



American Planning Association
California Chapter

Creating Great Communities for All

June 4, 2020

The Honorable Scott Wiener
Chair, Senate Housing Committee
Room 5100 - State Capitol
Sacramento, CA 95814

SUBJECT: **NOTICE OF SUPPORT – SB 902 (Wiener)**
 CEQA Exemption for Upzoning
 In Senate Appropriations Committee, Tuesday June 9th

Dear Senator Wiener:

The American Planning Association, California Chapter, has taken a support position on SB 902 as recently amended. SB 902 now allows a local government to pass an ordinance to zone any parcel, for up to 10 units of residential density per parcel, at a height specified by the local government or ordinance, if the parcel is located in a transit-rich area, jobs rich area, or urban infill site, and exempts the ordinance from CEQA.

APA supports the option for an ordinance to zone any parcel for up to 10 units of residential density per parcel in targeted areas, exempting the ordinance from CEQA, and allowing local agencies to decide how to implement the ordinance and whether to impose an inclusionary requirement. This provides a streamlined and simple process to increase density in these areas.

APA does suggest that as the bill moves forward, you continue working to incorporate equity and affordability provisions, particularly including the clarification that local inclusionary, community benefits requirements, and value capture schemes do not constitute a “limitation” as used in 902.

If you have any questions, please contact our lobbyist, Sande George, with Stefan/George Associates, sgeorge@stefangeorge.com, 916-443-5301.

Sincerely,

A handwritten signature in blue ink that reads 'Eric S. Phillips' with a long horizontal flourish extending to the right.

Eric S. Phillips
Vice President, Policy and Legislation
APA California

cc: Senate Appropriations Committee
 Senate Housing Committee
 Republican Caucus
 OPR