



American Planning Association
California Chapter

Creating Great Communities for All

April 12, 2023

The Honorable Senate President Pro Tempore Toni Atkins
1021 O Street, Room 8518
Sacramento, California 95814

RE: SB 450 (Atkins) Housing development: approvals – SUPPORT

Dear Senator Atkins:

The American Planning Association, California Chapter (APA California) is pleased to support your SB 450, which would make several changes to improve and clarify provisions in SB 9 (Atkins, 2021), which established streamlining opportunities for homeowners to create a duplex or subdivide an existing residential parcel.

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 adopted in APA California's Legislative Platform, *Plan California*, our organization is supportive of efforts that provide streamlining for housing including a range of housing types, such as duplexes, triplexes and fourplexes in single-family zones. Additionally, our organization supports policies and programs that advance inclusiveness, which is at the core of SB 9, and continued in SB 450.

While many local governments have worked hard to implement ordinances that meet the spirit of the law, there have been some issues that stand to impede meaningful implementation consistently throughout the state that could discourage the creation of new units and lot splits. Important clarifications in SB 450 include:

- Deleting redundant language relating to the demolition of a property, while maintaining key tenant protections.
- Applying a 60-day approval timeline for SB 9 applications, which is consistent to existing ADU law.
- Ensures HCD's Housing Accountability Unit has enforcement authority of the law.
- Requiring consistency in local objective zoning, subdivision, and design standards to prevent overly burdensome requirements solely on units and lot splits created utilizing SB 9 streamlining.

APA California supports these changes to continue to encourage the production of small multi-family projects, which will increase the market for generally more affordable units. We appreciate all your efforts and leadership on this issue and for these reasons, are pleased to be in support of SB 450. If you have any questions, please contact Lauren De Valencia, lauren@stefangeorge.com, APA California's lobbyist.

Sincerely,

Erik de Kok, AICP
Vice President Policy and Legislation
APA California

cc: Senate Housing Committee
Senate Republican Caucus
The Governor
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