



American Planning Association  
**California Chapter**

*Making Great Communities Happen*

## **APA CALIFORNIA LEGISLATIVE UPDATE**

**MAY 2018**

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### **Another Busy Legislative Year for Planning!**

The 2018 Legislative Session is in full swing and has proved to be another busy year for planning-related legislation. The APA California Legislative Review Team met in March to review and take positions on the most critical measures. In total, APA California is tracking 213 bills this year that could have an impact on planning.

### **How You Can Get Involved in Shaping APA California's Legislative Positions**

As bills are making their way through hearings and floor votes, APA California will be lobbying and sending letters to the authors and other members in support of or opposition to their measures. We encourage you to participate in APA California's Legislative Review Team, whose members advise APA California on legislative positions, potential amendments and key planning policies. Information on the Review Team and sign up information are located on the APA California website legislation page. As always, we would also appreciate letters to legislators and the Governor from APA California members or their employers that are consistent with those positions. To review the letters, and for an alert on APA's positions on all of the major planning-related bills, please go to the legislative tab on APA's website at [www.apacalifornia.com](http://www.apacalifornia.com). All position letters will be posted on the APA California website "Legislation" page, which can be found here: <https://www.apacalifornia.org/legislation/legislative-review-teams/position-letters/>. Position letters will continue to be posted here as they are written and updated – APA encourages you to use these as templates for your own jurisdiction/company letters.

### **Hot Bills**

The deadline for bills to be voted out of their first policy committees just passed, allowing successful measures to keep moving through the legislative process. A number of these bills continue to change various housing laws, including bills dealing with ADUs, Density Bonus law, fees and building permits. As you'll see below, APA California has taken twice as many support positions as oppose positions on current housing legislation. APA California is actively engaged with legislators to address concerns and offer alternatives/amendments whenever possible to meet the author's goal while insuring the bill's requirements are reasonable and feasible -- and clear enough to be implemented. While well intended, many of the current proposals are infeasible or inflexible as written, are unlikely to effectively increase housing production and are more likely to confuse or invite litigation.

Below is a list of some of the high priority bills APA California is currently lobbying. Position letters with more information on all of these bills are posted on the APA California website, as noted above.

#### **AB 686 (Santiago)**

Adds federal "affirmatively further fair housing" requirements to California law with major additions.  
SUPPORT IF AMENDED

**AB 1771 (Bloom)**

Provides RHNA allocation reform.  
SUPPORT IF AMENDED

**AB 1804 (Berman)**

Provides a CEQA infill exemption for counties.  
SUPPORT

**AB 1905 (Grayson)**

Prohibits staying or enjoining transportation projects under CEQA that are included in an SCS.  
OPPOSE – THE BILL DIED IN COMMITTEE

**AB 2162 (Chiu)**

Provides a by right process and expedited review for supportive housing.  
SUPPORT AS AMENDED

**AB 2263 (Friedman)**

Limits parking requirements for historical reuse projects.  
SUPPORT IF AMENDED

**AB 2341 (Mathis)** Eliminates consideration of aesthetic effects of projects in CEQA.  
SUPPORT AS AMENDED

**AB 2372 (Gloria)**

Authorizes a floor area ratio bonus in lieu of a density bonus.  
SUPPORT AS AMENDED

**AB 2631 (Allen)** Provides for a new by right process for housing separate from SB 35.  
OPPOSE – DIED IN COMMITTEE

**AB 2753 (Friedman)**

Requires new notification of density bonus status when application is deemed complete.  
SUPPORT AS AMENDED

**AB 2797 (Bloom)** Requires density bonus, waivers and concessions to be permitted in a manner that is consistent with that law and the California Coastal Act.  
SUPPORT AS AMENDED

**AB 2856 (Melendez)**

Prohibits court in a CEQA challenge related to housing project from staying the siting, construction or operation of the project.  
OPPOSE – DIED IN COMMITTEE

**AB 2890 (Ting)**

One of three bills this year that make another round of major ADU changes. The bills have some similar and many conflicting provisions.  
OPPOSE

**AB 2913 (Wood)**

Provides for lengthy statewide building permit extensions for housing projects.  
OPPOSE UNLESS AMENDED

**AB 2923 (Chiu)**

Requires zoning around specified BART stations to be consistent with BART zoning plan.  
OPPOSE UNLESS AMENDED

**AB 3037 (Chiu)**

Reinstates the redevelopment process for housing and infrastructure projects.  
SUPPORT IN CONCEPT

**AB 3147 (Caballero)**

Freezes mitigation and other impact fees for 2 years for housing projects from when application is deemed substantially complete.  
SUPPORT IF AMENDED

**AB 3171 (Ting)**

Provides funding for local homelessness programs.  
SUPPORT

**AB 3194 (Daly)**

Prohibits required rezoning for housing projects if project not consistent with zoning ordinance but consistent with land use element.  
OPPOSE UNLESS AMENDED

**SB 827 (Wiener)**

Overrides local zoning authority near transit.  
OPPOSE – DIED IN COMMITTEE

**SB 828 (Wiener)**

Requires RHNA allocation reform including adding “unmet need” to, and 125% zoning of, RHNA.  
OPPOSE UNLESS AMENDED

**SB 831 (Wieckowski)** One of three bills this year that make another round of major ADU changes. The bills have some similar and many conflicting provisions.  
OPPOSE

**SB 912 (Beall)**

Provides funding for homeless and affordable housing.  
SUPPORT

**SB 1035 (Jackson)**

Clarifies the update requirements for flood, fire and climate adaptation assessments in the safety element.  
SUPPORT AS AMENDED

**SB 1260 (Jackson)**

Provides for fire prevention and planning through prescribed burns.  
SUPPORT IF AMENDED

**SB 1226 (Bates)**

Authorizes ordinances for unpermitted ADUs and waiving of certain building codes based on year of ADU construction.  
SUPPORT

**SB 1227 (Skinner)**

Adds a special density bonus for private student housing projects.  
SUPPORT IF AMENDED

**SB 1469 (Skinner)**

One of three bills this year that make another round of major ADU changes. The bills have some similar and many conflicting provisions.

OPPOSE

**All Hot Bills**

To view the full list of hot planning bills, copies of the measures, up-to-the minute status and APA California letters and positions, please continue to visit the legislative page on APA California's website at [www.apacalifornia.org](http://www.apacalifornia.org).