with the terms of the application stated here, said funds shall be returned immediately to the Neighborhood Council.

12a) Executive Director of Non-Profit Corporation or School Principal - REQUIRED\*

Oscar Jimenez President [Signature] 3/18/2025  
 PRINT Name Title Signature Date

12b) Secretary of Non-profit Corporation or Assistant School Principal - REQUIRED\*

\_\_\_\_\_  
 PRINT Name Title Signature Date

\* If a current Board Member holds the position of Executive Director or Secretary, please contact the NC Funding



Department of the Treasury  
Internal Revenue Service

P.O. Box 2508, Room 4010  
Cincinnati OH 45201

In reply refer to: 4077556534  
Apr. 12, 2016 LTR 4168C 0  
95-2294169 000000 00

00023516  
BODC: TE

GRANADA HILLS YOUTH RECREATION  
CENTER INC  
11775 ANDASOL AVE  
GRANADA HILLS CA 91344-2246



022299

Employer ID Number: 95-2294169  
Form 990 required: Yes

Dear Taxpayer:

This is in response to your request dated Feb. 26, 2016, regarding your tax-exempt status.

We issued you a determination letter in July 1999, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Section 509(a)(2).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit [www.irs.gov](http://www.irs.gov) or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).



Mayor Keren Bass and

Los Angeles City Council

Granada Hills North Neighborhood Council, being concerned for the residents of our local community, as well as the residents of the whole City of Los Angeles considered the proposed action to eliminate funding for the Los Angeles Fire Department Community Emergency Response Team and find we adamantly support continuing the program. Any reduction in such a valuable organization, would mean many more of our neighbors, would be put in grave danger from any number of possible emergencies, due to a lack of qualified individuals to assist.

The more residents are trained to assist communities in times of disasters the more effective our public safety departments are. We should all help in times of disasters such as fire, earthquake, and / or other manmade disasters, if we are qualified to do so. That will not happen if we eliminate programs that provide effective training for such issues.

Therefore, the Granada Hills North Neighborhood council joins with other Neighborhood Councils in requesting the City of Los Angeles maintain funding for the CERT program. A city as large as Los Angeles could never have enough assistance in the case of emergencies but continuing to train individuals is certainly the best and cheapest way to augment public safety.

Granada Hills North Neighborhood Council approved this position on April First, 2025, by a vote of xxxx

## SPORTS

# Report: Lack of Clarity, Oversight Hamper LA's Homeless Programs

by **Contributing Editor**

March 6, 2025

Los Angeles' homelessness programs are hampered by poor oversight resulting in an inability to track substantial funds allocated to the city's assistance services, according to the draft of a court-ordered audit issued Thursday.

Auditors with the firm Alvarez & Marsal identified \$2.3 billion of funding, including appropriations, commitments or spending related to city programs, according to the assessment released by U.S. District Judge David Carter.

"Due to the manner in which the city recorded expenditures for homelessness assistance services, A&M was unable to completely quantify the total amount spent by the city for each component of the city programs using the data provided," the preliminary assessment stated.

"Multiple funding sources and allocations across various city departments resulted in fragmented accounting records."

Further, auditors said, the city and the Los Angeles Homeless Services Authority "did not initially provide all requested financial data, prompting A&M to make multiple efforts to identify, trace and reconcile relevant data as it was produced to A&M."

A&M said it relied on the financial data produced by the city and LAHSA, as A&M did not have direct access to the financial information systems used by the city. As a result, because the city and LAHSA were unable to identify and calculate relevant expenses for all city programs, auditors were unable to quantify the total

amount of money spent to establish beds and provide associated homeless supportive services, the report stated.

In addition, limited financial oversight and performance monitoring of homeless programs resulted in oversight that frequently missed verifying the quality, legitimacy or reasonableness of expenses, A&M determined.

Carter set a hearing for March 27 in Los Angeles federal court to discuss the assessment.

“The invoicing process between the city and LAHSA, or the ‘cash request’ process, was a time-consuming, manual process at risk of human error, exposing the city and LAHSA to potential accounting inaccuracies and complicating precise reconciliation of contract expenditures,” the report said.

Also, contracts between the city, LAHSA and service providers “frequently contained broad terms without clear definitions, which created ambiguity about the scope and type of service delivered,” A&M found.

Los Angeles Mayor Karen Bass issued a statement saying, “The broken system the audit identifies is what I’ve been fighting against since I took office. This audit validates our work to change what’s festered for decades. We still have work to do, but changes we’ve made helped turn around years of increases in homelessness to a decrease by 10% — the first one in years.

“The city, the county and LAHSA are working together to change and improve the system and we are committed to continuing to do that.”

Bass was mayor for less than half the time covered by the audit — June 1, 2020 through June 30, 2024. Bass was sworn on Dec. 12, 2022, in to succeed Eric Garcetti, who was barred from running for reelection because of term limits.

Los Angeles City Councilwoman Nithya Raman, chair of the City Council’s Housing and Homelessness Committee, said the preliminary report underlined her own findings that more oversight of the city’s homelessness assistance programs was needed.

“The findings of this audit reinforce the need for real oversight and performance management of our city’s homelessness response,” she said Thursday. “This is exactly what I have proposed in my motion to create a division in the Los Angeles Housing Department to centralize performance management and oversight of the city’s spending on homelessness programs.

“This work must happen now: This is about more than just metrics — this is about saving people’s lives by bringing them indoors into safety.”

Raman has introduced a motion calling for more oversight of the city’s homelessness response.

Raman’s office pointed out that despite the city spending over \$1 billion annually into its regional homelessness response, “there is currently no staff or department within the city government tasked with monitoring the outcomes of this investment, and very little data to hold the system accountable.”

The homelessness assistance programs to be scrutinized by A&M include, but are not limited to, programs used by Bass in her 2024-2025 draft budget summary, which includes a \$1.3 billion commitment to end homelessness, court papers show.

The audit was to look at three specific areas, Carter said, including Bass’ Inside Safe program, designed to move unhoused residents from street encampments indoors, and two other agreements.

A statement from Bass’ office said “Inside Safe is tracked and reported on through monthly public presentations to increase accountability and transparency for progress to save lives and move people inside. In that way, it is more transparent than almost any other program in LA city.”

Carter’s decision to hire A&M came about as part of a lawsuit brought in March 2020 by the L.A. Alliance for Human Rights, a group of downtown business owners who sued the city and county of Los Angeles to compel elected officials to rapidly address the homelessness crisis, especially in light of the COVID-19 pandemic.

The plaintiffs demanded the immediate creation of shelter and housing to get people off the streets, services and treatment to keep the unhoused in shelter, and regulation of public spaces to make streets, sidewalks and parks safe and clean.

Carter has expressed frustration regarding the accounting of public funds to battle the homelessness crisis, and has repeatedly mentioned from the bench that \$600 million was distributed to city programs in years past without proper accounting.

Paul Webster, executive director of the L.A. Alliance, said the report confirmed what the lawsuit’s plaintiffs have been alleging for years.

“We knew this was a fractured, ineffective system, (rife with) financial mismanagement,” he said. “We just didn’t know how deep it went, and how difficult it was for A&M to get basic accountability information.

“A&M used words like ‘difficult’ and ‘complex’ and ‘challenging’ — not referring to getting people off the streets — but to emphasize how difficult it was for them to get basic information (from the city about expenditures).”

Webster said that because the systems used by the city, county and LAHSA are so “fractured and ineffective,” there is little consistency in terms of data tracking and accountability.

“Our conclusion is this audit really validates what we’ve been saying, and it calls for a complete overhaul of the homelessness (response) system,” he said.

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## MANAGEMENT

## CA: LA Metro teams up with legislator proposing \$20 billion transportation bond

The bond would raise \$20 billion to help build rail projects, roadway overpasses, electric-vehicle charging stations and non-motorized transportation projects such as bikeways and walkways.

**By** Steve Scauzillo

**Source** Los Angeles Daily News (TNS)

March 12, 2025

With major rail, bus and bike trail projects in the works but not fully funded, LA Metro has relied on federal dollars to plug funding gaps.

But under the new Trump administration, that strategy may be a thing of the past.

So the transit agency serving a quarter of the state's population

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The bond would raise \$20 billion to help build rail projects, roadway overpasses, electric-vehicle charging stations and non-motorized transportation projects such as bikeways and walkways.

The idea was raised by Los Angeles County Supervisor and Metro Board Chair Janice Hahn at a Metro committee meeting two months ago. It was picked up by Assemblymember Nick Schultz, D- Burbank, who introduced Assembly Bill 939 on Feb. 19.

Hahn said she was concerned several LA Metro rail projects would lose federal dollars due to a memo issued by Trump's new Secretary of Transportation, Sean Duffy, that prioritized federal dollars for cities and counties with higher marriage and birth rates.

Hahn said this was a policy that "seemed to steer tax dollars away from the city and county of Los Angeles" and would affect projects that also get dollars from L.A. County voters who taxed themselves to build more rail and bus projects.

"At a time when there is concern about whether our most important transportation projects will get the federal funding they need and deserve, it makes sense to pursue a state bond for dollars

AB 939 would make about \$10 billion in capital available for local and regional rail projects. About \$3.5 billion would be set aside for bike/pedestrian lanes and local street rehabilitation; \$3 billion for electric cars, buses, vans, trolley cars, locomotives and hydrogen-powered vehicles; \$2.5 billion for freight infrastructure in ports, rail yards and trucking depots; and \$1 billion for bridges and other safety improvements.

“If there is a decrease in federal funding for capital projects, this is a bond that would have a little something for everybody around the state,” said Schultz on Friday, March 7, in an interview.

“There aren’t going to be new funding streams for transportation in the next decade, so this would do a lot of good,” he added. “We also think this is a job creator at a time when people are struggling in our economy with work leaving the state.”

AB 939 needs approval in the Assembly and the state Senate, and a signature from Gov. Gavin Newsom in order to be placed on the statewide ballot. Then it would take a simple majority of votes to make it law.

The last transportation bond went before California voters when

Schultz was forthcoming about the obstacles facing the bill in the legislature and then getting approval from a majority of California voters.

“It is the first time in awhile, and it is an ambitious ask — a \$20 billion bond. That is a sizable one,” he said.

Schultz said the biggest challenge would be to get the bill through the legislature as it competes with other bond measures such as a \$10 billion bond for affordable housing.

“We don’t know if we can afford both,” he said. “Sometimes in the state legislature, there is a reluctance to put too much on the ballot,” he explained. “But I’m not saying there isn’t room for both.”

Bonds are not taxes, but they are not free money. A bond measure involves the state selling bonds to be used, in this case for transportation projects, then paying them back with interest out of the state’s general fund over several years.

Joel Fox, a senior fellow at Pepperdine University’s Graduate School of Public Policy, said although California voters have often

Newsom may be moving to the center, especially if he makes a run for president in 2028, so he may want to appear more fiscally conservative, Fox said.

“He may not want to support a lot of heavy duty bonds on the next ballot,” he said. “If there are multiple bond measures, usually the governor would narrow the field on which ones get there.”

Schultz says the new bill is in the early stages and may go before the state Assembly Transportation Committee later this month. While it works its way through the process, he wants to build coalitions.

With LA Metro on board, the agency likely can send up a list of projects eligible for the state bond money. These could include the Southeast Gateway Line, a 19-mile light-rail line planned to go from L.A.’s Union Station to Artesia, which is in need of federal dollars. Also the East San Fernando Valley Light-Rail project down Van Nuys Boulevard is appealing for more federal money.

Move LA, a nonprofit advocating for better public transit, supports the bill.

Schultz said part of the pitch will be to help California motorists ditch their internal combustion engine cars for electric ones. He said adding more public chargers would remove some of the hesitancy.

