**SB 330 Summary of Essential Points**

1. Basically, the bill would prohibit the City from changing land use parameters that have been in effect since January 1, 2018. That applies to Community Plans, General Plan provisions that affect land use, design review standards, and specific regulations having to do with the density, building height, Floor Area Ratio, open space, setbacks, minimum frontage, percentage lot coverage, or lot size.

2. Proposed projects would be limited to a five reviews, with a decision required at one of them. Continuations are counted as other reviews. Although public comments are allowed, the reviewing agency must make a decision at that hearing. The review must take place within 30 days of the final application, making timely notice to Neighborhood Councils and homeowners groups problematical. Applicant appeals must be made within 60 days. The City is required to minimize the “number of permits or approvals” for a development.

3. A property owner would have seven years to correct a cited defect.

4. Minimum parking of ½ spaces per unit required if the property is within ¼ mile of a rail stop that is a major transit stop.

5. If an existing structure is to be demolished to make way for a new project, the new project has at least the same number of “affordable” units, a greater number of deed-restricted low-income units, and greater density.

6. Prohibits the imposition of any change in requirements or standards for a property after an initial application is submitted.

7. Prohibits any public vote or supermajority of any pertinent board or commission to allow an increase in the intensity of housing opr to establish housing as an allowable use. Another part of the proposed legislation allows residential use in land zoned for residential, commercial, or industrial use.

8. An example of a revision that makes no sense is a provision that the proposed bill is applicable if the City’s average rent and vacancy rate **Differ** from the national average. This was changed from **Exceed**.