



Special Legislative Committee Agenda

Wednesday, August 19, 2020, 3:00 – 4:00 PM

Zoom Conference Call Details:

<https://us02web.zoom.us/j/85636623755?pwd=ZERaYURFWnZ6L2E1WnJGNlRFV2VLZz09>

(669) 900-6833

Meeting ID: 856 3662 3755

Password: 419337

One tap mobile:

+16699006833,,85636623755#,,,,,0#,,419337#

- I. Call to Order: Roll Call
- II. Action Items
 - i. [SB 902](#)
 - ii. [SB 1120](#)
- III. Other Discussion Items from the Committee
- IV. Adjournment: Next Meeting August 26, 2020



Action Items

- I. [SB 902 \(Scott Wiener\) - Planning and zoning: housing development: density](#)
Current Status: *Assembly Local Government Committee - Hearing on August 11*
Staff Recommendation: **Oppose**
Additional Documents: [Fact Sheet](#)

Summary: This bill would authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density, at a height determined by a local jurisdiction, if the parcel is located within a transit-rich area, a jobs-rich area, or an urban infill site. The bill would require the Department of Housing and Community Development (HCD), in consultation with the Office of Planning and Research (OPR), to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would apply to all cities including, charter cities, specifying that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act (CEQA).

Comments: In June, the Association took a watch position. SB 902 was amended in May and removed provisions that would allow ministerial approval of duplexes and four-plexes. The key focus of this bill is to exempt projects from CEQA concerns, providing protections to local governments and housing developers from lawsuits or delays—an issue advocated by cities to produce additional housing. Application would focus increasing housing production near 3 vital corridors: transit-rich, jobs-rich, or an urban infill site—all of which would be determined by OPR and HCD. The Association supports legislation that reduces costs and spurs housing development to encourage new residential construction. However, local government groups, including the League have also raised concerns surrounding the measure's ability to survive muster if the policy conflicts with a voter initiative. Several cities, including the LA Division of the League and Orange County Council of Governments oppose the legislation.

- I. [SB 1120 \(Atkins\) - Subdivisions: tentative maps](#)
Current Status: *Assembly Committee on Local Government – August 11 Hearing*
Staff Recommendation: **Oppose**
Additional Documents: [Fact Sheet](#)

Summary: This bill would encourage small-scale neighborhood development by streamlining the process for a homeowner to create a duplex or subdivide an existing lot in all residential areas. This bill would require a proposed housing development containing 2 residential units to be considered ministerially-approved in zones where allowable uses are limited to single-family residential development. A subdivision of an existing lot can be no smaller than 1,200 square feet.



If the proposed housing development meets certain requirements, including that the proposed housing development would not require demolition or alteration requiring evacuation or eviction of an existing housing unit 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.

Comments: In June, the Association voted to take a “watch” position. The Association supports legislation that provides flexibility for cities to exercise local control, however, this bill would allow state guidelines to overrule local control by allowing ministerial processing of housing developments and subdividing parcels no smaller than 1,200 square feet. Application of SB 1120 would allow property owners living in zones reserved for single-family housing who meet specified requirements to build duplexes and small apartment complexes, impacting public services and a city’s zoning. A number of cities and local government groups opposed the measure, however, the League of California Cities have submitted a support if amended letter, such as clear language to prevent construction of an accessory dwelling unit if a property owner subdivides or builds a second unit, prevention of SB 1120 be used in a high fire severity zone, retention of parking standards, and require adequate access for police and fire to enter the property.