He believes more Californians want to do something about climate change after the devastating fires in Los Angeles County in January, which many scientists say were pushed by winds as a result of changes in climate conditions.

“I will be talking to legislators on both sides of the aisle,” Schultz said. “This is not a Democrat vs. Republican issue. I view this as bipartisan legislation.”

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## LATEST IN MANAGEMENT

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### Canadian government awards C\$11.9 million through Canada Public Transit Fund to support infrastructure investments

Megan Perrero

March 14, 2025



Management

### People on the move: JTA, Spring Bird

Brandon Lewis

March 14, 2025



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## MOTION

NEIGHBORHOOD & COMMUNITY  
ENRICHMENT

Los Angeles has various Neighborhood Councils that were created to connect its diverse communities to City Hall. They were established in 1999 by an amendment to the City Charter. Together these Neighborhood Councils form the grassroots level of City government. Although Neighborhood Council board members are volunteers, they are public officials elected to office by the members of their community.

The Neighborhood Council system tailors City municipal government to its individual communities, ensuring that recognition and accommodation of these communities' diversity is built into City governance.

Every Neighborhood Council is held to the local, state, and federal standards that other City offices and agencies must observe. Each Neighborhood Council is uniquely tailored to the communities' specific needs. Each Neighborhood Council has a governing board, structured with seats representing the particular type of stakeholders that they serve. Some Neighborhood Councils have seats for renters while others have seats for equestrians. Boards range in size from 7 to 35 members. Board terms vary as well with most consisting of two- year terms and others consisting of four-year terms. The current challenge faced by Neighborhood Councils is the recurrence of the same individuals serving on their governing boards. Implementing term limits would facilitate the evolution of leadership, ensuring alignment with current events and the evolving needs of the constituents they represent.

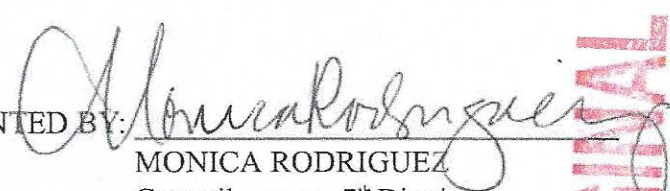
Youth development and participation in local activities and government is vital in our communities. In order to increase youth participation and youth leadership in local issues, the City recently established the Youth Development Department. As such, youth participation in Neighborhood Councils should be promoted to keep Neighborhood Councils in touch with the needs of the youth who are vital members of the community as well.

Relative to increasing youth participation, the City should also consider the feasibility of implementing term limits for board members. In this manner, Neighborhood Councils may facilitate greater member participation and leadership development. Presently, the Neighborhood Council bylaws provide for a youth seat on the governing board as an optional provision. To enhance youth participation, it is advisable to mandate the inclusion of a youth seat.

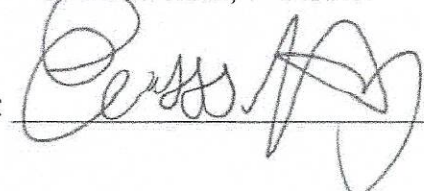
I THEREFORE MOVE that the Board of Neighborhood Commissioners, with assistance of the Department of Neighborhood Empowerment, the Youth Development Department and the City Clerk, be requested to provide recommendations on potential methods and options to amend the Neighborhood Council Bylaws (Bylaws) to ensure youth participation in Neighborhood Councils including the designation of a youth seat on each Neighborhood Council board to increase diversity and allow for leadership growth;

I FURTHER MOVE the Board of Neighborhood Commissioners, with assistance of the Department of Neighborhood Empowerment and the City Attorney, be requested to report to the Council on potential options to amend the Bylaws to include term limits for Neighborhood Council board members in order to facilitate greater member participation and leadership development.

PRESENTED BY:

  
MONICA RODRIGUEZ  
Councilwoman, 7<sup>th</sup> District

SECONDED BY:



ORIGINAL

JUL 30 2024



SB 79, as amended, Wiener. Planning and zoning: housing development: transit-oriented development. (1) Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines "surplus land" for these purposes to mean land owned in fee simple by any local agency for which the local agency's governing body takes formal action declaring that the land is surplus and is not necessary for the agency's use. Existing law defines "agency's use" for these purposes to include land that is being used for agency work or operations, as provided. Existing law exempts from this definition of "agency's use" certain commercial or industrial uses, except that in the case of a local agency that is a district, except a local agency whose primary purpose or mission is to supply the public with a transportation system, "agency's use" may include commercial or industrial uses or activities, as specified. This bill would additionally include land leased to support public transit operations in the definition of "agency's use," as described above. The bill would also revise the definition of "agency's use" with respect to commercial or industrial uses to instead provide that a district or a public transit operator may use land for commercial or industrial uses or activities, as described above. (2) Existing law, the Planning and Zoning Law, requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that contains certain mandatory elements, including a housing element. Existing law requires that the housing element include, among other things, an assessment of housing needs and an inventory of resources and constraints that are relevant to the meeting of these needs, including an inventory of land suitable for residential development, as provided. Existing law, for the 4th and subsequent revisions of the housing element, requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region, as specified, and requires the appropriate council of local governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each locality in the region. Existing law, the Housing Accountability Act, among other things, requires a local agency that proposes to disapprove a housing development project, as defined, or to impose a condition



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conditions exist if that project complies with applicable, objective general plan, zoning, and subdivision standards and criteria in effect at the time that the application was deemed complete. The act authorizes the applicant, a person who would be eligible to apply for residency in the housing development project or emergency shelter, or a housing organization may bring an action to enforce, as provided, and provides for penalties if the court finds that the local agency is in violation of specified provisions of the act. This bill would require that a residential development proposed within a specified distance of a transit-oriented development (TOD) stop, as defined, be an allowed use on any site zoned for residential, mixed, commercial, or light industrial development, if the development complies with applicable requirements, as specified. The bill would establish requirements concerning height limits, density, and floor area ratio in accordance with a development's proximity to specified tiers of TOD stops, as provided. The bill would provide that a local government that denies a project meeting the requirements of these provisions located in a high-resource area, as defined, would be presumed in violation of the Housing Accountability Act, as specified, and liable for penalties, as provided. The bill would specify that the a development proposed pursuant to these provisions is eligible for streamlined, ministerial approval pursuant to specified law, except that the bill would exempt a project under these provisions from specified requirements under that law. The bill would require a proposed development to comply with specified requirements under existing law relating to the demolition of existing residential units. The bill would also authorize a transit agency to adopt objective standards for both residential and commercial development proposed pursuant to these provisions if the development would be constructed on land owned by the transit agency or on which the transit agency has a permanent operating easement, provided that the objective standards allow for the same or greater development intensity as allowed by local standards or applicable state law. The bill would require the Department of Housing and Community Development to oversee compliance with the bill's provisions, including, but not limited to, promulgating specified standards relating to the inventory of land included within a county's or city's housing element. The bill would permit a local government to adopt an ordinance to implement these provisions, as provided, and would require the local government to submit a copy of this ordinance to the department within 60 days of adoption and the department to



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steps to address compliance, the bill would require the department to notify the local government in writing and authorize the department to notify the Attorney General, as provided. The bill would define various terms for its purposes and make related findings and declarations. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

(3) Existing law, 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, until January 1, 2030, exempts from its requirements certain transportation-related projects if specified requirements are met, as provided. CEQA includes within these exempt transportation-related projects a public project for the institution or increase of bus rapid transit, bus, or light rail service, or other passenger rail service, that will be exclusively used by low-emission or zero-emission vehicles, on existing public rights-of-way or existing highway rights-of-way. This bill would exempt from CEQA a public or private residential, commercial, or mixed-used project that, at the time the project application is filed, is located entirely or principally on land owned by a public transit agency, or fully or partially encumbered by an existing operating easement in favor of a public transit agency, and meets specified requirements. The bill would provide that, for a project that requires the construction of new passenger rail storage and maintenance facilities at a publicly or privately owned offsite location distinct from the principal project site, that project would be considered a wholly separate project from the project described in these provisions and shall not be exempt from CEQA. (4) By increasing the duties of local 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



## Actions (6)

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### On March 15, 2025 in the Senate:

- In Committee Process

### On March 12, 2025 in the Senate:

- Re-referred to Coms. on HOUSING and L. GOV.

### On March 5, 2025 in the Senate:

- From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.

### On January 29, 2025 in the Senate:

- Referred to Com. on RLS.

### On January 16, 2025 in the Senate:

- From printer. May be acted upon on or after February 15.

### On January 15, 2025 in the Senate:

- Introduced. Read first time. To Com. on RLS. for assignment. To print.

## Sponsor

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**CA - Senator Scott Wiener (D)**

Type: Primary Sponsor



# Bill Text: CA SB677 | 2025-2026 | Regular Session | Introduced

## California Senate Bill 677

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**Bill Title:** Housing development: streamlined approvals.

**Spectrum:** Partisan Bill (Democrat 2-0)

**Status:** (Introduced) 2025-03-05 - Referred to Coms. on HOUSING and L. GOV. [SB677 Detail]

**Download:** [California-2025-SB677-Introduced.html](#)

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CALIFORNIA LEGISLATURE— 2025–2026 REGULAR SESSION

**SENATE BILL**

**NO. 677**

**Introduced by Senator Wiener  
(Coauthor: Assembly Member Wicks)**

February 21, 2025

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An act to amend Section 4751 of the Civil Code, to amend Sections 65852.21, 65913.4, and 66411.7 of the Government Code, and to amend Section 30500.1 of the Public Resources Code, relating to land use.

### LEGISLATIVE COUNSEL'S DIGEST

SB 677, as introduced, Wiener. Housing development: streamlined approvals.

(1) Existing law, the Planning and Zoning Law, requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements.

This bill would require ministerial approval for proposed housing developments containing no more than 2 residential units on any lot hosting a single-family home or zoned for 4 or fewer residential units, notwithstanding any covenant, condition, or restriction imposed by a common interest development association.

Existing law prohibits ministerial approval for proposed housing developments that would require the demolition or alteration of housing that, among other things, has been occupied by a tenant in the last three years.

This bill would provide an exception to that prohibition for housing located in a county subject to a state of emergency declaration, as specified. The bill would also provide an exemption to the prohibition if a structure on the development site that includes at least one housing unit was involuntarily damaged or destroyed by an earthquake, other catastrophic event, or the public enemy.

Existing law authorizes a local agency to impose objective zoning standards, objective subdivision standards, and objective design review standards on the proposed housing development, except as specified, including that (1) the imposed standards may not have the effect of physically precluding a unit from being at least 800 square feet in floor area, (2) a local agency's authority to impose, among other things, setbacks, is restricted, and (3) the local agency is prohibited from imposing standards that do not apply uniformly to development within the underlying zone.

This bill would revise and recast those provisions to, among other things, as to the exceptions specified above, raise the minimum size of a unit to 1,750 net habitable square feet, revise a local agency's authority to impose setbacks, and, in addition to objective standards, prohibit a local agency from imposing permitting requirements that do not apply uniformly to development within the underlying zone, except as specified. The bill would prohibit a local agency from imposing a low-income deed restriction or covenant that restricts rents, as specified. The bill would prohibit local agencies from using or imposing any standards other than those provided by its provisions.

Existing law authorizes a local agency to adopt an ordinance to implement these provisions.

This bill would require a local agency that has adopted an ordinance to submit a copy of that ordinance to the Department of Housing and Community Development within 60 days after adoption, as specified. The bill would authorize the department to review the ordinance and submit written findings to the local agency as to whether the ordinance is in compliance with these provisions. Should the department conclude an ordinance is not in compliance, the bill would establish a process for the department to notify the local agency and the local agency to amend the ordinance or adopt the ordinance without changes, as provided. The bill would require the local agency to include the ordinance with the annual housing element report.

