

Recent CA Legislative Bills

Your Opinion Matters

These bills are moving quickly through the Legislature

CA Legislative officials information below:

| | |
|---|--------------|
| Senator Scott Weiner, District 11 | 415-557-1300 |
| Assemblymember Buffy Wicks, 14 District | 916-319-2014 |
| Assemblymember Jesse Gabriel, District 46 | 818-380-2460 |
| Senator Henry Stern, District 27 | 818-876-3352 |

Included in Both Bills:

- Would permit a local government to adopt an ordinance to implement provisions and require the local government to submit a copy to the Housing and Community Development Department (HCD) within 60 days of adoption to review for compliance.
- If the HCD finds an ordinance is out of compliance, and a local government does not take specified steps to address this, HCD will notify the local government in writing with authorization to notify the Attorney General.
- These bills would include findings that changes address a matter of statewide concern rather than a municipal affair and apply to all cities including charter cities.

SB 79 was introduced January 15, 2025, amended on March 5, 2025. Referred to the Rules Committee. *Sponsored by CA Senator Scott Weiner, District 11*

It will increase residential density in areas 1/4 mile and 1/2 mile from transit stops. This bill will undo protections achieved through the Housing Element for single-family neighborhoods.

Additions:

- Requires that a residential development proposed within a specified distance of a transit-oriented development (TOD) stop be an allowed use on any site zoned for residential, mixed, commercial, or light industrial development, if the development meets these requirements. The bill establishes height limits, density, and floor area ratio in accordance with a development's proximity to specified tiers of TOD stops.
- The bill would provide that a local government denying a project meeting the requirements of these provisions located in a high-resource area would be presumed in violation of the Housing Accountability Act and liable for penalties.
- The bill would specify that a proposed development is eligible for streamlined, ministerial approval (*streamlined, non-discretionary process for development approvals*).

SB 677 was introduced February 21, 2025 and may be acted upon on or after March 24, 2025. Referred to CA Assembly Committees on Housing and Local Government. *Sponsored by CA Senator Scott Weiner, District 11 and Assemblymember Buffy Wicks, District 14*

SB 9 opened up single-family neighborhoods and allowed 4 units of housing to be built on each and every single-family lot or allowed a split lot and with a duplex on each half with an ADU (*accessory dwelling unit*) and Jr ADU specifically for homeowners. SB 677 changes this bill.

Additions:

- This bill would revise and raise the minimum size of a unit to 1,750 net habitable square feet.
- It would prohibit a local agency from imposing standards that would have the effect of physically preventing an urban lot split from occurring or a unit being constructed on either of the resulting parcels from being at least 1,750 net habitable square feet, change restrictions on a local agency's authority to impose a setback, prohibit a local agency from imposing a driveway requirement width requirement, prohibit a local agency's authority to impose setbacks, and prohibit a local agency from imposing permitting requirements that do not apply uniformly to development within the underlying zone.
- A local agency's access requirement may not physically prevent the lot split from occurring if another access method would facilitate the lot split.
- A requirement would be removed that one parcel of a split lot be no smaller than 40% of the lot area of the original parcel and exempt both newly created lots from following certain additional requirements. The bill would also remove the prohibition against owners who have previously subdivided an adjacent parcel using an urban lot split.
- It would prohibit a local agency from imposing a low-income deed restriction or covenant that restricts rents.
- It would prohibit local agencies from using or imposing any standards other than those provided by its provisions.
- An applicant no longer would need to sign an affidavit stating intent to occupy one of the housing units as a principal residence and prohibits a local agency from using or imposing any additional standards.
- On or by July 1, 2026, it would require any local government in the coastal zone that has not done so to submit an amendment to its local coastal program that matches the provisions of this bill concerning ministerial approval of proposed housing developments and urban lot splits. The bill would specify criteria that would allow a local government's amendment to be processed as "de minimis" (*not taken into consideration*).