

DRAFT Community Impact Statement

[Council File: 21-1431](#)

SB 8 / Occupant Protection Provisions Extension / SB 330 Housing Preservation / California Government Code Section 66300 / Proposed Housing Development Projects / Application and Permit Process

Regarding Council File 21-1431, the Woodland Hills Issues and Policies Committee finds that;

WHEREAS, Council File #21-1431, carried by Councilmembers Bonin, Raman, and Harris-Dawson, seeks to correct a wording error contained in SB 8, effective January 1, 2022; and,

WHEREAS, the City Council adopted the HOUSING COMMITTEE REPORT on January 26, 2022; and

WHEREAS, California Senate Bill 330 (SB330), "The Housing Crisis Act of 2019" (HCA), contains provisions that provide tenants protections for units that are "protected units" that low-income tenants occupy. These rental units are or were, within the five years prior, covenanted as rent-stabilized units, subject to any form of rent or price control within the five (5) years past, or that were withdrawn from rent or lease per the Ellis Act, within the past ten (10) years; and,

WHEREAS, SB330 gives Occupants of Protected Units additional protections, including the right of First Refusal in any new development; relocation benefits and replacement of units of comparable size and price for low-income tenants; and the ability to remain in their residential units until six (6) months before the commencement of construction of the new housing development; and,

WHEREAS, SB 330 provides for the sunset of the State Bill on January 1, 2025; and,

WHEREAS, effective January 1, 2022, Senate Bill 8 (SB8), extends the provisions of SB 330 (the HCA) to January 1, 2034. SB8 clarifies that SB330 intended to apply to proposed housing development projects consisting of one or more units (including units that involve no discretionary approval and those that require discretionary approval). However, it also provides that the HCA shall only apply to a housing development project that submits a preliminary application before January 1, 2030. This language was a drafting error that, per the City Attorney, limits the types of housing development projects upon which the City may apply the replacement obligations and tenant protections; and,

WHEREAS, Council File #21-1431 seeks correction of the drafting error. The action directs the City Attorney and the Department of Planning to draft an ordinance that includes an urgency clause. The intention requires the replacement obligations and occupant protection of SB330 and SB8 to apply to Housing Development Projects that submit a complete application; file a complete set of building plans for plan check and permit; or receive a project or permit approval after January 1, 2022. This action eliminates any gap inapplicability of the replacement obligations and occupant protections, prevents the loss of replacement units and their protections, and consistently maintains the application of replacement obligations and occupant protection as both Senate Bills intended;

THEREFORE, the Woodland Hills Issues and Policies [WHIP] Committee moves that the Board of the Woodland Hills – Warner Center Neighborhood Council support the adoption of a Los Angeles City Ordinance that provides the consistency of tenant protections and obligations provided for in both SB 330 and SB 8 as proposed in Council File #21-1431.

FURTHERMORE, the WHIP Committee recommends that the Board of the WHWCNC submit this CIS presented to the WHWCNC Board and approved on March 9, 2022, to the City Clerk of Los Angeles and Council District 3 Councilmember Bob Blumenfield.