The bill would prohibit a local agency from denying a proposed housing development due to the presence of preexisting issues under specified conditions, including that the issues do not present a threat to public health and safety.

The bill would also require a local agency to provide applicants with a single application for a housing development that falls under these provisions and also involves an urban lot split to review both applications concurrently.

This bill would prohibit the imposition of an impact fee, as defined, upon a proposed housing development that is less than 1,750 square feet and require any impact fees imposed on proposed developments of 1,750 square feet or greater to be charged proportionately.

(2) The Planning and Zoning Law authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards. These standards include that, among other things, the development is subject to a requirement mandating a minimum percentage of below market rate housing because the locality's latest production report reflects there were fewer units of affordable housing issued building permits than required for the regional housing needs assessment cycle for that period and the project seeking approval dedicates 50 percent of the units to affordable housing, as specified. The standards include that the development is not located on a site that meets specified environmental criteria. The standards also include that the development is not located on a site that would require the demolition of specified types housing, including, among others, a historic structure that was placed on a national, state, or local historic register.

The bill would revise the first planning standard so that it would be met if a development meets the above-described criteria and dedicates 20 percent of the units to affordable housing, as specified. The bill would revise the second planning standard so that it would be met if a development is not located within a site that meets specified criteria. The bill would revise the third planning standard to instead include a development is not located on a site that would require the demolition of a property individually listed on the National Register of Historic Places or the California Register of Historical Resources historic or of a contributing structure located within a historic district included on the National Register of Historic Places or the California Register of Historical Resources. The bill would also exempt a proposed housing development from restrictions on demolition if a structure on the development site that includes at least one housing unit was involuntarily damaged or destroyed by an earthquake, other catastrophic event, or the public enemy.

Existing law provides that a development is consistent with the objective planning standards in these provisions if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent and prohibits a local government from determining a development is in conflict on a specified basis, as provided.

This bill would require the local government to bear the burden of proof in any evaluation of a development related to compliance with objective planning standards related to specified environmental criteria, as provided. The bill would require a local government to demonstrate, with a preponderance of the evidence, that the development does not comply with the applicable environmental criteria established under state or federal law, as provided.

Existing law defines a "reporting period" as either the first or last half of the regional housing needs assessment cycle.

This bill would require the reporting period to instead include each quarter of the regional housing needs assessment cycle.

(3) The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. Existing law requires a local agency to ministerially approve a parcel map for an urban lot split that meets certain requirements, including that one parcel is not smaller than 40% of the lot area of the original parcel and the owner of the parcel being subdivided has not previously subdivided an adjacent parcel using an urban lot split, as provided.

This bill would remove the requirement that one parcel of a split lot be no smaller than 40% of the lot area of the original parcel and would exempt both newly created lots from following certain additional requirements, as specified. The bill would also remove the prohibition against owners who have previously subdivided an adjacent parcel using an urban lot split.

Existing law prohibits ministerial approval for a proposed urban lot split that would require the demolition or alteration of housing that, among other things, has been occupied by a tenant in the last three years.

The bill would exempt a lot split from restrictions on demolition if a structure on the development site that includes at least one housing unit was involuntarily damaged or destroyed by an earthquake, other catastrophic event, or the public enemy.

Existing law authorizes a local agency, except as provided, to impose objective zoning standards, objective subdivision standards, and objective design review standards related to the design or improvements of a parcel subject to an urban lot split, including that the imposed standards may not have the effect of physically precluding a unit being constructed on either of the resulting parcels from being at least 800 square feet. Existing law allows a local agency to require specified conditions when considering an application for a parcel map for an urban lot split, including access requirements.

This bill would revise and recast those provisions to, among other things, prohibit a local agency from imposing standards that would have the effect of physically precluding an urban lot split from occurring or a unit being constructed on either of the resulting parcels from being at least 1,750 net habitable square feet.

The bill would also revise and recast the restrictions on a local agency's authority to impose a setback, as provided. The bill would prohibit a local agency from imposing a driveway requirement width requirement, as provided.

This bill would specify that a local agency's access requirement may not physically preclude the lot split from occurring if another access method would facilitate the lot split.

The bill would require a local agency to provide applicants with a single application for an urban lot split that falls under these provisions and also includes a proposed housing development that falls under the provisions discussed above to review both applications concurrently.

Under existing law, a local agency must require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence, as specified.

This bill would remove the requirement that an applicant sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence and prohibit a local agency from using or imposing any additional standards, except as specified.

Existing law authorizes a local agency to adopt an ordinance to implement these provisions.

This bill would require a local agency that has adopted an ordinance to submit a copy of that ordinance to the Department of Housing and Community Development within 60 days after adoption, as specified. The bill would authorize the department to review the ordinance and submit written findings to the local agency as to whether the ordinance is in compliance with these provisions. Should the department conclude an ordinance is not in compliance, the bill would establish a process for the department to notify the local agency and the local agency to amend the ordinance or adopt the ordinance without changes, as provided.

The bill would require a local agency to ministerially review a condominium map that would subdivide a specified housing development, as provided. The bill would prohibit the imposition of an impact fee upon an urban lot split, as specified.

(4) Existing law authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use and requires ministerial approval of ADUs, as specified.

Existing law, the Davis-Stirling Common Interest Development Act, governs the management and operation of common interest developments. Existing law makes void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described requirements established for those units, except as provided.

This bill would, additionally, apply the above-described provisions to housing developments and urban lot splits receiving ministerial approval, as specified.

(5) Existing law, the California Coastal Act of 1976, establishes the California Coastal Commission and prescribes the powers and responsibilities of the commission with regard to the regulation of development along the California coast. The act prohibits a local coastal program from being required to include housing policies and programs.

This bill would express the intent of the Legislature to achieve the goal of increasing the supply of housing in the coastal zone while also protecting coastal resources and public coastal access, as provided. On or by July 1, 2026, the bill would require any local government in the coastal zone that has not done so to submit an amendment to its local coastal program that harmonizes the act with the provisions of this bill concerning ministerial approval of proposed housing developments and urban lot splits, as provided. The bill would specify criteria that would allow a local government's amendment to be processed as de minimis, as specified.

Existing law specifies that proposed housing developments and urban lot splits considered ministerially under the provisions of this bill may be required to obtain a coastal development permit, but a local agency is not required to hold public hearings for coastal development permit applications, as provided.

This bill would instead specify that these provisions do not relieve a proposed housing development's or urban lot split's requirement to obtain a coastal development permit if the proposed activity would take place in the coastal zone, as provided.

(6) The bill would define key terms and make nonsubstantive and conforming changes.

(7) By increasing the duties of local agencies with respect to land use regulations, the bill would impose a state-mandated local program.

(8) The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

(9) 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.

## Digest Key

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

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## Bill Text

### THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

#### SECTION 1. Section 4751 of the Civil Code is amended to read:

**4751.** (a) Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the requirements of Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title ~~7~~ *7, or of a housing development pursuant to Section 65852.21 of the Government Code, or an urban lot split pursuant to Section 66411.7 of the Government Code*, is void and unenforceable.

(b) This section does not apply to provisions that impose reasonable restrictions on accessory dwelling units or junior accessory dwelling ~~units~~ *units or a housing development pursuant to Section 65852.21 of the Government Code or an urban lot split pursuant to 66411.7 of the Government Code*. For purposes of this subdivision, "reasonable restrictions" means restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with the provisions of Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title ~~7~~ *7, or a housing development pursuant to Section 65852.21 of the Government Code, or an urban lot split pursuant to Section 66411.7 of the Government Code*.

#### SEC. 2. Section 65852.21 of the Government Code is amended to read:

**65852.21.** (a) ~~Notwithstanding any covenant, condition, or restriction set by an association, a proposed housing development containing no more than two residential units within a single-family residential zone~~

on any lot hosting a single-family home or zoned for four or fewer residential units shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements:

(1) The parcel subject to the proposed housing development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(2) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section ~~65913.4, as that section read on September 16, 2021:~~ 65913.4.

(3) (A) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:

~~(A)~~

*(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of ~~moderate, low, or very low income:~~ moderate income, as defined in subdivision (m) of Section 65582, or lower income, as defined in subdivision (l) of Section 65582.*

~~(B)~~

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

~~(C) Housing that has been occupied by a tenant in the last three years:~~

*(iii) Housing that has been occupied by a tenant in the last three years, except for housing in any county subject to a state of emergency declaration by the Governor, pursuant to Section 8625, provided the declaration was made prior to the date of tenancy, and the housing is occupied by a tenant for no more than 24 months from the date of the declaration.*

*(B) This paragraph shall not apply if a structure on the development site that includes at least one housing unit was involuntarily damaged or destroyed by an earthquake, other catastrophic event, or the public enemy.*

(4) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(5) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(b) (1) (A) Notwithstanding any local law and except as provided in paragraphs (2) and (3), a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with this section.

*(B) Notwithstanding subparagraph (A), a local agency may only impose a front setback with respect to the original lot line.*

(2) (A) The local agency shall not impose objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least ~~800~~ 1,750 net habitable square feet in floor area.

(B) (i) Notwithstanding subparagraph (A), no ~~setback~~ setback, height limitation, lot coverage limitation, floor area ratio, or other standard that would limit residential development capacity shall be required for an existing structure or a structure constructed in the same location and ~~to within~~ the same dimensions as an existing structure.

(ii) Notwithstanding subparagraph (A), in all other circumstances not described in clause (i), a local agency may require a setback ~~from the original lot line~~ of up to four feet from the side and rear lot lines.

(iii) A local agency shall not require a setback between the units, except as required in the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) A local agency shall not impose objective zoning standards, objective subdivision standards, ~~and~~ objective design ~~standards standards, or permitting requirements~~ that do not apply uniformly to development within the underlying zone. This subdivision shall not prevent a local agency from adopting or imposing objective zoning standards, objective subdivision standards, ~~and~~ objective design ~~standards standards, or permitting requirements~~ on development authorized by this section if those standards are more permissive than applicable standards within the underlying zone.

(4) A local agency shall not require a deed restriction or covenant that restricts rents to the levels affordable to persons and families of moderate income, as defined in subdivision (m) of Section 65582, or lower income, as defined in subdivision (l) of Section 65582.

(5) This section establishes the maximum standards that a local agency shall use to evaluate a housing development proposed pursuant to this section. No additional standards, other than those provided in this section, shall be used or imposed, including an owner occupancy requirement.

(c) ~~In addition to any conditions established in accordance with subdivision (b), a~~ A local agency may require any of the following conditions when considering an application for two residential units as provided for in this section:

(1) Offstreet parking of up to one space per unit, except that a local agency shall not impose parking requirements in ~~either~~ any of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(2) For residential units connected to an onsite wastewater treatment system, a percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years.

(d) Notwithstanding subdivision (a), a local agency may deny a proposed housing development project if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(f) Notwithstanding Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13, a local agency ~~shall not be required to~~ may permit an accessory dwelling unit or a junior accessory dwelling unit on ~~parcels~~ a parcel that ~~use both~~ uses the authority contained within this section and ~~that was created pursuant to~~ the authority contained in Section 66411.7.

(g) Notwithstanding subparagraph (B) of paragraph (2) of subdivision (b), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet

building code safety standards and are sufficient to allow separate conveyance.

(h) (1) An application for a proposed housing development pursuant to this section shall be considered and approved or denied within 60 days from the date the local agency receives a completed application. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved.

(2) If a permitting agency denies an application for a proposed housing development pursuant to paragraph (1), the permitting agency shall, within the time period described in paragraph (1), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

(i) Local agencies shall include units constructed *and any ordinance adopted* pursuant to this section in the annual housing element report as required by subparagraph (1) of paragraph (2) of subdivision (a) of Section 65400.

