

Here are some of the critical details of the proposed state legislation

SB 1120 would allow multiple divisions of lots in single family zoning, with up to four separate primary structures per lot. For a nominal 5000 square foot lot, that would allow four properties of approximately 1250 square feet each. The minimum size for each of these new properties would be 1200 square feet. In addition, each lot apparently could also have an accessory dwelling unit (ADU). A maximum of one parking space per unit would be required and there would be no requirement for affordable housing. The bill has passed the Senate and forwarded to the Assembly.

SB 902 allows City Councils to override local limitations, including voter approved ballot initiatives, and build up to a 10 unit apartment building of any height on any residential or commercially zoned property within the ill-defined “Transit-Rich” or “High Opportunity” area. “High Opportunity” is newly defined as any area which theoretically would “enable shorter commute times”. “Transit Rich” is newly defined as any bus route that offers service every 15 minutes during rush hours. The limit of 10 is a result of prior legislation that would require at least one unit of affordable housing for a project of 11 or more units. SB 902 has no requirement for affordable housing. The action is ministerial, with no opportunity for public input. The bill has passed the Senate and forwarded to the Assembly

SB 1085 would allow taller, denser buildings with much smaller dwelling units, less parking, and minimal setbacks and side yards. The bill has passed the Senate and forwarded to the Assembly

AB 725 would require that 25% of all future population growth within the state be accommodated within **existing** residential zones. It would allow up to 35 units per acre. No transit service would be required. It has no requirement for affordable housing. The bill has passed the Assembly and

AB 1279 would allow greater density and height in areas of high opportunity and low residential density without local review or public comments. In areas zoned only for single-family residential, it allows up to four residential units with a height of up to 20 feet on a minimum R1 lot of 5000 square feet. In residential zoned areas that are at least one-quarter acre in size and located on a major street and/or the central business district, the project can consist of up to 40 residential units with a height of up to 30 feet. If the parcel exceeded one-half acre in size and had at least 25% of its units dedicated to low-income households and 25% to very-low income households, it would be allowed to have up to 100 residential units with a height of up to 55 feet. The project could also receive a density bonus if it were to include additional affordable units.

AB 2345 would allow a 50% increase in the density bonus if it includes more affordable units than required. It would eliminate current requirements on height, open space, parking, setbacks, and other local jurisdiction standards.