



American Planning Association
California Chapter

Creating Great Communities

FIRST MAJOR POLICY COMMITTEE DEADLINE PASSED

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Over the past few weeks, APA California has shared positions on a number of important bills moving through the Legislature. After the bill introduction deadline in late February, over 300 bills of interest to planners were identified. Since then, the first policy committee deadline has passed and some of these 300+ bills have been tabled for the year or amended into an entirely different topic. Others continue to move, and APA California is actively engaged in many. In fact, we've been working closely with legislative and committee staff on amendments and clarifications to some bills of concern that have enabled APA California to remove opposition as they continue to move through the Legislature. Below is an update on bills we have recently highlighted and stay tuned for a broader update on both legislative and budget activities in the next month.

STREAMLINING FOR HOUSING PRODUCTION

SB 9 (Atkins) Would permit at least two units to be developed on lots in single family zones, increasing density, while allowing jurisdictions to maintain objective standards and guidelines that generally maintain existing building forms. Recent amendments clarify, among other things, that a jurisdiction is not required to permit more than two units on a single lot or two units on each on a lot split.

Position: Support

In Senate Appropriations Committee

SB 10 (Wiener) Would allow, but would not require, local governments to use a streamlined process to upzone parcels to permit up to 10 units per parcel in transit-rich, jobs rich, or urban infill areas. Recent amendments provides that an ordinance, resolution, or other local regulation, including general plan amendments, to effectuate the bill is not a project for the purposes of CEQA. Additional amendments also void any covenant, restriction, or condition affecting the sale of any interest in Common Interest Developments (CID), and any provision of a CID governing document that effectively prohibits or unreasonably restricts a use or density authorized by an ordinance adopted under the bill.

Position: Support

In Senate Appropriations Committee

REDUCED PARKING REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS NEAR TRANSIT

AB 1401 (Friedman) Would prohibit local governments from imposing or enforcing minimum automobile parking requirements for both residential and commercial developments, if such developments are located within a 1/2 mile of public transit. APA California continues to work with the author's office to explore ways to align the changes in AB 1401, as proposed, and the existing Density Bonus Law, as amended in 2020. APA California believes amendments would allow AB 1401 to better support the State's

housing affordability goals for low-income households, along with its climate and emission reduction goals. Check out our updated [letter](#).

Position: Support if Amended
In Assembly Appropriations Committee

CHANGES TO IMPACT FEES

[AB 602 \(Grayson\)](#) Would make a number of substantial changes to existing law on adopting development impact fees and nexus studies. While the bill has been amended to address a number of concerns, it still requires a Capital Improvement Plan in addition to a nexus study for some projects and allows HCD to adopt nexus study templates. APA California, through a coalition of other organizations, has requested that instead of an HCD template, OPR could provide a clearinghouse for nexus studies best practices and remove the Capital Improvement Plan mandate.

Position: Oppose Unless Amended
In Assembly Appropriations Committee

[AB 571\(Mayes\)](#) Would prohibit affordable housing impact fees imposed on a housing development's affordable units, if a project is proposed under the state's Density Bonus Law. While originally introduced to prohibit fees on both the affordable units and bonus units, the author agreed to limit the fee prohibition to affordable units.

Position: Support as Amended
In Assembly Appropriations Committee

WILDFIRE MITIGATION

[SB 12 \(McGuire\)](#) Would provide for comprehensive wildfire planning strategies throughout the General Plan, requiring a number of updates to the land use and safety element, as well as new standards for developments in Very High Fire Hazard Severity Zones (VHFHSZ). The bill also encourages COGs to consider a jurisdiction's relative high fire risk area when making RHNA determinations during the 7th cycle housing element update.

Position: Support
In Senate Appropriations Committee

[AB 642 \(Friedman\)](#) Would implement a number of recommendations that are consistent with those in the Governor's Forest Management Task Force Report by supporting cultural and prescribed burns, updating moderate and high fire hazard severity zone maps and expanding building safety requirements.

Position: Support
In Assembly Appropriations Committee

POSITION LETTERS

APA California has posted a number of new position letters [here](#) and will continue to do so as bills move through the Legislature. Have thoughts on these bills or others the Chapter is tracking? Share them at policy@apacalifornia.org or join APA California's [Legislative Review Team](#).