



**CEAC Land Use Policy Committee**  
Wednesday, March 28, 2018 | 10:30am -12:00pm  
CEAC Spring Conference  
Pacific Grove|Hyatt Regency Monterey  
1 Old Golf Course Road  
Monterey, California



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## AGENDA

Chair, Pat Minturn, Shasta County  
Vice Chair, Chris Cooper, Ventura County  
Vice Chair, Brian Peters, Alpine County

- 10:30 am I. **Welcome, Self-Introductions & Opening Remarks**  
*Pat Minturn, Chair, Shasta County*
- 10:40 am II. **Legislative and Administrative Update**  
*Chris Lee, CSAC, Associate Legislative Representative*
- Legislative Update
  - 2017 Housing Package and AB 879 Fee Study
- Attachment One: CEAC Land Use Bills  
Attachment Two: Housing Package Implementation Timeline
- 10:50 am III. **2018 Work Plan**
- Conferences (Spring, Policy, Fall)
  - Legislation
  - Focus Area – Rural Housing
  - Focus Area – CEQA Traffic Studies
  - Focus Area – Private roads/access
  - Focus Area – Jail Construction
  - Focus Area – Drinking Water
- 11:10 am IV. **CEQA Transportation Impact Analysis (SB 743)**  
*Ronald T. Milam, Fehr & Peers*
- Noon V. **Adjournment**

## ATTACHMENTS

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Attachment One..... CEAC Land Use Bills

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**Attachment One**  
CEAC Land Use Bills

## Active Land Use Bills Friday, March 09, 2018

- [AB 1404](#) (Berman D) California Environmental Quality Act: categorical exemption: infill development.**  
**Introduced:** 2/17/2017  
**Last Amend:** 7/10/2017  
**Status:** 9/1/2017-Failed Deadline pursuant to Rule 61(a)(12). (Last location was APPR. SUSPENSE FILE on 8/21/2017)(May be acted upon Jan 2018)  
**Location:** 9/1/2017-S. 2 YEAR  
**Summary:** CEQA requires the Office of Planning and Research to prepare and develop, and the Secretary of the Natural Resources Agency to certify and adopt, guidelines for the implementation of CEQA. CEQA requires the guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and that shall be exempt from CEQA (categorical exemption). Current guidelines for the implementation of CEQA exempts from the requirements of CEQA infill development meeting certain requirements, including the requirement that the proposed development occurs within city limits. This bill would revise the above-described categorical exemption to include proposed residential and mixed-use housing projects occurring within an unincorporated area of a county.
- | Organization | CSAC Position |
|--------------|---------------|
| Chris Lee    | Support       |
- [AB 1759](#) (McCarty D) General plans: housing element: production report: withholding of transportation funds.**  
**Introduced:** 1/4/2018  
**Status:** 2/12/2018-Referred to Coms. on TRANS. and H. & C.D.  
**Location:** 2/12/2018-A. TRANS.  
**Summary:** Would require the Department of Housing and Community Development, on or before June 30, 2022, and on or before June 30 every year thereafter and until June 30, 2051, to review each production report submitted by a city or county in accordance with the provisions as specified to determine whether that city or county has met the applicable minimum production goal for that reporting period. The bill would provide that, if the department determines that a city or county has met its applicable minimum production goal for that reporting period, the department shall, no later than June 30 of that year, submit a certification of that result to the Controller.
- | Organization    | CSAC Position |
|-----------------|---------------|
| Kiana Valentine | Pending       |
- [AB 1771](#) (Bloom D) Regional housing needs assessment.**  
**Introduced:** 1/4/2018  
**Status:** 1/5/2018-From printer. May be heard in committee February 4.  
**Location:** 1/4/2018-A. PRINT  
**Summary:** Would express the intent of the Legislature to enact legislation that would make changes to the process for distributing regional housing needs to various jurisdictions to ensure fairness and the achievement of stated goals regarding housing.
- | Organization | CSAC Position |
|--------------|---------------|
| Chris Lee    | Pending       |
- [AB 1804](#) (Berman D) California Environmental Quality Act: categorical exemption: infill development.**  
**Introduced:** 1/10/2018  
**Status:** 1/22/2018-Referred to Com. on NAT. RES.  
**Location:** 1/22/2018-A. NAT. RES.  
**Summary:** CEQA requires the Office of Planning and Research to prepare and develop, and the Secretary of the Natural Resources Agency to certify and adopt, guidelines for the implementation of CEQA. CEQA requires the guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and that are required to be exempt from CEQA (categorical exemption). Current guidelines for the implementation of CEQA exempts from the requirements of CEQA infill development meeting certain requirements, including the requirement that the proposed development occurs within city limits. This bill would revise the above-described categorical exemption to include proposed residential and mixed-use housing projects occurring within an unincorporated area of a county.
- | Organization | CSAC Position |
|--------------|---------------|
| Chris Lee    | Support       |
- [AB 1982](#) (Garcia, Cristina D) Outdoor advertising displays: exemptions: City of Artesia.**  
**Introduced:** 1/31/2018  
**Status:** 2/8/2018-Referred to Com. on G.O.