(j) For purposes of this section, all of the following apply:

(1) A housing development contains two residential units if the development proposes no more than two new units or if it proposes to add one new unit to one existing unit.

(2) The terms "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a local agency, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(3) "Local agency" means a city, county, or city and county, whether general law or chartered.

(4) "Association" has the same meaning as defined in Section 4080 of the Civil Code.

(5) "Urbanized area" means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.

(6) "Urban cluster" means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.

(7) "Net habitable square feet" means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.

(k) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

~~(l) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for a housing development pursuant to this section.~~

(1) A local agency shall submit a copy of the ordinance adopted pursuant to this section to the department within 60 days after adoption. After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this section. The local agency shall submit a copy of any existing ordinance adopted pursuant to this section to the department within 60 days of the date this act becomes effective.

(2) (A) The department may review the ordinance and if the department finds that the local agency's ordinance does not comply with this section, the department shall notify the local agency and shall provide the local agency with a reasonable time, not to exceed 30 days, to respond to the findings before taking any other action authorized by this section.

(B) The local agency shall consider any findings made by the department pursuant to paragraph (1) and shall do one of the following:

(i) Amend the ordinance to comply with this section.

(ii) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this section despite the findings of the department.

(3) If the local agency does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.

(l) A local agency shall provide applicants with a single application for a housing development pursuant to this section and any urban lot split pursuant to Section 66411.7. Both applications shall be reviewed concurrently.

(m) For a project located in the coastal zone, as specified in the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), this section does not relieve a project relying on the provisions of this section from the requirement to obtain a coastal development permit as required by Section 30600 of the Public Resources Code. Any standards to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and does not result in significant adverse impacts to coastal resources and public coastal access pursuant to Chapter 3 (commencing with Section 30200) of Division 20 of the Public Resources Code.

(n) The local agency shall not deny an application for a permit due to the presence of preexisting nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the unit or units.

(o) (1) A local agency, special district, or water corporation shall not impose any impact fee upon a housing development proposed pursuant to this section of less than 1,750 square feet. Any impact fees charged for a housing development proposed pursuant to this section of 1,750 square feet or greater shall be charged proportionately.

(2) For purposes of this subdivision, "impact fee" has the same meaning as the term "fee" as defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

**SEC. 3.** Section 65913.4 of the Government Code is amended to read:

**65913.4.** (a) Except as provided in subdivision (r), a development proponent may submit an application for a development that is subject to the streamlined, ministerial approval process provided by subdivision (c) and is not subject to a conditional use permit or any other nonlegislative discretionary approval if the development complies with subdivision (b) and satisfies all of the following objective planning standards:

(1) The development is a multifamily housing development that contains two or more residential units.

(2) The development and the site on which it is located satisfy all of the following:

(A) It is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census

Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C) (i) A site that meets the requirements of clause (ii) and satisfies any of the following:

(I) The site is zoned for residential use or residential mixed-use development.

(II) The site has a general plan designation that allows residential use or a mix of residential and nonresidential uses.

(III) The site meets the requirements of Section 65852.24.

(ii) At least two-thirds of the square footage of the development is designated for residential use. Additional density, floor area, and units, and any other concession, incentive, or waiver of development standards granted pursuant to the Density Bonus Law in Section 65915 shall be included in the square footage calculation. The square footage of the development shall not include underground space, such as basements or underground parking garages.

(3) (A) The development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower or moderate-income housing units required pursuant to subparagraph (B) of paragraph (4) shall remain available at affordable housing costs or rent to persons and families of lower or moderate income for no less than the following periods of time:

(i) Fifty-five years for units that are rented.

(ii) Forty-five years for units that are owned.

(B) The city or county shall require the recording of covenants or restrictions implementing this paragraph for each parcel or unit of real property included in the development.

(4) The development satisfies clause (i) or (ii) of subparagraph (A) and satisfies subparagraph (B) below:

(A) (i) For a development located in a locality that is in its sixth or earlier housing element cycle, the development is located in either of the following:

(I) In a locality that the department has determined is subject to this clause on the basis that the number of units that have been issued building permits, as shown on the most recent production report received by the department, is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subclause until the department's determination for the next reporting period.

(II) In a locality that the department has determined is subject to this clause on the basis that the locality did not adopt a housing element that has been found in substantial compliance with housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3) by the department. A locality shall remain eligible under this subclause until such time as the locality adopts a housing element that has been found in substantial compliance with housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3) by the department.

(ii) For a development located in a locality that is in its seventh or later housing element cycle, is located in a locality that the department has determined is subject to this clause on the basis that the locality did not adopt a housing element that has been found in substantial compliance with housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3) by the department by the statutory deadline, or that the number of units that have been issued building permits, as shown on the most recent production report received by the department, is less than the locality's share of the regional housing needs, by income category, for that reporting period. A

locality shall remain eligible under this subparagraph until the department's determination for the next reporting period.

(B) The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:

(i) The locality did not adopt a housing element pursuant to Section 65588 that has been found in substantial compliance with the housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3) by the department, did not submit its latest production report to the department by the time period required by Section 65400, or that production report submitted to the department reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project does one of the following:

(I) For for-rent projects, the project dedicates a minimum of 10 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at or below 50 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 50 percent of the area median income, that local ordinance applies.

(II) For for-sale projects, the project dedicates a minimum of 10 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.

(III) (ia) If the project is located within the San Francisco Bay area, the project, in lieu of complying with subclause (I) or (II), may opt to abide by this subclause. Projects utilizing this subclause shall dedicate 20 percent of the total number of units, before calculating any density bonus, to housing affordable to households making below 100 percent of the area median income with the average income of the units at or below 80 percent of the area median income. However, a local ordinance adopted by the locality applies if it requires greater than 20 percent of the units be dedicated to housing affordable to households making at or below 100 percent of the area median income, or requires that any of the units be dedicated at a level deeper than 100 percent. In order to comply with this subclause, the rent or sale price charged for units that are dedicated to housing affordable to households between 80 percent and 100 percent of the area median income shall not exceed 30 percent of the gross income of the household.

(ib) For purposes of this subclause, "San Francisco Bay area" means the entire area within the territorial boundaries of the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma, and the City and County of San Francisco.

(II) (I) The locality's latest production report reflects that there were fewer units of housing issued building permits affordable to either very low income or low-income households by income category than were required for the regional housing needs assessment cycle for that reporting period, and one of the following conditions exist:

(ia) The project seeking approval dedicates ~~50~~ 20 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at or below 80 percent of the area median income.

(ib) The project application was submitted prior to January 1, 2019, and the project includes at least 500 units of housing, the project seeking approval or seeking a modification to a prior approval dedicates 20 percent of the total number of units, before calculating any density bonus, as affordable units, with at least 9 percent affordable to households making at or

below 50 percent of the area median income and the remainder affordable to households making at or below 80 percent of the area median income.

(II) Notwithstanding the conditions described in sub-subclauses (ia) and (ib) of subclause (I), if the locality has adopted a local ordinance that requires that ~~greater than 50 percent, or~~ greater than 20 percent ~~as applicable~~, of the units be dedicated to housing affordable to households making at or below 80 percent of the area median income, that local ordinance applies.

(III) For purposes of this clause, the reference to units affordable to very low income households includes units affordable to acutely low income households, as defined in Section 50063.5 of the Health and Safety Code, and to extremely low income households, as defined in Section 50106 of the Health and Safety Code.

(iii) The locality did not submit its latest production report to the department by the time period required by Section 65400, or if the production report reflects that there were fewer units of housing affordable to both income levels described in clauses (i) and (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).

(C) (i) A development proponent that uses a unit of affordable housing to satisfy the requirements of subparagraph (B) may also satisfy any other local or state requirement for affordable housing, including local ordinances or the Density Bonus Law in Section 65915, provided that the development proponent complies with the applicable requirements in the state or local law. If a local requirement for affordable housing requires units that are restricted to households with incomes higher than the applicable income limits required in subparagraph (B), then units that meet the applicable income limits required in subparagraph (B) shall be deemed to satisfy those local requirements for higher income units.

(ii) A development proponent that uses a unit of affordable housing to satisfy any other state or local affordability requirement may also satisfy the requirements of subparagraph (B), provided that the development proponent complies with applicable requirements of subparagraph (B).

(iii) A development proponent may satisfy the affordability requirements of subparagraph (B) with a unit that is restricted to households with incomes lower than the applicable income limits required in subparagraph (B).

(D) The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.

(5) The development, excluding any additional density or any other concessions, incentives, or waivers of development standards for which the development is eligible pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section, or at the time a notice of intent is submitted pursuant to subdivision (b), whichever occurs earlier. For purposes of this paragraph, "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

(A) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.

(B) In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan.

(C) It is the intent of the Legislature that the objective zoning standards, objective subdivision standards, and objective design review standards described in this paragraph be adopted or amended in compliance with the requirements of Chapter 905 of the Statutes of 2004.

(D) The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.

(E) A project that satisfies the requirements of Section 65852.24 shall be deemed consistent with objective zoning standards, objective design standards, and objective subdivision standards if the project is consistent with the provisions of subdivision (b) of Section 65852.24 and if none of the square footage in the project is designated for hotel, motel, bed and breakfast inn, or other transient lodging use, except for a residential hotel. For purposes of this subdivision, "residential hotel" shall have the same meaning as defined in Section 50519 of the Health and Safety Code.

(6) The development is not located ~~on a site that is~~ within any of the following:

(A) (i) An area of the coastal zone subject to paragraph (1) or (2) of subdivision (a) of Section 30603 of the Public Resources Code.

(ii) An area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan.

(iii) An area of the coastal zone that is vulnerable to five feet of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

(iv) In a parcel within the coastal zone that is not zoned for multifamily housing.

(v) In a parcel in the coastal zone and located on either of the following:

(I) ~~On, or within a~~ A 100-foot radius of, ~~or on,~~ a wetland, as defined in Section 30121 of the Public Resources Code.

(II) ~~On prime~~ Prime agricultural land, as defined in Sections 30113 and 30241 of the Public Resources Code.

(B) Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

(C) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(D) ~~Within a~~ A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions:

(i) Section 4291 of the Public Resources Code or Section 51182, as applicable.

(ii) Section 4290 of the Public Resources Code.

(iii) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).

(E) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:

(i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5.

(ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.

(F) ~~Within a~~ A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

(G) ~~Within a~~ A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

(H) ~~Within a~~ A regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

(I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

(K) Lands under conservation easement.

(7) (A) The development is not located on a site where any of the following apply:

~~(A)~~

(i) The development would require the demolition of the following types of housing:

~~(i)~~

(I) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of ~~moderate, low, or very low income~~; moderate income, as defined in subdivision (m) of Section 65582, or lower income, as defined in subdivision (l) of Section 65582.

~~(ii)~~

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

~~(iii)~~

(III) Housing that has been occupied by tenants within the past 10 years.

~~(B)~~

(ii) The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

~~(C) The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.~~

~~(iii) The development would require the demolition of a property individually listed on the National Register of Historic Places or the California Register of Historical Resources or of a contributing structure located within a historic district included on the National Register of Historic Places or the California Register of Historical Resources.~~

~~(D)~~

(iv) The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

~~(B) This paragraph shall not apply if a structure on the development site that includes at least one housing unit was involuntarily damaged or destroyed by an earthquake, other catastrophic event, or the public enemy.~~

(8) Except as provided in paragraph (9), a proponent of a development project approved by a local government pursuant to this section shall require in contracts with construction contractors, and shall certify to the local government, that the following standards specified in this paragraph will be met in project construction, as applicable:

(A) A development that is not in its entirety a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code and approved by a local government pursuant

to Article 2 (commencing with Section 65912.110) or Article 3 (commencing with Section 65912.120) shall be subject to all of the following:

(i) All construction workers employed in the execution of the development shall be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

(ii) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work, and shall also provide notice of all contracts for the performance of the work to the Department of Industrial Relations, in accordance with Section 1773.35 of the Labor Code, for those portions of the development that are not a public work.

