



American Planning Association  
**California Chapter**

*Creating Great Communities*

June 9, 2022

The Honorable Robert Rivas  
California State Assembly  
1021 O Street, Room 5110  
Sacramento, CA 95814

The Honorable Tim Grayson  
California State Assembly  
1021 O Street, Room 5510  
Sacramento, CA 95814

**SUBJECT: Support for AB 2234 (Rivas and Grayson) Permit Streamlining for Postentitlement Permits for Housing Developments**

Dear Assemblymember Rivas and Grayson:

The American Planning Association, California Chapter (APA California) is pleased to support your AB 2234, which would require several changes to streamline the process of postentitlement permits for housing developments. Specifically, the bill would require a local agency to compile a list of information needed to approve or deny a postentitlement phase permit online by January 1, 2024, process those permits in specified time periods and requires the use of digital permitting systems for many jurisdictions throughout the state.

APA California is a non-profit organization made up of practicing planners, citizens and public officials committed to advancing the practice of local, regional, and statewide planning throughout urban, suburban, and rural California. As the state continues to face a severe housing crisis with a substantial shortage of affordable housing in particular, our organization is supporting several efforts that help to streamline housing developments within the framework of existing standards and plans. We also support creating reasonable expectations for the timely processing of housing development permits that ensure predictability and efficiencies both for developers and for planning staff. To that end, starting with a well informed and complete application will help planners as they work to meet these new timelines prescribed in the bill.

Additionally, this bill would also require counties with a population of more than 250,000, and any city located within those counties, to establish an online portal for accepting and processing the postentitlement phase permits subject to the bill by January 1, 2024. While some jurisdictions already have an online process in place or are moving towards that goal, we would note that some jurisdictions may not be able to afford or have the in-house technical expertise to accomplish this and APA California would be supportive of state funding that can be identified

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to offset these costs. With that said, we agree that utilizing online permitting portals will serve as a benefit both to developers and planners, once implemented.

We would also like to thank your office and bill sponsors for reaching out to our organization early in the development of the bill and for being thoughtful and open to many of the changes our organization suggested to ensure successful implementation of the requirements in AB 2234. APA California is pleased to join your sponsors to offer our support and if you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California's lobbyist, at 916 443-5301, [lauren@stefangeorge.com](mailto:lauren@stefangeorge.com).

Sincerely,

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

Eric Phillips  
Vice President Policy and Legislation  
APA California

cc: Senate Housing Committee and Senate Governance and Finance Committee  
Senate Republican Caucus  
The Governor  
The Office of Planning and Research  
The Department of Housing and Community Development