



APA CALIFORNIA LEGISLATIVE UPDATE

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End of Session

The 2018 legislative session ended on August 31st. All bills that successfully passed both houses are now on the Governor’s desk, awaiting action. The Governor has until September 30th to sign or veto all bills on his desk. APA California is pleased that many bills of concern were worked out with amendments suggested by APA California, and many other bills worthy of support are awaiting the Governor’s consideration. 2018 proved to be another busy year. APA lobbied hundreds of planning-related bills, from those related to generating more housing, reforming the RHNA allocation processes, wildfire planning and prevention and permitting changes, to those continuing to make changes to ADU law and CEQA.

2018 Legislative Update at the Conference

Please join us at the 2018 Legislative Update session at the APA California Conference in October. The session will be held at 9:45 am, Monday, October 8th and will include a complete update of all important planning related bills and issues.

How You Can Get Involved in Shaping APA California’s Legislative Positions

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. To find APA’s positions on all of the major planning-related bills, and to review APA’s letters on those bills, please go to the legislative tab on APA’s website at www.apacalifornia.com. All position letters are posted on the APA California website “Legislation” page, which can be found here: <https://www.apacalifornia.org/legislation/legislative-review-teams/position-letters/>.

Quick Update of High Priority 2018 Legislation

Below is a list of the top high priority bills APA California lobbied this session. 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.
SUPPORT AS AMENDED
ON THE GOVERNOR’S DESK

AB 1771 (Bloom)

Provides RHNA allocation reform.
NEUTRAL AS AMENDED
ON THE GOVERNOR’S DESK

AB 1804 (Berman)

Provides a CEQA infill exemption for counties.

SUPPORT
ON THE GOVERNOR'S DESK

AB 1905 (Grayson)

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

AB 2162 (Chiu)

Provides a "by right" process and expedited review for supportive housing.
SUPPORT AS AMENDED
ON THE GOVERNOR'S DESK

AB 2263 (Friedman)

Limits parking requirements for historical reuse projects.
SUPPORT AS AMENDED
SIGNED BY THE GOVERNOR

AB 2341 (Mathis)

Eliminates consideration of aesthetic effects of projects in CEQA in some circumstances.
SUPPORT AS AMENDED
ON THE GOVERNOR'S DESK

AB 2372 (Gloria)

Authorizes a floor area ratio bonus in lieu of a density bonus.
SUPPORT AS AMENDED
ON THE GOVERNOR'S DESK

AB 2447 (Reyes)

Establishes additional notice and hearing requirements under CEQA for classes of industrial or similar projects located within one-half mile of a disadvantaged community.
NEUTRAL AS AMENDED
ON THE GOVERNOR'S DESK

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 to applicant when application is deemed complete.
SUPPORT AS AMENDED
ON THE GOVERNOR'S DESK

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.
NEUTRAL AS AMENDED (Just FYI: last minute amendments make this difficult to understand)
ON THE GOVERNOR'S DESK

AB 2856 (Melendez)

Prohibits a 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

DIED IN RULES COMMITTEE

AB 2913 (Wood)

Extends the original life of a building permit from 6 months to one year for housing projects statewide.

NEUTRAL AS AMENDED

ON THE GOVERNOR'S DESK

AB 2923 (Chiu)

Requires zoning around specified BART stations to be consistent with BART zoning plan, granting BART land use authority over parking, density, height and floor area ratio for projects on BART parking lots.

OPPOSE UNLESS AMENDED

ON THE GOVERNOR'S DESK

AB 2973 (Gray)

Allows a 24-month extension for unexpired subdivision maps for construction of single or multifamily housing, in Central Valley jurisdictions that meet certain criteria.

NEUTRAL

ON THE GOVERNOR'S DESK

AB 3037 (Chiu)

Reinstates the redevelopment process for housing and infrastructure projects.

SUPPORT IN CONCEPT

DIED IN COMMITTEE

AB 3147 (Caballero)

Freezes mitigation and other impact fees for 2 years for housing projects from date application is deemed "substantially complete".

SUPPORT IF AMENDED

DIED IN COMMITTEE

AB 3171 (Ting)

Provides funding for local homelessness programs.

SUPPORT

DIED IN COMMITTEE

AB 3194 (Daly)

Provides that a proposed project is not inconsistent with applicable zoning standards and criteria, and shall not require a rezoning, if the proposed project is consistent with objective general plan standards and criteria but the local agency's adopted zoning for the project site is inconsistent with the general plan.

NEUTRAL AS AMENDED

ON THE GOVERNOR'S DESK

SB 765 (Wiener)

Makes a number of changes to the SB 35 approval process.

NEUTRAL AS AMENDED

ON THE GOVERNOR'S DESK

SB 827 (Wiener)

Overrides local zoning authority near transit.
OPPOSE
DIED IN COMMITTEE

SB 828 (Wiener)

Requires various RHNA allocation reforms and states intent that cities and counties should take reasonable actions to ensure that future housing production meet at a minimum their RHNA allocation.
OPPOSE UNLESS AMENDED
ON GOVERNOR'S DESK

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
DIED IN COMMITTEE

SB 901 (Dodd)

Makes major changes to electrical and gas utility wildfire planning, resiliency and safety maintenance procedures, and sets up long range rate-payer reimbursement for utility liability for wildfire damages caused by utilities.
NEUTRAL AS AMENDED
ON GOVERNOR'S DESK

SB 912 (Beall)

Provides funding for homeless and affordable housing.
SUPPORT
ON THE GOVERNOR'S DESK

SB 1035 (Jackson)

Clarifies the update requirements for flood, fire and climate adaptation assessments in the safety element.
SUPPORT AS AMENDED
ON THE GOVERNOR'S DESK

SB 1260 (Jackson)

Provides for fire prevention and planning through prescribed burns.
SUPPORT AS AMENDED
ON THE GOVERNOR'S DESK

SB 1333 (Wieckowski)

Applies specified provisions in the Government Code pertaining to local planning and zoning requirements to charter cities.
NEUTRAL
ON THE GOVERNOR'S DESK

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
DIED IN COMMITTEE

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.