(iii) All contractors and subcontractors for those portions of the development that are not a public work shall comply with all of the following:

(I) Pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

(II) Maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided in that section. This subclause does not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subclause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

(III) Be registered in accordance with Section 1725.6 of the Labor Code.

(B) (i) The obligation of the contractors and subcontractors to pay prevailing wages pursuant to this paragraph may be enforced by any of the following:

(I) The Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development.

(II) An underpaid worker through an administrative complaint or civil action.

(III) A joint labor-management committee through a civil action under Section 1771.2 of the Labor Code.

(ii) If a civil wage and penalty assessment is issued pursuant to this paragraph, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.

(iii) This paragraph does not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

(C) Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found

to be prevailing does not apply to those portions of a development that are not a public work if otherwise provided in a bona fide collective bargaining agreement covering the worker.

(D) The requirement of this paragraph to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

(E) A development of 50 or more housing units approved by a local government pursuant to this section shall meet all of the following labor standards:

(i) The development proponent shall require in contracts with construction contractors and shall certify to the local government that each contractor of any tier who will employ construction craft employees or will let subcontracts for at least 1,000 hours shall satisfy the requirements in clauses (ii) and (iii). A construction contractor is deemed in compliance with clauses (ii) and (iii) if it is signatory to a valid collective bargaining agreement that requires utilization of registered apprentices and expenditures on health care for employees and dependents.

(ii) A contractor with construction craft employees shall either participate in an apprenticeship program approved by the California Division of Apprenticeship Standards pursuant to Section 3075 of the Labor Code, or request the dispatch of apprentices from a state-approved apprenticeship program under the terms and conditions set forth in Section 1777.5 of the Labor Code. A contractor without construction craft employees shall show a contractual obligation that its subcontractors comply with this clause.

(iii) Each contractor with construction craft employees shall make health care expenditures for each employee in an amount per hour worked on the development equivalent to at least the hourly pro rata cost of a Covered California Platinum level plan for two adults 40 years of age and two dependents 0 to 14 years of age for the Covered California rating area in which the development is located. A contractor without construction craft employees shall show a contractual obligation that its subcontractors comply with this clause. Qualifying expenditures shall be credited toward compliance with prevailing wage payment requirements set forth in this paragraph.

(iv) (I) The development proponent shall provide to the local government, on a monthly basis while its construction contracts on the development are being performed, a report demonstrating compliance with clauses (ii) and (iii). The reports shall be considered public records under the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1) and shall be open to public inspection.

(II) A development proponent that fails to provide the monthly report shall be subject to a civil penalty for each month for which the report has not been provided, in the amount of 10 percent of the dollar value of construction work performed by that contractor on the development in the month in question, up to a maximum of ten thousand dollars (\$10,000). Any contractor or subcontractor that fails to comply with clauses (ii) and (iii) shall be subject to a civil penalty of two hundred dollars (\$200) per day for each worker employed in contravention of clauses (ii) and (iii).

(III) Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the procedures for issuance of civil wage and penalty assessments specified in Section 1741 of the Labor Code, and may be reviewed pursuant to Section 1742 of the Labor Code. Penalties shall be deposited in the State Public Works Enforcement Fund established pursuant to Section 1771.3 of the Labor Code.

(v) Each construction contractor shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code. Each construction contractor shall submit payroll records directly to the Labor Commissioner at least monthly in a format prescribed by the Labor Commissioner in accordance with subparagraph (A) of paragraph (3) of subdivision (a) of Section 1771.4 of the Labor Code. The records shall include a statement of fringe benefits. Upon request by a joint labor-management cooperation committee established pursuant to the federal Labor Management Cooperation Act of

1978 (29 U.S.C. Sec. 175a), the records shall be provided pursuant to subdivision (e) of Section 1776 of the Labor Code.

(vi) All construction contractors shall report any change in apprenticeship program participation or health care expenditures to the local government within 10 business days, and shall reflect those changes on the monthly report. The reports shall be considered public records pursuant to the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1) and shall be open to public inspection.

(vii) A joint labor-management cooperation committee established pursuant to the federal Labor Management Cooperation Act of 1978 (29 U.S.C. Sec. 175a) shall have standing to sue a construction contractor for failure to make health care expenditures pursuant to clause (iii) in accordance with Section 218.7 or 218.8 of the Labor Code.

(F) For any project over 85 feet in height above grade, the following skilled and trained workforce provisions apply:

(I) Except as provided in clause (ii), the developer shall enter into construction contracts with prime contractors only if all of the following are satisfied:

(I) The contract contains an enforceable commitment that the prime contractor and subcontractors at every tier will use a skilled and trained workforce, as defined in Section 2601 of the Public Contract Code, to perform work on the project that falls within an apprenticeable occupation in the building and construction trades. However, this enforceable commitment requirement shall not apply to any scopes of work where new bids are accepted pursuant to subclause (I) of clause (ii).

(II) The developer or prime contractor shall establish minimum bidding requirements for subcontractors that are objective to the maximum extent possible. The developer or prime contractor shall not impose any obstacles in the bid process for subcontractors that go beyond what is reasonable and commercially customary. The developer or prime contractor must accept bids submitted by any bidder that meets the minimum criteria set forth in the bid solicitation.

(III) The prime contractor has provided an affidavit under penalty of perjury that, in compliance with this subparagraph, it will use a skilled and trained workforce and will obtain from its subcontractors an enforceable commitment to use a skilled and trained workforce for each scope of work in which it receives at least three bids attesting to satisfaction of the skilled and trained workforce requirements.

(IV) When a prime contractor or subcontractor is required to provide an enforceable commitment that a skilled and trained workforce will be used to complete a contract or project, the commitment shall be made in an enforceable agreement with the developer that provides the following:

(ia) The prime contractor and subcontractors at every tier will comply with this chapter.

(ib) The prime contractor will provide the developer, on a monthly basis while the project or contract is being performed, a report demonstrating compliance by the prime contractor.

(ic) The prime contractor shall provide the developer, on a monthly basis while the project or contract is being performed, the monthly reports demonstrating compliance submitted to the prime contractor by the affected subcontractors.

(ii) (I) If a prime contractor fails to receive at least three bids in a scope of construction work from subcontractors that attest to satisfying the skilled and trained workforce requirements as described in this subparagraph, the prime contractor may accept new bids for that scope of work. The prime contractor need not require that a skilled and trained workforce be used by the subcontractors for that scope of work.

(II) The requirements of this subparagraph shall not apply if all contractors, subcontractors, and craft unions performing work on the development are subject to a multicraft project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. The multicraft project labor agreement shall include all construction crafts with applicable coverage determinations for the specified scopes of work on the project pursuant to Section 1773 of the Labor Code and shall be executed by all applicable labor organizations regardless of affiliation. For purposes of this clause, "project labor agreement" means a prehire collective bargaining agreement that establishes terms and conditions of employment for a specific construction project or projects and is an agreement described in Section 158(f) of Title 29 of the United States Code.

(III) Requirements set forth in this subparagraph shall not apply to projects where 100 percent of the units, exclusive of a manager's unit or units, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(iii) If the skilled and trained workforce requirements of this subparagraph apply, the prime contractor shall require subcontractors to provide, and subcontractors on the project shall provide, the following to the prime contractor:

(I) An affidavit signed under penalty of perjury that a skilled and trained workforce shall be employed on the project.

(II) Reports on a monthly basis, while the project or contract is being performed, demonstrating compliance with this chapter.

(iv) Upon issuing any invitation or bid solicitation for the project, but no less than seven days before the bid is due, the developer shall send a notice of the invitation or solicitation that describes the project to the following entities within the jurisdiction of the proposed project site:

(I) Any bona fide labor organization representing workers in the building and construction trades who may perform work necessary to complete the project and the local building and construction trades council.

(II) Any organization representing contractors that may perform work necessary to complete the project, including any contractors' association or regional builders' exchange.

(v) The developer or prime contractor shall, within three business days of a request by a joint labor-management cooperation committee established pursuant to the federal Labor Management Cooperation Act of 1978 (29 U.S.C. Sec. 175a), provide all of the following:

(I) The names and Contractors State License Board numbers of the prime contractor and any subcontractors that submitted a proposal or bid for the development project.

(II) The names and Contractors State License Board numbers of contractors and subcontractors that are under contract to perform construction work.

(vi) (I) For all projects subject to this subparagraph, the development proponent shall provide to the locality, on a monthly basis while the project or contract is being performed, a report demonstrating that the self-performing prime contractor and all subcontractors used a skilled and trained workforce, as defined in Section 2601 of the Public Contract Code, unless otherwise exempt under this subparagraph. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act Division 10 (commencing with Section 7920.000) of Title 1 and shall be open to public inspection. A developer that fails to provide a complete monthly report shall be subject to a civil penalty of 10 percent of the dollar value of construction work performed by that contractor on the project in the month in question, up to a maximum of ten thousand dollars (\$10,000) per month for each month for which the report has not been provided.

(II) Any subcontractors or prime contractor self-performing work subject to the skilled and trained workforce requirements under this subparagraph that fail to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars (\$200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the project using the same issuance of civil wage and penalty assessments pursuant to Section 1741 of the Labor Code and may be reviewed pursuant to the same procedures in Section 1742 of the Labor Code. Prime contractors shall not be jointly liable for violations of this subparagraph by subcontractors. Penalties shall be paid to the State Public Works Enforcement Fund or the locality or its labor standards enforcement agency, depending on the lead entity performing the enforcement work.

(III) Any provision of a contract or agreement of any kind between a developer and a prime contractor that purports to delegate, transfer, or assign to a prime contractor any obligations of or penalties incurred by a developer shall be deemed contrary to public policy and shall be void and unenforceable.

(G) A locality, and any labor standards enforcement agency the locality lawfully maintains, shall have standing to take administrative action or sue a construction contractor for failure to comply with this paragraph. A prevailing locality or labor standards enforcement agency shall distribute any wages and penalties to workers in accordance with law and retain any fees, additional penalties, or assessments.

(9) Notwithstanding paragraph (8), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages, use a workforce participating in an apprenticeship, or provide health care expenditures if it satisfies both of the following:

(A) The project consists of 10 or fewer units.

(B) The project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

(10) The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).

(b) (1) (A) (i) Before submitting an application for a development subject to the streamlined, ministerial approval process described in subdivision (c), the development proponent shall submit to the local government a notice of its intent to submit an application. The notice of intent shall be in the form of a preliminary application that includes all of the information described in Section 65941.1, as that section read on January 1, 2020.

(ii) Upon receipt of a notice of intent to submit an application described in clause (i), the local government shall engage in a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, as described in Section 21080.3.1 of the Public Resources Code, of the proposed development. In order to expedite compliance with this subdivision, the local government shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development.

(iii) The timeline for noticing and commencing a scoping consultation in accordance with this subdivision shall be as follows:

(1) The local government shall provide a formal notice of a development proponent's notice of intent to submit an application described in clause (i) to each California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development

within 30 days of receiving that notice of intent. The formal notice provided pursuant to this subclause shall include all of the following:

- (ia) A description of the proposed development.
- (ib) The location of the proposed development.
- (ic) An invitation to engage in a scoping consultation in accordance with this subdivision.

