

Planning and Zoning

SB902 https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB902

SB 902 (Wiener) Planning and zoning: housing development: density.

Would authorize a local government to pass an ordinance, notwithstanding any local restrictions on adopting zoning ordinances, to zone any parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria

SB995 http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB995

SB 995 (Atkins) Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2011: housing projects.

CEQA 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 authorizes the preparation of a master EIR and authorizes the use of the master EIR to limit the environmental review of subsequent projects that are described in the master EIR, as specified. This bill would require a lead agency to prepare a master EIR for a general plan, plan amendment, plan element, or specified plan for housing projects where the state has provided funding for the preparation of the master EIR.

SB1085 http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB1085

B 1085 (Skinner) Density Bonus Law. Housing for Lower-income Students.

This measure would require a city or county to grant additional incentives or concessions for a project that contains a specified percentage of units for moderate income rental housing and lower income student housing developments.

SB1120 http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB1120

SB 1120 (Atkins) Subdivisions. Tentative Maps.

This measure would build off the Accessory Dwelling Unit law allowing for at least three units per parcel to further encourage development in single-family neighborhoods by creating a ministerial approval process for duplexes and lot splits that meet local zoning, environmental and tenant displacement standards.

SB1385 http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB1385

SB 1385 (Caballero) Local Planning. Housing in Commercial Zones.

This measure, the Neighborhood Homes Act, would deem a housing development project, as defined, an authorized use on a neighborhood lot that is zoned for office or retail commercial use under a local agency's zoning code or general plan. The measure would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction.

OTHER BILLS

AB 1279 (Bloom) Housing Developments. High-resource Areas.

This measure would require the Department of Housing and Community Development (HCD) to designate areas in this state as high-resource areas by Jan. 1, 2021, and every five years thereafter. In any area designated as a high-resource area, this measure would require cities, at the request of a developer, to allow up to fourplexes in single-family zones and up to 100 units per acre in commercial zones. These projects shall receive ministerial approval (use by-right).

AB 2345 (Gonzalez) Planning and Zoning. Density Bonus.

This measure would greatly expand Density Bonus law and allow developers to receive up to five concessions and incentives from local governments and up to 50 percent more density.

AB 3040 (Chiu) Local Planning. Regional Housing Need.

This measure would create a voluntary program to incentivize local governments to allow four units per parcel, by-right, in exchange for additional credit towards the city or county's share of the regional housing need allocation for each site identified under these provisions. The measure would prohibit the cumulative credit received by a city or county from exceeding more than 25 percent of the total units needed to meet its regional housing needs allocation.

AB 3107 (Bloom) Planning and Zoning. Housing Developments.

This measure would require, notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation, a housing development in which at least 20 percent of the units have an affordable housing cost or affordable rent for lower income households shall be an allowable use on a site designated in any element of the general plan for commercial uses.

SB 474 (Stern) Very High Fire Severity Zones. Development.

This measure would prohibit the construction of a new development project within a very high fire hazard severity zone or a state responsibility area. Development projects include residential dwellings, including, but not limited to, mobile homes, accessory dwelling units, and junior accessory dwelling units, of one or more units or a subdivision of land for the purpose of constructing one or more residential dwelling units, and projects for commercial, retail, or industrial use.

SB 1299 (Portantino) Housing Development. Incentives. Rezoning of Idle Retail Sites.

This measure would, upon appropriation by the Legislature, require HCD to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing.