



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 22-950, **Version:** 1

Item #: A-4.

CC - ACTION ITEM: (1) Consideration of a City Council Legislative Position on AB 2439 (Bloom) State Property: Department of Motor Vehicles Field Offices: Affordable Housing; and (2) Direction to the City Manager as Deemed Appropriate.

Meeting Date: April 25, 2022

Contact Person/Dept.: Shelly Wolfberg/City Manager's Office
Phone Number: (310) 253-6000

Fiscal Impact: Yes No **General Fund:** Yes No

Attachments: Yes No

Commission Action Required: Yes No **Date:**
Commission Name:

Public Notification: (E-Mail) Meetings and Agendas - City Council (04/20/2022); Senator Sydney Kamlager; Assemblymember Isaac Bryan; Assemblymember Richard Bloom (04/20/2022)

Department Approval: John M. Nachbar (04/20/2022)

RECOMMENDATION

Staff recommends the City Council consider taking a legislative position on Assembly Bill (AB) 2439 (Bloom) State property: Department of Motor Vehicles field offices: affordable housing; and (2) provide direction to the City Manager as deemed appropriate.

BACKGROUND

Existing law establishes the Department of General Services (DGS) in the Government Operations Agency under the control of an executive officer known as the Director of DGS to provide centralized services, including, but not limited to, planning, acquisition, construction, and maintenance of state buildings and property, purchasing, printing, architectural services, administrative hearings, and accounting services.

Existing law establishes the Department of Motor Vehicles (DMV) in the Transportation Agency under the control of the DMV and sets forth the powers and duties of the department, including possession and control of all offices. Existing law requires the director to administer and enforce the provisions of

the Vehicle Code relating to the DMV.

Existing law authorizes the Director of DGS, with the consent of the DMV, to lease or exchange, for a term of years, as determined by the director, and for fair market value, specified parcels of real property that are acquired and used by the state for the benefit of the DMV, for the purpose of developing mixed public- and private use facilities, subject to specified conditions.

Recent State Actions - Surplus Property and Affordable Housing

In 2019 Governor Newsom ordered the DGS and the Department of Housing and Community Development (HCD) to identify excess state-owned property for affordable housing projects via Executive Order (EO) N-06-19. Over 44,000 parcels were reviewed, and 92 properties were identified by DGS as potentially suitable for housing. As of March 2022, DGS has offered 19 of these properties for development, each of which is proceeding through the planning, development, or construction phase.

Furthermore, in 2019 three laws were passed to encourage the development of affordable housing on surplus state and local properties. AB 1486 (Ting) required HCD to develop a searchable database of surplus local sites for affordable housing. SB 6 (Beall) required HCD to provide DGS with an annual list of vacant sites suitable and available for residential development and required DGS to develop a searchable database of surplus sites. Lastly, AB 1255 (Robert Rivas) required local governments to include an inventory of infill “high-density” sites in DGS’s searchable surplus site database. (Assembly Committee on Accountability and Administrative Review Committee)

About AB 2439

On February 17, 2022, Assemblymember Richard Bloom introduced AB 2439, legislation titled: State property: Department of Motor Vehicles field offices: affordable housing. This Bill is an Act to add Section 14670.23 to the Government Code, relating to state property.

AB 2439, as amended in the Assembly on March 28, 2022, would require the Director of DGS, in consultation with the Director of the DMV and the city in which specified properties are located, to enter into a public-private partnership agreement with a housing developer for the lease for a term of years, as determined by the DGS, of specified parcels of real property that are acquired and used by the state for the benefit of the DMV to develop affordable housing and new field offices for the DMV, subject to specified conditions. The bill would require the DMV to assist the DGS in the fulfillment of these requirements. The Culver City DMV field office at 11400 W. Washington Boulevard, Culver City has been specified in AB 2439. This site is located along a commercial corridor on Washington Boulevard, with residential units on a portion of Corinth Avenue and Purdue Avenue. The DMV property also is bordered by Nutmeg Avenue to the rear, which has residential properties.

DISCUSSION

The City Council is requested to consider taking one of the following positions on AB 2439:

- A. Support: The City supports AB 2439 as drafted; or
- B. Oppose: The City opposes AB 2439 as drafted; or
- C. Watch: The City should continue to monitor AB 2439.

The City Council could also recommend amendments to the Bill's author in conveying its position. Depending on City Council action, staff would work with the Mayor to communicate the City's position to state and county legislators, the bill author, and committees, through correspondence, phone calls, public testimony, and in-person meetings as necessary. If legislative amendments are made to AB 2439, City staff would use its best judgment in transmitting the City's position letter, based on the City Council's adopted position. Assemblymember Bloom's staff has requested that the City Council consider submitting a letter of support for AB 2439.

FISCAL ANALYSIS

There is no fiscal impact for the City Council to take a position on AB 2439.

ATTACHMENTS

2022-04-25__ATT__AB 2439 As Amended on March 28, 2022

RECOMMENDED MOTIONS

That the City Council:

1. If desired, take one of the following positions on AB 2439 and direct staff to communicate said position:
 - A. Support: The City supports AB 2439 as drafted; or
 - B. Oppose: The City opposes AB 2439 as drafted.

Or

2. Watch AB 2439 and monitor it through the legislative process.

And/Or

3. Provide other direction to the City Manager as deemed appropriate.