(II) Each California Native American tribe that receives a formal notice pursuant to this clause shall have 30 days from the receipt of that notice to accept the invitation to engage in a scoping consultation.

(III) If the local government receives a response accepting an invitation to engage in a scoping consultation pursuant to this subdivision, the local government shall commence the scoping consultation within 30 days of receiving that response.

(B) The scoping consultation shall recognize that California Native American tribes traditionally and culturally affiliated with a geographic area have knowledge and expertise concerning the resources at issue and shall take into account the cultural significance of the resource to the culturally affiliated California Native American tribe.

(C) The parties to a scoping consultation conducted pursuant to this subdivision shall be the local government and any California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development. More than one California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development may participate in the scoping consultation. However, the local government, upon the request of any California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development, shall engage in a separate scoping consultation with that California Native American tribe. The development proponent and its consultants may participate in a scoping consultation process conducted pursuant to this subdivision if all of the following conditions are met:

- (i) The development proponent and its consultants agree to respect the principles set forth in this subdivision.
- (ii) The development proponent and its consultants engage in the scoping consultation in good faith.
- (iii) The California Native American tribe participating in the scoping consultation approves the participation of the development proponent and its consultants. The California Native American tribe may rescind its approval at any time during the scoping consultation, either for the duration of the scoping consultation or with respect to any particular meeting or discussion held as part of the scoping consultation.

(D) The participants to a scoping consultation pursuant to this subdivision shall comply with all of the following confidentiality requirements:

- (i) Section 7927.000.
- (ii) Section 7927.005.
- (iii) Subdivision (c) of Section 21082.3 of the Public Resources Code.
- (iv) Subdivision (d) of Section 15120 of Title 14 of the California Code of Regulations.
- (v) Any additional confidentiality standards adopted by the California Native American tribe participating in the scoping consultation.

(E) The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) shall not apply to a scoping consultation conducted pursuant to this subdivision.

(2) (A) If, after concluding the scoping consultation, the parties find that no potential tribal cultural resource would be affected by the proposed development, the development proponent may submit an application for the proposed development that is subject to the streamlined, ministerial approval process described in subdivision (c).

(B) If, after concluding the scoping consultation, the parties find that a potential tribal cultural resource could be affected by the proposed development and an enforceable agreement is documented between the California Native American tribe and the local government on methods, measures, and conditions for tribal cultural resource treatment, the development proponent may submit the application for a development subject to the streamlined, ministerial approval process described in subdivision (c). The local government shall ensure that the enforceable agreement is included in the requirements and conditions for the proposed development.

(C) If, after concluding the scoping consultation, the parties find that a potential tribal cultural resource could be affected by the proposed development and an enforceable agreement is not documented between the California Native American tribe and the local government regarding methods, measures, and conditions for tribal cultural resource treatment, the development shall not be eligible for the streamlined, ministerial approval process described in subdivision (c).

(D) For purposes of this paragraph, a scoping consultation shall be deemed to be concluded if either of the following occur:

(i) The parties to the scoping consultation document an enforceable agreement concerning methods, measures, and conditions to avoid or address potential impacts to tribal cultural resources that are or may be present.

(ii) One or more parties to the scoping consultation, acting in good faith and after reasonable effort, conclude that a mutual agreement on methods, measures, and conditions to avoid or address impacts to tribal cultural resources that are or may be present cannot be reached.

(E) If the development or environmental setting substantially changes after the completion of the scoping consultation, the local government shall notify the California Native American tribe of the changes and engage in a subsequent scoping consultation if requested by the California Native American tribe.

(3) A local government may only accept an application for streamlined, ministerial approval pursuant to this section if one of the following applies:

(A) A California Native American tribe that received a formal notice of the development proponent's notice of intent to submit an application pursuant to subclause (I) of clause (iii) of subparagraph (A) of paragraph (1) did not accept the invitation to engage in a scoping consultation.

(B) The California Native American tribe accepted an invitation to engage in a scoping consultation pursuant to subclause (II) of clause (iii) of subparagraph (A) of paragraph (1) but substantially failed to engage in the scoping consultation after repeated documented attempts by the local government to engage the California Native American tribe.

(C) The parties to a scoping consultation pursuant to this subdivision find that no potential tribal cultural resource will be affected by the proposed development pursuant to subparagraph (A) of paragraph (2).

(D) A scoping consultation between a California Native American tribe and the local government has occurred in accordance with this subdivision and resulted in agreement pursuant to subparagraph (B) of paragraph (2).

(4) A project shall not be eligible for the streamlined, ministerial process described in subdivision (c) if any of the following apply:

(A) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project.

(B) There is a potential tribal cultural resource that could be affected by the proposed development and the parties to a scoping consultation conducted pursuant to this subdivision do not document an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment, as described in subparagraph (C) of paragraph (2).

(C) The parties to a scoping consultation conducted pursuant to this subdivision do not agree as to whether a potential tribal cultural resource will be affected by the proposed development.

(5) (A) If, after a scoping consultation conducted pursuant to this subdivision, a project is not eligible for the streamlined, ministerial approval process described in subdivision (c) for any or all of the following reasons, the local government shall provide written documentation of that fact, and an explanation of the reason for which the project is not eligible, to the development proponent and to any California Native American tribe that is a party to that scoping consultation:

(i) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project, as described in subparagraph (A) of paragraph (4).

(ii) The parties to the scoping consultation have not documented an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment, as described in subparagraph (C) of paragraph (2) and subparagraph (B) of paragraph (4).

(iii) The parties to the scoping consultation do not agree as to whether a potential tribal cultural resource will be affected by the proposed development, as described in subparagraph (C) of paragraph (4).

(B) The written documentation provided to a development proponent pursuant to this paragraph shall include information on how the development proponent may seek a conditional use permit or other discretionary approval of the development from the local government.

(6) This section is not intended, and shall not be construed, to limit consultation and discussion between a local government and a California Native American tribe pursuant to other applicable law, confidentiality provisions under other applicable law, the protection of religious exercise to the fullest extent permitted under state and federal law, or the ability of a California Native American tribe to submit information to the local government or participate in any process of the local government.

(7) For purposes of this subdivision:

(A) "Consultation" means the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between local governments and Native American tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural importance. A lead agency shall consult the tribal consultation best practices described in the "State of California Tribal Consultation Guidelines: Supplement to the General Plan Guidelines" prepared by the Office of Planning and Research.

(B) "Scoping" means the act of participating in early discussions or investigations between the local government and California Native American tribe, and the development proponent if authorized by the California Native American tribe, regarding the potential effects a proposed development could have on a potential tribal cultural resource, as defined in Section 21074 of the Public Resources Code, or California Native American tribe, as defined in Section 21073 of the Public Resources Code.

(8) This subdivision shall not apply to any project that has been approved under the streamlined, ministerial approval process provided under this section before the effective date of the act adding this subdivision.

(c) (1) Notwithstanding any local law, if a local government's planning director or equivalent position determines that a development submitted pursuant to this section is consistent with the objective planning standards specified in subdivision (a) and pursuant to paragraph (3) of this subdivision, the local government shall approve the development. Upon a determination that a development submitted pursuant to this section is in conflict with any of the objective planning standards specified in subdivision (a), the local government staff or relevant local planning and permitting department that made the determination shall provide the development proponent written documentation of which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, as follows:

(A) Within 60 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(C) Within 30 days of submittal of any development proposal that was resubmitted to address written feedback provided by the local government pursuant to this paragraph.

(2) If the local government's planning director or equivalent position fails to provide the required documentation pursuant to paragraph (1), the development shall be deemed to satisfy the objective planning standards specified in subdivision (a).

(3) For purposes of this section, *and except as provided in paragraph (4)*, a development is consistent with the objective planning standards specified in subdivision (a) if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards. The local government shall not determine that a development, including an application for a modification under subdivision (h), is in conflict with the objective planning standards on the basis that application materials are not included, if the application contains substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards.

*(4) Notwithstanding paragraph (3), in any evaluation of a development under this section related to compliance with paragraph (6) of subdivision (a), the local government shall bear the burden of proof. It shall demonstrate, with a preponderance of the evidence, that the development does not comply with applicable environmental criteria established under state or federal law. This demonstration shall include detailed written findings that specify the environmental criteria the project fails to meet and provide a clear linkage to the empirical or scientific evidence supporting these written findings.*

~~(4)~~

(5) Upon submittal of an application for streamlined, ministerial approval pursuant to this section to the local government, all departments of the local government that are required to issue an approval of the development prior to the granting of an entitlement shall comply with the requirements of this section within the time periods specified in paragraph (1).

(d) (1) Any design review of the development may be conducted by the local government's planning commission or any equivalent board or commission responsible for design review. That design review shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application, and shall be broadly applicable to development within the jurisdiction. That design review shall be completed, and if the development is consistent with all objective standards, the local government shall approve the development as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(A) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 180 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(2) An application for a subdivision pursuant to the Subdivision Map Act (Division 2 (commencing with Section 66410)) shall be exempt from the requirements of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) and shall be subject to the public oversight timelines set forth in paragraph (1) if the development is consistent with the requirements of this section, including, but not limited to, paragraph (8) of subdivision (a), and all objective subdivision standards in the local subdivision ordinance, and meets at least one of the following requirements:

(A) The development has received or will receive financing or funding by means of a low-income housing tax credit.

(B) The development is located on a legal parcel or parcels within either of the following:

(i) An incorporated city, the boundaries of which include some portion of an urbanized area.

(ii) An urbanized area or urban cluster in a county with a population greater than 250,000 based on the most recent United States Census Bureau data.

(iii) For purposes of this subparagraph, the following definitions apply:

(I) "Urbanized area" means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.

(II) "Urban cluster" means an urban cluster designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.

(3) If a local government determines that a development submitted pursuant to this section is in conflict with any of the standards imposed pursuant to paragraph (1), it shall provide the development proponent written documentation of which objective standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that objective standard or standards consistent with the timelines described in paragraph (1) of subdivision (c).

(e) (1) Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing automobile parking requirements in multifamily developments, shall not impose automobile parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:

(A) The development is located within one-half mile of public transit.

(B) The development is located within an architecturally and historically significant historic district.

(C) When on-street parking permits are required but not offered to the occupants of the development.

(D) When there is a car share vehicle located within one block of the development.

(2) If the development does not fall within any of the categories described in paragraph (1), the local government shall not impose automobile parking requirements for streamlined developments approved pursuant to this section that exceed one parking space per unit.

(f) Notwithstanding any law, a local government shall not require any of the following prior to approving a development that meets the requirements of this section:

(1) Studies, information, or other materials that do not pertain directly to determining whether the development is consistent with the objective planning standards applicable to the development.

(2) (A) Compliance with any standards necessary to receive a postentitlement permit.

(B) This paragraph does not prohibit a local agency from requiring compliance with any standards necessary to receive a postentitlement permit after a permit has been issued pursuant to this section.

(C) For purposes of this paragraph, "postentitlement permit" has the same meaning as provided in subparagraph (A) of paragraph (3) of subdivision (j) of Section 65913.3.

(g) (1) If a local government approves a development pursuant to this section, then, notwithstanding any other law, that approval shall not expire if the project satisfies both of the following requirements:

(A) The project includes public investment in housing affordability, beyond tax credits.

(B) At least 50 percent of the units are affordable to households making at or below 80 percent of the area median income.

(2) (A) If a local government approves a development pursuant to this section, and the project does not satisfy the requirements of subparagraphs (A) and (B) of paragraph (1), that approval shall remain valid for three years from the date of the final action establishing that approval, or if litigation is filed challenging that approval, from the date of the final judgment upholding that approval. Approval shall remain valid for a project provided construction activity, including demolition and grading activity, on the development site that has begun pursuant to a permit issued by the local jurisdiction and is in progress. For purposes of this subdivision, "in progress" means one of the following:

(i) The construction has begun and has not ceased for more than 180 days.

