



Legislation Details (With Text)

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Title: HOUSING BILL DISCUSSION AND CONSIDERATION OF A LETTER OF SUPPORT FOR SENATE BILL NO. 50, STREAMLINED APPROVAL OF CERTAIN HOUSING DEVELOPMENTS (CITY COUNCIL)
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Attachments: 1. Ex 1 SB50, 2. EX 2 - SB 50 Support Letter

Date	Ver.	Action By	Action	Result
12/3/2019	1	City Council		

Report to Mayor and City Council

Tuesday, December 03, 2019

Consent

SUBJECT:

HOUSING BILL DISCUSSION AND CONSIDERATION OF A LETTER OF SUPPORT FOR SENATE BILL NO. 50, STREAMLINED APPROVAL OF CERTAIN HOUSING DEVELOPMENTS (CITY COUNCIL)

I. SUMMARY

This item has been placed on the agenda at the request of Mayor Robles. Senate Bill No. 50 (SB 50) is aimed at streamlining the approval process for certain multi-family projects to aid in addressing California's housing crisis, Exhibit No. 1. Currently, multi-family projects require Planning Commission approval of a Conditional Use Permit. SB 50 would authorize a developer to submit an application for a streamlined, ministerial approval process, bypassing the Planning Commission's authority to review these projects, and exempting the projects from the CEQA review.

This bill would require the City to notify the developer within 60 days of the submission of the development application if the development conflicts with any of the requirements provided for streamlined ministerial approval. If the City does not notify the developer within this time period, the development would be deemed to comply with those

requirements and presumably approved.

In addition to the above, this bill addresses two topics, new affordable multi-family projects and existing and new “neighborhood multi-family” projects. SB 50 requires cities to grant “concessions” or reliefs from various zoning code requirements for projects that provide a certain percentage of affordable housing such as waivers of maximum density provisions, minimum parking requirements, maximum height requirements, and maximum lot coverage requirements (FAR). The extent of these reliefs depends on the location of the site in relation to transit and jobs.

The same streamlined administrative approval process applies to “neighborhood multi-family”. This category of housing includes both conversion of existing structures, including single family homes, to four (4) units and building new structures, including those in single family neighborhood, containing four (4) units that meet height, setback, and lot coverage zoning requirements as they existed on July 1, 2019. The bill also specifies requirements relating to the location of the parcels and restricting the demolition of certain housing developments that may already exist on the site.

If the Council is so inclined, staff has included a letter of support for SB 50, Exhibit No. 2.

II. RECOMMENDATION

TAKE the following actions:

A. CONSIDER whether to **AUTHORIZE** the Mayor to sign and send a letter supporting SB 50 to the State Legislature.

III. ALTERNATIVES

Take other action as considered appropriate and consistent with law.

IV. BACKGROUND

SB 50 is one many housing bills that have already been approved or are being considered by the State Legislature to address California’s housing crisis.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. SB50 (pgs. 3-23)
2. Support Letter (pgs. 24-25)

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