



# San Gabriel Valley Council of Governments

## AGENDA AND NOTICE OF THE MEETING OF THE SGVCOG EXECUTIVE COMMITTEE

Monday, June 6, 2022 – 10:00 AM

Teleconference Meeting\*

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

Livestream Link: <https://youtu.be/nLaj1znkRxx>

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

President

**Becky Shevlin**

1<sup>st</sup> Vice President

**Tim Hepburn**

2<sup>nd</sup> Vice President

**Ed Reece**

3<sup>rd</sup> Vice President

**April Verlato**

Past President

**Margaret Clark**

Transportation Chair

**Ed Reece**

Homelessness Chair

**Becky Shevlin**

EENR Chair

**Denis Bertone**

Water Policy Chair

**Gloria Crudgington**

ACE Chair

**Nancy Lyons**

Ex-Officio

**Tim Sandoval, Metro  
SGVCOG Representative**

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

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

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

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

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



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



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

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

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

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

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact Steph Wong at least 48 hours prior to the meeting at (617) 953-1828 or at [swong@sgvcog.org](mailto:swong@sgvcog.org).

### **PRELIMINARY BUSINESS**

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

### **CONSENT CALENDAR**

5. Executive Committee Meeting Minutes -- **Page 1**  
*Recommended Action: Approve Executive Committee meeting minutes.*

### **ACTION ITEMS**

6. Governing Board Agenda -- **Page 3**  
*Recommended Action: Approve the draft Governing Board agenda.*

### **UPDATE ITEMS**

7. Legislative Update -- **Page 8**  
*Recommended Action: For information only.*
8. President's Report  
*Recommended Action: For information only.*
9. Executive Director's Report *Recommended Action: For information only.*
10. General Counsel's Report  
*Recommended Action: For information only.*

### **ANNOUNCEMENTS**

11. Next Executive Committee Meeting – August 1, 2022  
*Recommended Action: For information only.*

### **ADJOURN**



**SGVCOG Executive Committee Meeting Minutes**  
**May 2, 2022**  
10:00 AM  
Teleconference Meeting via Zoom

**PRELIMINARY BUSINESS**

- 1. Call to Order  
The meeting was called to order at 10:02 AM.

- 2. Roll Call
 

<b>Members Present</b>	<b>Absent</b>
B. Shevlin, President/Homelessness Chair	
T. Hepburn, 1 <sup>st</sup> Vice President	
E. Reece, 2 <sup>nd</sup> Vice President/Transportation Chair	
A. Verlato, 3 <sup>rd</sup> Vice President	
D. Bertone, EENR Chair	
G. Crudgington, Water Chair	
N. Lyons, ACE Chair	
T. Sandoval, SGVCOG Metro Representative	
M. Clark, Past President	

**Staff/Guests:**

- M. Creter, SGVCOG Executive Director
- K. Ward; S. Wong; E. Shen; A. Fung; R. Choi; C. Sims; B. Ruano, SGVCOG Staff
  
- T. Egan, Capital Representation Group
- D. DeBerry, Woodruff, Spradlin & Smart

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

**CONSENT CALENDAR**

- 5. Executive Committee Meeting Minutes  
*Action: Approve Executive Committee meeting minutes.*
- 6. Updated SGVCOG Investment Policy  
*Action: Recommend Governing Board approve the updated SGVCOG investment policy.*
- 7. Audit Status Report: February 2022 to April 2022  
*Action: Receive and file.*  
**There was a motion to approve the consent calendar. (M/S: N. Lyons/A. Verlato)**  
**[Motion Passed0]**

## Unapproved Minutes

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

*\*A. Verlato abstained from voting on Item 5.*

### ACTION ITEMS

8. Governing Board Agenda  
**There was a motion to approve the draft Governing Board agenda as amended. (M/S: T. Hepburn/A. Verlato)**

**[Motion Passed]**

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

9. Residential Zoning Law AB 2011 (Wicks)  
**There was a motion to recommend the Governing Board adopt a resolution opposing AB 2011. (M/S: D. Bertone/N. Lyons)**

**[Motion Passed]**

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

### UPDATE ITEMS

10. President's Report  
B. Shevlin reported on this item.
11. Executive Director's Report  
M. Creter reported on this item.
12. General Counsel's Report  
D. DeBerry reported on this item.

### ANNOUNCEMENTS

13. Next Executive Committee Meeting – June 6, 2022

### CLOSED SESSION

14. Conference Public Employee Performance Evaluation Pursuant to Government Code Section 54957.  
No reportable action was taken during the closed session.