(ii) If the development requires multiple building permits, an initial phase has been completed, and the project proponent has applied for and is diligently pursuing a building permit for a subsequent phase, provided that once it has been issued, the building permit for the subsequent phase does not lapse.

(B) Notwithstanding subparagraph (A), a local government may grant a project a one-time, one-year extension if the project proponent can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application.

(3) If the development proponent requests a modification pursuant to subdivision (h), then the time during which the approval shall remain valid shall be extended for the number of days between the submittal of a modification request and the date of its final approval, plus an additional 180 days to allow time to obtain a building permit. If litigation is filed relating to the modification request, the time shall be further extended during the pendency of the litigation. The extension required by this paragraph shall only apply to the first request for a modification submitted by the development proponent.

(4) The amendments made to this subdivision by the act that added this paragraph shall also be retroactively applied to developments approved prior to January 1, 2022.

(h) (1) (A) A development proponent may request a modification to a development that has been approved under the streamlined, ministerial approval process provided in subdivision (c) if that request is submitted to the local government before the issuance of the final building permit required for construction of the development.

(B) Except as provided in paragraph (3), the local government shall approve a modification if it determines that the modification is consistent with the objective planning standards specified in subdivision (a) that were in effect when the original development application was first submitted.

(C) The local government shall evaluate any modifications requested pursuant to this subdivision for consistency with the objective planning standards using the same assumptions and analytical methodology that the local government originally used to assess consistency for the development that was approved for streamlined, ministerial approval pursuant to subdivision (c).

(D) A guideline that was adopted or amended by the department pursuant to subdivision (n) after a development was approved through the streamlined, ministerial approval process described in

subdivision (c) shall not be used as a basis to deny proposed modifications.

(2) Upon receipt of the development proponent's application requesting a modification, the local government shall determine if the requested modification is consistent with the objective planning standard and either approve or deny the modification request within 60 days after submission of the modification, or within 90 days if design review is required.

(3) Notwithstanding paragraph (1), the local government may apply objective planning standards adopted after the development application was first submitted to the requested modification in any of the following instances:

(A) The development is revised such that the total square footage of construction increases by 15 percent or more or the total number of residential units decreases by 15 percent or more. The calculation of the square footage of construction increases shall not include underground space.

(B) The development is revised such that the total square footage of construction increases by 5 percent or more or the total number of residential units decreases by 5 percent or more and it is necessary to subject the development to an objective standard beyond those in effect when the development application was submitted in order to mitigate or avoid a specific, adverse impact, as that term is defined in subparagraph (A) of paragraph (1) of subdivision (j) of Section 65589.5, upon the public health or safety and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact. The calculation of the square footage of construction increases shall not include underground space.

(C) (i) Objective building standards contained in the California Building Standards Code (Title 24 of the California Code of Regulations), including, but not limited to, building plumbing, electrical, fire, and grading codes, may be applied to all modification applications that are submitted prior to the first building permit application. Those standards may be applied to modification applications submitted after the first building permit application if agreed to by the development proponent.

(ii) The amendments made to clause (i) by the act that added clause (i) shall also be retroactively applied to modification applications submitted prior to January 1, 2022.

(4) The local government's review of a modification request pursuant to this subdivision shall be strictly limited to determining whether the modification, including any modification to previously approved density bonus concessions or waivers, modify the development's consistency with the objective planning standards and shall not reconsider prior determinations that are not affected by the modification.

(i) (1) A local government shall not adopt or impose any requirement, including, but not limited to, increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is eligible to receive ministerial or streamlined approval pursuant to this section.

(2) (A) A local government shall issue a subsequent permit required for a development approved under this section if the application substantially complies with the development as it was approved pursuant to subdivision (c). Upon receipt of an application for a subsequent permit, the local government shall process the permit without unreasonable delay and shall not impose any procedure or requirement that is not imposed on projects that are not approved pursuant to this section. The local government shall consider the application for subsequent permits based upon the objective standards specified in any state or local laws that were in effect when the original development application was submitted, unless the development proponent agrees to a change in objective standards. Issuance of subsequent permits shall implement the approved development, and review of the permit application shall not inhibit, chill, or preclude the development. For purposes of this paragraph, a "subsequent permit" means a permit required subsequent to receiving approval under subdivision (c), and includes, but is not limited to, demolition, grading, encroachment, and building permits and final maps, if necessary.

(B) The amendments made to subparagraph (A) by the act that added this subparagraph shall also be retroactively applied to subsequent permit applications submitted prior to January 1, 2022.

(3) (A) If a public improvement is necessary to implement a development that is subject to the streamlined, ministerial approval pursuant to this section, including, but not limited to, a bicycle lane, sidewalk or walkway, public transit stop, driveway, street paving or overlay, a curb or gutter, a modified intersection, a street sign or street light, landscape or hardscape, an above-ground or underground utility connection, a water line, fire hydrant, storm or sanitary sewer connection, retaining wall, and any related work, and that public improvement is located on land owned by the local government, to the extent that the public improvement requires approval from the local government, the local government shall not exercise its discretion over any approval relating to the public improvement in a manner that would inhibit, chill, or preclude the development.

(B) If an application for a public improvement described in subparagraph (A) is submitted to a local government, the local government shall do all of the following:

(i) Consider the application based upon any objective standards specified in any state or local laws that were in effect when the original development application was submitted.

(ii) Conduct its review and approval in the same manner as it would evaluate the public improvement if required by a project that is not eligible to receive ministerial or streamlined approval pursuant to this section.

(C) If an application for a public improvement described in subparagraph (A) is submitted to a local government, the local government shall not do either of the following:

(i) Adopt or impose any requirement that applies to a project solely or partially on the basis that the project is eligible to receive ministerial or streamlined approval pursuant to this section.

(ii) Unreasonably delay in its consideration, review, or approval of the application.

(j) (1) This section shall not affect a development proponent's ability to use any alternative streamlined by right permit processing adopted by a local government, including the provisions of subdivision (i) of Section 65583.2.

(2) This section shall not prevent a development from also qualifying as a housing development project entitled to the protections of Section 65589.5. This paragraph does not constitute a change in, but is declaratory of, existing law.

(k) The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) does not apply to actions taken by a state agency, local government, or the San Francisco Bay Area Rapid Transit District to:

(1) Lease, convey, or encumber land owned by the local government or the San Francisco Bay Area Rapid Transit District or to facilitate the lease, conveyance, or encumbrance of land owned by the local government, or for the lease of land owned by the San Francisco Bay Area Rapid Transit District in association with an eligible TOD project, as defined pursuant to Section 29010.1 of the Public Utilities Code, nor to any decisions associated with that lease, or to provide financial assistance to a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code.

(2) Approve improvements located on land owned by the local government or the San Francisco Bay Area Rapid Transit District that are necessary to implement a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code.

(l) For purposes of establishing the total number of units in a development under this chapter, a development or development project includes both of the following:

(1) All projects developed on a site, regardless of when those developments occur.

(2) All projects developed on sites adjacent to a site developed pursuant to this chapter if, after January 1, 2023, the adjacent site had been subdivided from the site developed pursuant to this chapter.

(m) For purposes of this section, the following terms have the following meanings:

(1) "Affordable housing cost" has the same meaning as set forth in Section 50052.5 of the Health and Safety Code.

(2) (A) Subject to the qualification provided by subparagraphs (B) and (C), "affordable rent" has the same meaning as set forth in Section 50053 of the Health and Safety Code.

(B) For a development for which an application pursuant to this section was submitted prior to January 1, 2019, that includes 500 units or more of housing, and that dedicates 20 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at, or below, 80 percent of the area median income, affordable rent for at least 30 percent of these units shall be set at an affordable rent as defined in subparagraph (A) and "affordable rent" for the remainder of these units shall mean a rent that is consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

(C) For a development that dedicates 100 percent of units, exclusive of a manager's unit or units, to lower income households, "affordable rent" shall mean a rent that is consistent with the maximum rent levels stipulated by the public program providing financing for the development.

(3) "Department" means the Department of Housing and Community Development.

(4) "Development proponent" means the developer who submits a housing development project application to a local government under the streamlined ministerial review process pursuant to this section.

(5) "Completed entitlements" means a housing development that has received all the required land use approvals or entitlements necessary for the issuance of a building permit.

(6) "Health care expenditures" include contributions under Section 401(a), 501(c), or 501(d) of the Internal Revenue Code and payments toward "medical care," as defined in Section 213(d)(1) of the Internal Revenue Code.

(7) "Housing development project" has the same meaning as in Section 65589.5.

(8) "Locality" or "local government" means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.

(9) "Moderate-income housing units" means housing units with an affordable housing cost or affordable rent for persons and families of moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(10) "Production report" means the information reported pursuant to subparagraph (H) of paragraph (2) of subdivision (a) of Section 65400.

(11) "State agency" includes every state office, officer, department, division, bureau, board, and commission, but does not include the California State University or the University of California.

(12) (A) "Reporting period" means ~~either~~ any of the following:

~~(i) The first half of the regional housing needs assessment cycle.~~

~~(ii) The last half of the regional housing needs assessment cycle.~~

*(i) The first quarter of the regional housing needs assessment cycle.*

*(ii) The second quarter of the regional housing needs assessment cycle.*

*(iii) The third quarter of the regional housing needs assessment cycle.*

*(iv) The last quarter of the regional housing needs assessment cycle.*

(B) Notwithstanding subparagraph (A), "reporting period" means annually for the City and County of San Francisco.

(13) "Urban uses" means any current or former residential, commercial, public institutional, public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility, or retail use, or any combination of those uses.

(n) The department may review, adopt, amend, and repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, or standards set forth in this section. Any guidelines or terms adopted pursuant to this subdivision shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(o) The determination of whether an application for a development is subject to the streamlined ministerial approval process provided by subdivision (c) is not a "project" as defined in Section 21065 of the Public Resources Code.

(p) Notwithstanding any other law, for purposes of this section and for development in compliance with the requirements of this section on property owned by or leased to the state, the Department of General Services may act in the place of a locality or local government, at the discretion of the department.

(q) (1) For developments proposed in a census tract that is designated either as a moderate resource area, low resource area, or an area of high segregation and poverty on the most recent "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development, within 45 days after receiving a notice of intent, as described in subdivision (b), and before the development proponent submits an application for the proposed development that is subject to the streamlined, ministerial approval process described in subdivision (c), the local government shall provide for a public meeting to be held by the city council or county board of supervisors to provide an opportunity for the public and the local government to comment on the development.

(2) The public meeting shall be held at a regular meeting and be subject to the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5).

(3) If the development proposal is located within a city with a population of greater than 250,000 or the unincorporated area of a county with a population of greater than 250,000, the public meeting shall be held by the jurisdiction's planning commission.

(4) Comments may be provided by testimony during the meeting or in writing at any time before the meeting concludes.

(5) The development proponent shall attest in writing that it attended the meeting described in paragraph (1) and reviewed the public testimony and written comments from the meeting in its application for the proposed development that is subject to the streamlined, ministerial approval process described in subdivision (c).

(6) If the local government fails to hold the hearing described in paragraph (1) within 45 days after receiving the notice of intent, the development proponent shall hold a public meeting on the proposed development before submitting an application pursuant to this section.

(r) (1) This section shall not apply to applications for developments proposed on qualified sites that are submitted on or after January 1, 2024, but before July 1, 2025.

(2) For purposes of this subdivision, "qualified site" means a site that meets the following requirements:

(A) The site is located within an equine or equestrian district designated by a general plan or specific or master plan, which may include a specific narrative reference to a geographically determined area or map of the same. Parcels adjoined and only separated by a street or highway shall be considered to be within an equestrian district.

(B) As of January 1, 2024, the general plan applicable to the site contains, and has contained for five or more years, an equine or equestrian district designation where the site is located.

(C) As of January 1, 2024, the equine or equestrian district applicable to the site is not zoned to include residential uses, but authorizes residential uses with a conditional use permit.

(D) The applicable local government has an adopted housing element that is compliant with applicable law.

(3) The Legislature finds and declares that the purpose of this subdivision is to allow local governments to conduct general plan updates to align their general plan with applicable zoning changes.

(s) The provisions of clause (iii) of subparagraph (E) of paragraph (8) of subdivision (a) relating to health care expenditures are distinct and severable from the remaining provisions of this section. However, the remaining portions of paragraph (8) of subdivision (a) are a material and integral part of this section and are not severable. If any provision or application of paragraph (8) of subdivision (a) is held invalid, this entire section shall be null and void.

(t) (1) The changes made to this section by the act adding this subdivision shall apply in a coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code, on and after January 1, 2025.

(2) In an area of the coastal zone not excluded under paragraph (6) of subdivision (a), a development that satisfies the requirements of subdivision (a) shall require a coastal development permit pursuant to Chapter 7 (commencing with Section 30600) of Division 20 of the Public Resources Code. A public agency with coastal development permitting authority shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government's certified local coastal program or, for areas that are not subject to a fully certified local coastal program, the certified land use plan of that area.

(3) For purposes of this section, receipt of any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under Section 65915 shall not constitute a basis to find the project inconsistent with the local coastal program.

(u) It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, increased housing supply.

(v) This section shall remain in effect only until January 1, 2036, and as of that date is repealed.

**SEC. 4.** Section 66411.7 of the Government Code is amended to read:

**66411.7.** (a) Notwithstanding any other provision of this division and any local law, a local agency shall ministerially approve, as set forth in this section, a parcel map for an urban lot split only if the local agency determines that the parcel map for the urban lot split meets all the following requirements:

(1) The parcel map subdivides an existing parcel to create no more than two new ~~parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.~~ parcels.

(2) (A) Except as provided in subparagraph (B), both newly created parcels are no smaller than 1,200 square feet.

(B) A local agency may by ordinance adopt a smaller minimum lot size subject to ministerial approval under this subdivision.

(3) Newly created lots subdivided pursuant to this section are not required to comply with any of the following requirements:

(A) A minimum or maximum requirement on the size, width, depth, frontage, or dimensions of any individual parcel beyond the minimum parcel size specified in, or established pursuant to, paragraph (1) of subdivision (a) of this section.

(B) The formation of an association.

(C) A deed restriction or covenant that restricts rents to levels affordable to persons and families of moderate income, as defined in subdivision (m) of Section 65582, or lower income, as defined in subdivision (l) of Section 65582.

~~(3)~~

(4) The parcel being subdivided meets all the following requirements:

(A) The parcel is located within a ~~single-family~~ residential zone.

(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section ~~65913.4, as that section read on September 16, 2021.~~ 65913.4.

(D) (i) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

~~(i)~~

(I) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of ~~moderate, low, or very low income.~~ moderate income, as defined in subdivision (m) of Section 65582, or lower income, as defined in subdivision (l) of Section 65582.

~~(ii)~~

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

~~(iii)~~

(III) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

~~(iv)~~

(IV) Housing that has been occupied by a tenant in the last three years.

(ii) This subparagraph shall not apply if a structure on the development site that includes at least one housing unit was involuntarily damaged or destroyed by an earthquake, catastrophic event, or the public enemy.

(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is

designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.

~~(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.~~

(b) An application for a parcel map for an urban lot split shall be approved in accordance with the following requirements:

(1) (A) A local agency shall approve or deny an application for a parcel map for an urban lot split ministerially without discretionary review.

(B) An application for an urban lot split shall be considered and approved or denied within 60 days from the date the local agency receives a completed application. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved.

(C) If a permitting agency denies an application for an urban lot split pursuant to subparagraph (B), the permitting agency shall, within the time period described in subparagraph (B), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

*(D) Any action or proceeding to attack, review, set aside, void, or annul the decision of a local agency concerning an urban lot split, or of any proceeding, act, or determination taken, done, or made prior to the decision, or to determine the reasonableness, legality, or validity of any condition attached to the decision, including, but not limited to, the approval of the urban lot split, shall not be maintained by any person unless the action or proceeding is commenced and service of summons effected in accordance with Section 66499.37. This subparagraph is declaratory of existing law.*

(2) A local agency shall approve an urban lot split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as otherwise expressly provided in this section.

(3) Notwithstanding Section 66411.1, a local agency shall not impose regulations that require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map for an urban lot split pursuant to this section.

(c) (1) Except as provided in ~~paragraph (2);~~ *this subdivision*, notwithstanding any local law, a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards that are related to the design or to improvements of a parcel, consistent with paragraph (3) of subdivision (b) and with subdivision (e), and are applicable to a parcel created by an urban lot split that do not conflict with this section.

(2) A local agency shall not impose objective zoning standards, objective subdivision standards, ~~and~~ objective design review ~~standards~~ *standards, or permitting requirements* that would have the effect of physically precluding *an urban lot split from occurring or* the construction of two units on either of the resulting parcels or that would result in a unit size of less than ~~600~~ *1,750 net habitable* square feet.

(3) (A) Notwithstanding paragraph (2), no setback *height limitation, lot coverage limitation, floor area ratio, or other standard that* shall be required for an existing structure or a structure constructed in the same location and ~~to the same~~ *within the* dimensions as an existing structure.

(B) Notwithstanding paragraph (2), in all other circumstances not described in subparagraph (A), a local agency may require a setback *from the original lot line* of up to four feet from the side and rear lot lines.

(4) Notwithstanding paragraph (1), a local agency may only impose a front setback with respect to the original lot line.

(5) Notwithstanding paragraph (1), a local agency shall not require a setback between the units, except as required in the California Building Standards Code (Title 24 of the California Code of Regulations).

(6) Notwithstanding paragraph (1), a local agency shall not impose a driveway width requirement that exceeds a driveway width requirement applied uniformly to development within the underlying zone. If the underlying zone does not have a driveway width requirement, the local agency shall not impose a driveway width greater than 10 feet if serving one lot, or 14 feet if serving multiple lots. A driveway constructed pursuant to this paragraph shall be considered sufficient to provide access to multiple units either on a single lot, or multiple units that share an access easement.

(d) Notwithstanding subdivision (a), a local agency may deny an urban lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) ~~In addition to any conditions established in accordance with this section, a~~ A local agency may require any of the following conditions when considering an application for a parcel map for an urban lot split:

(1) Easements required for the provision of public services and facilities.

(2) A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way. *This paragraph should not be interpreted as to allow a local agency to impose an access method if it would physically preclude the lot split from occurring while the use of another method would facilitate the lot split.*

(3) Offstreet parking of up to one space per unit, except that a local agency shall not impose parking requirements in ~~either~~ any of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(f) A local agency shall require that the uses allowed on a lot created by this section be limited to residential uses.

~~(g)(1) A local agency shall require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.~~

~~(2) This subdivision shall not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.~~

~~(3)~~

~~(g) A local agency shall not use or impose any additional owner occupancy standards, other than those provided for in this subdivision, on an urban lot split pursuant to this section; this section, including any owner-occupant requirement.~~

(h) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(i) A local agency shall not require, as a condition for ministerial approval of a parcel map application for the creation of an urban lot split, the correction of nonconforming zoning or subdivision conditions.

(j) (1) Notwithstanding any provision of Section 65852.21, 65915, Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1, or this section, a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section.

(2) For the purposes of this section, "unit" means any dwelling unit, including, but not limited to, a unit or units created pursuant to Section 65852.21, a primary dwelling, an accessory dwelling unit as defined in subdivision (a) of Section 66313, or a junior accessory dwelling unit as defined in subdivision (d) of Section 66313.

(k) Notwithstanding paragraph (3) of subdivision (c), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(l) Local agencies shall include the number of applications for parcel maps for urban lot splits pursuant to this section in the annual housing element report as required by subparagraph (I) of paragraph (2) of subdivision (a) of Section 65400.

(m) For purposes of this section, ~~both~~ *all* of the following shall apply:

(1) "Objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a local agency, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(2) "Local agency" means a city, county, or city and county, whether general law or chartered.

(3) "Association" *has the same meaning as defined in Section 4080 of the Civil Code.*

(4) "Urbanized area" *means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.*

(5) "Urban cluster" *means an urbanized area designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.*

(6) "Net habitable square feet" *means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.*

(n) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

~~(o) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for urban lot splits pursuant to this section.~~

(o) (1) *A local agency shall submit a copy of the ordinance adopted pursuant to this section to the department within 60 days after adoption. After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this section. The local agency*

shall submit a copy of any existing ordinance adopted pursuant to this section to the department within 60 days of the date this act becomes effective.

(2) (A) If the department finds that the local agency's ordinance does not comply with this section, the department shall notify the local agency and shall provide the local agency with a reasonable time, no longer than 30 days, to respond to the findings before taking any other action authorized by this section.

(B) The local agency shall consider any findings made by the department pursuant to paragraph (1) and shall do one of the following:

(i) Amend the ordinance to comply with this section.

(ii) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this section despite the findings of the department.

(3) If the local agency does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.

(p) A local agency shall ministerially review a condominium map to subdivide a housing development built pursuant to Section 65852.21, consistent with the standards set out for an urban lot split in this section.

(q) A local agency shall provide applicants with a single application for an urban lot split pursuant to this section and any housing development pursuant to Section 65852.21. Both applications shall be reviewed concurrently.

(r) For a project located in the coastal zone, as specified in the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), this section does not relieve a project relying on the provisions of this section from the requirement to obtain a coastal development permit as required by Section 30600 of the Public Resources Code. Any standards to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and does not result in significant adverse impacts to coastal resources and public coastal access pursuant to Chapter 3 (commencing with Section 30200) of Division 20 of the Public Resources Code.

(s) (1) A local agency, special district, or water corporation shall not impose any impact fee upon an urban lot split proposed pursuant to this section.

(2) For purposes of this subdivision, "impact fee" has the same meaning as the term "fee" is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

**SEC. 5.** Section 30500.1 of the Public Resources Code is amended to read:

~~30500.1. No local coastal program shall be required to include housing policies and programs.~~

**30500.1.** (a) It is the intent of the Legislature that this division and Sections 65852.21 and 66411.7 of the Government Code be harmonized so as to achieve the goal of increasing the supply of housing in the coastal zone while also protecting coastal resources and public coastal access.

(b) On or by July 1, 2026, any local government in the coastal zone that has not done so already shall submit to the commission for certification an amendment to the local government's local coastal program that harmonizes the applicable provisions of Section 65852.21 and Section 66411.7 of the Government Code and this division.

(c) If a local government submits to the commission for certification an amendment to the local government's local coastal program that would add a provision stating that any housing development pursuant to Section 65852.21 of the Government Code or an urban lot split pursuant to Section 66411.7 of

*the Government Code to which the applicant is entitled under this section shall be permitted in a manner that is consistent with the policies of the local coastal program to the greatest extent feasible, does not result in significant adverse impacts to coastal resources and public coastal access, and would make no other changes to the local coastal program, the amendment shall be processed as de minimis pursuant to subdivision (d) of Section 30514.*

**SEC. 6.** The Legislature finds and declares that Sections 2, 3, 4, and 5 of this act amending Sections 65852.21, 65913.4, 66411.7 of the Government Code and Section 30500.1 of the Public Resources Code address 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, Sections 2, 3, 4, and 5 of this act apply to all cities, including charter cities.

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