### ADJOURN

The meeting was adjourned at 11:10 AM



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

Thursday, June 16, 2022 - 4:00 P.M.\*

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

Livestream Available at: <https://youtu.be/IhhZhAsOuFs>

SGVCOG Officers

President  
Becky Shevlin

1<sup>st</sup> Vice President  
Tim Hepburn

2<sup>nd</sup> Vice President  
Ed Reece

3<sup>rd</sup> Vice President  
April Verlato

Members

Alhambra

Arcadia

Azusa

Baldwin Park

Bradbury

Claremont

Covina

Diamond Bar

Duarte

El Monte

Glendora

Industry

Irwindale

La Cañada Flintridge

La Puente

La Verne

Monrovia

Montebello

Monterey Park

Pasadena

Pomona

Rosemead

San Dimas

San Gabriel

San Marino

Sierra Madre

South El Monte

South Pasadena

Temple City

Walnut

West Covina

First District, LA County  
Unincorporated Communities

Fourth District, LA County  
Unincorporated Communities

Fifth District, LA County  
Unincorporated Communities

SGV Water Districts

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

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

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

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

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

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



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



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

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

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

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

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



**PRELIMINARY BUSINESS**

**5 MINUTES**

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

**JOINT MEETING BUSINESS/ACTION ITEM**

**5 MINUTES**

5. Adopt Joint Resolution 22-33 of the Capital Projects and Construction Committee, Executive Committee, Energy, Environment, and Natural Resources Committee, Governing Board, and Transportation Committee Making Findings to Enable Them to Continue to Hold Meetings Via Teleconferencing  
*Recommendation Action: Adopt Joint Resolution 22-33 making certain findings that the existence of a local and state of emergency in California exists, that social distancing being mandated or recommended by state or local officials due to the ongoing COVID-19 pandemic and that meeting in person presents an imminent risk to the health and safety of attendees.*

**ADJOURN JOINT MEETING**

**CONVENE REGULAR MEETING OF THE SGVCOG GOVERNING BOARD**

**5 MINUTES**

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

**CONSENT CALENDAR**

**5 MINUTES**

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

8. Governing Board Meeting Minutes  
*Recommended Action: Adopt Governing Board minutes.*
9. Monthly Cash Disbursements/Balances/Transfers  
*Recommended Action: Approve Monthly Cash Disbursements/Balances/Transfers.*
10. Committee/TAC/Governing Board Attendance  
*Recommended Action: Receive and file.*
11. Cancel July 21 Governing Board Meeting  
*Recommended Actions: Adopt Resolution 22-34, taking the following actions: 1) Cancel the SGVCOG July 21, 2022 Governing Board meeting and 2) Authorize the President, in consultation with the Executive Committee, to act on the Governing Board's behalf by undertaking all actions that are necessary for the proper administration and operation of the SGVCOG and that cannot be delayed until the next Regular Meeting of the Governing Board.*
12. Financial Accounts for the Safekeeping of Property and Official Signatures  
*Recommended Action: Adopt Resolution 22-35 updating authorized official signatures on financial accounts at commercial bank institutes for the safekeeping of property.*
13. Ken Spiker & Associates Risk Management Contract Amendment  
*Recommended Action: Authorize the Executive Director to amend the contract with Ken Spiker & Associates to provide insurance coordination and risk management support services for the SGVCOG through June 30, 2023 for an amount not to exceed \$65,000.*
14. Support AB 2233: Excess State Land and Development of Affordable Housing  
*Recommended Action: Adopt resolution 22-37 in support of AB 2233*
15. Support AB 1845 (Calderon)  
*Recommended Action: Adopt Resolution 22-38 in support of AB 1845*



16. Support AB 2163 (Rubio)  
*Recommended Action: Adopt Resolution 22-39 in support of AB 2163*
17. Proposed SGVCOG Measure M Multi-Year Subregional Program (MSP) Funding Policy for Awarded Projects  
*Recommended Action: Adopt Resolution 22-40 to approve the incorporation of the SGVCOG Measure M Multi-Year Subregional Program (MSP) Funding Policy for Awarded Projects as part of the MSP funding administration process.*
18. [Vendor] Inclusionary Housing Ordinance Task Order  
*Recommended Action: Authorize the Executive Director to execute a task order with XX to complete an inclusionary housing evaluation and ordinance for participating cities for an amount not to exceed \$XXX.*
19. State Budget Earmark  
*Recommended Action: Authorize the Executive Director to execute an agreement with the San Gabriel Valley Regional Housing Trust (SGVRHT) to allocate any unexpended funds from the State Budget Earmark to the SGVRHT.*
20. FY 22-23 Subregional Representatives to City Managers' Steering Committee  
*Recommended Action: Appoint the following regional representatives to the City Managers' Steering Committee:*
  - Northeast: Sergio Gonzalez (Azusa), Adam Raymond (Glendora)
  - Southeast: Dan Fox (Diamond Bar), Joshua Nelson (Industry)
  - Central: Rachel Barbosa (South El Monte), Enrique Zaldivar (Baldwin Park)
  - Southwest: Rene Bobadilla (Montebello), Mark Lazzaretto (San Gabriel)
  - Northwest: Mark Alexander (La Canada Flintridge), Kevin Kearney (Bradbury)
  - At-Large: Ron Bow (Monterey Park), Bryan Cook (Temple City), Dominic Lazzaretto (Arcadia), Chris Constantin (San Dimas), Arminé Chaparyan (South Pasadena)
21. GoSGV Regional Bikeshare Program Update  
*Recommended Action: Receive and file.*

**PRESENTATION**

**60 MINUTES**

22. Esperanza Villa Project Update  
*Recommended Action: For information only.*
23. Regional Vehicle Miles Traveled (VMT) Mitigation Fee Study Overview  
*Recommended Action: For information only.*
24. Los Angeles County Men's Central Jail Strategic Plan Update: XX, Jail Closure Implementation Team  
*Recommended Action: For information only.*

**UPDATE ITEMS**

**10 MINUTES**

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

**COMMITTEE/BOARD REPORTS**

**10 MINUTES**

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

**LIAISON REPORTS**

**10 MINUTES**

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

**ANNOUNCEMENTS**

43. Upcoming Governing Board Meetings
  - Special Meeting – July 14, 2022 at TBD
  - Regular Meeting – August 18, 2022 at 4PM

**GOVERNING BOARD MEMBER COMMENTS**

**ADJOURN**

# REPORT

---

DATE: June 6, 2022

TO: Executive Committee

FROM: Marisa Creter, Executive Director

RE: **LEGISLATIVE UPDATE**

## **RECOMMENDED ACTION**

For information only.

### **BROWN ACT BILLS (AB 1944, AB 2449, & AB 2647)**

AB 361 temporarily amended the Brown Act to allow local agencies in California to meet via teleconference with modified requirements. The Governor's most recent state of emergency proclamation extends through June 30, 2022, at which time the law will lapse out of effect. In anticipation of this deadline, three bills were introduced in the Assembly to ease the rules and requirements related to holding public meetings via teleconference. On April 21<sup>st</sup>, the Governing Board passed all three resolutions for all three bills, which are summarized below:

- **AB 1944 (Lee)** – Waives the requirement to publicly disclose and invite the public to all teleconference locations.
- **AB 2449 (Rubio)** – Waives the requirement to publicly disclose and invite the public to all teleconference locations **if** a quorum of members participates in person from one location.
- **AB 2647 (Levine)** – Waives the requirement to publicly post the meeting notice and materials at a public office if instead the agency posts the writings on its website.

All three bills have now passed through the Assembly. AB 2647 (Levine) has been referred to the Senate Governance and Finance Committee. The remaining two, AB 1944 and AB 2449, are waiting to be referred by the Rules Committee.

**Amendments to AB 1944.** The bill's language was changed to require that posted agendas identify any member of the legislative body who will participate remotely (via teleconference) from a place that is not public. If a member chooses to join via teleconference after the agenda has been posted, the agenda must be updated. This is only permitted if a quorum of members participates from a single, physical location within the jurisdiction. Additionally, if the body approves by a majority vote, members participating via teleconference would be exempt from disclosing their location in the agenda and making that location accessible to the public. Lastly, the bill was amended to include a sunset date, repealing its provisions on January 1, 2030. At that time, the old (current) Brown Act requirements for teleconferencing would be restored.

**Amendments to AB 2449.** The bill's language was changed to require that posted agendas describe the reason why any member of the legislative body is participating remotely (via teleconference). In addition, the member must publicly disclose if anyone over the age of 18 is present (in the same room) from their remote location and their relationship with that person. No members shall be allowed to join via teleconference for more than three consecutive months. A

quorum of members must still meet physically within the jurisdiction. These provisions will be in effect if there is a proclaimed state of emergency until 2024. From 2024-2028, there need not be a proclaimed state of emergency. The entire bill sunsets on January 1, 2028.

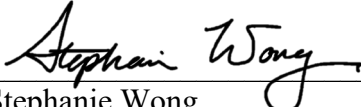
**Amendments to AB 2647.** The bill requires that agendas and other writings be posted to the agency or body's website immediately upon dissemination to members of the body. In addition, printed copies of all materials must be posted physically at a designated office or location in the next business hours following the meeting.

## **AB 2011 (WICKS)**

The bill would establish a streamlined, ministerial review process for new housing developments where there is currently office, retail, or parking use. It would make certain low-income and mixed-income residential uses allowed by right as long as specified criteria are met. It also establishes labor provisions that require prevailing wages, apprenticeship programs, and enforcement mechanisms. On May 19, 2022 the Governing Board adopted Resolution 22-31 opposing AB 2011 (Wicks).

AB 2011 was amended as follows: language to adjust the thresholds for industrial uses on neighboring sites; new provision specifying that for sites within a specific plan, the specific plan must have been adopted before January 1, 2024 and residential use must be allowed; updated severability provision stating that all labor provisions, except for the health care provision, are not severable from the bill.

The bill passed the Assembly on May 23, 2022 and moved to the Senate by a vote of 48 ayes, 11 noes, and 19 abstaining. Staff expect the bill to be referred to the Senate Housing Committee and pass the Senate, although it may encounter challenges during concurrence. Should it ultimately pass, Governor Newsom would likely sign the bill into law (barring additional concerns from labor groups).

Prepared by:   
Stephanie Wong  
Management Analyst

Approved by:   
Marisa Creter  
Executive Director