**Location:** 2/8/2018-A. G.O.

**Summary:** Would exempt from the Outdoor Advertising Act advertising displays located in specific geographic areas in the City of Artesia if those displays meet specified conditions and requirements, including authorization by, or in accordance with, an ordinance by the City of Artesia, as specified. The bill would impose certain conditions if an advertising display authorized by this bill is a message center display. The bill would require the department to ensure that an advertising display that is lighted or a message center does not constitute a hazard to traffic.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2162](#) (Chiu D) Planning and zoning: housing development: supportive housing.**

**Introduced:** 2/12/2018

**Status:** 3/1/2018-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 3/1/2018-A. H. & C.D.

**Summary:** Would require that supportive housing be a use by right in zones where multiple dwelling uses are permitted, including commercial zones, if the proposed housing development meets specified criteria and would require a local government to approve, within specified periods, a supportive housing development that complies with these requirements. The bill would require that a developer of supportive housing provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services, as provided.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2263](#) (Friedman D) State historical buildings: parking spaces.**

**Introduced:** 2/13/2018

**Status:** 3/1/2018-Referred to Com. on H. & C.D.

**Location:** 3/1/2018-A. H. & C.D.

**Summary:** Would, for building permit requests received on or after January 1, 2019, for the conversion of a historical structure for residential or mixed use purposes, prohibit a local ordinance from imposing parking standards that exceed the parking standards that applied at the time the historical building was originally constructed. By imposing new duties on local agencies, the bill would impose a state-mandated local program.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2273](#) (Jones-Sawyer D) Electrified security fences: permitted use.**

**Introduced:** 2/13/2018

**Status:** 3/1/2018-Referred to Com. on L. GOV.

**Location:** 3/1/2018-A. L. GOV.

**Summary:** Current law authorizes an owner of real property to install and operate an electrified security fence, as defined, that meets specified requirements on his or her property, except where a local ordinance prohibits that installation and operation. If a local ordinance allows the installation and operation of an electrified security fence, current law requires the installation and operation of the electrified security fence to meet the requirements of that ordinance. This bill would instead make an electrified security fence a permitted use unless installation and operation of an electrified security fence pursuant to those provisions is explicitly prohibited by a local ordinance.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2341](#) (Mathis R) California Environmental Quality Act: aesthetic impacts.**

**Introduced:** 2/13/2018

**Status:** 3/1/2018-Referred to Com. on NAT. RES.

**Location:** 3/1/2018-A. NAT. RES.

**Summary:** The California Environmental Quality Act requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would specify that, except as provided, the aesthetic effects of projects meeting certain requirements are not significant effects on the environment for purposes of CEQA and that the lead agency is not required to evaluate the aesthetic effects of those projects.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2372](#) (Gloria D) Planning and zoning: density bonus: floor area ratio bonus.**

**Introduced:** 2/14/2018

**Status:** 3/1/2018-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 3/1/2018-A. H. & C.D.

**Summary:** Would authorize a city council or county board of supervisors to establish a procedure by ordinance to grant a developer of an eligible housing development a floor area ratio bonus in lieu of a density bonus awarded on the basis of dwelling units per acre. The bill would define "eligible housing development" as a development that meets specified criteria related to residential use, location, zoning, and affordability. The bill would prohibit the city council or county board of supervisors from imposing any parking requirement on an eligible housing development in excess of specified ratios.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2447](#) (Reyes D) Land use.**

**Introduced:** 2/14/2018

**Status:** 2/15/2018-From printer. May be heard in committee March 17.

**Location:** 2/14/2018-A. PRINT

**Summary:** The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would express the intent of the Legislature to enact legislation that would protect environmentally vulnerable and economically disadvantaged communities from further degradation caused by the negative impacts of certain potentially harmful land uses.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2631](#) (Allen, Travis R) Planning and zoning: affordable housing: streamlined approval process.**

**Introduced:** 2/15/2018

**Status:** 2/16/2018-From printer. May be heard in committee March 18.

**Location:** 2/15/2018-A. PRINT

**Summary:** Current law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development, which satisfies specified planning objective standards, that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit. This bill would authorize a development property to submit an application for a development to be subject to a streamlined, ministerial approval process provided that development meet specified objective planning standards, such as that the development contains fewer than 25 residential units and provides housing for persons and families of low or moderate income.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2753](#) (Friedman D) Density bonuses: density bonus application.**

**Introduced:** 2/16/2018

**Status:** 3/8/2018-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 3/8/2018-A. H. & C.D.

**Summary:** Current law requires a city or county to adopt procedures and timelines for processing a density bonus application and provide a list of documents and information required to be submitted with the application in order for it to be deemed complete. Current law requires a city or county to notify an applicant whether the application is complete within 30 calendar days or receiving the application, or a resubmittal of that application, and establishes an appeal process for that decision. This bill would recast those requirements, and would require that if a city or county does not determine whether a density bonus application is complete within 30 calendar days after it was submitted, or within 10 days in the case of a resubmitted application, then that application is deemed approved.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2797](#) (Bloom D) Planning and zoning: density bonuses.**

**Introduced:** 2/16/2018

**Status:** 3/8/2018-Referred to Coms. on H. & C.D. and NAT. RES.

**Location:** 3/8/2018-A. H. & C.D.

**Summary:** Would prohibit any density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios from being a basis for finding a project inconsistent with a specified provision of the California Coastal Act of 1976.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 2923](#) (Chiu D) San Francisco Bay Area Rapid Transit District: transit-oriented development.**

**Introduced:** 2/16/2018

**Status:** 2/17/2018-From printer. May be heard in committee March 19.

**Location:** 2/16/2018-A. PRINT

**Summary:** Current law establishes the San Francisco Bay Area Rapid Transit District (BART) with various powers and duties and establishes a board of directors as the legislative body of the district. This bill would require the board to adopt new transit-oriented development (TOD) guidelines by a majority vote at a duly noticed public meeting that establish minimum local zoning requirements for BART-owned land that is located on contiguous parcels larger than 0.25 acres, within 1/2 mile of an existing or planned BART station entrance, in areas having representation on the BART board of directors.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**AB 2939 (Ting D) Accessory dwelling units.**

**Introduced:** 2/16/2018

**Status:** 3/8/2018-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 3/8/2018-A. H. & C.D.

**Summary:** Would require the local agency to ministerially approve an application for a building permit to create within a multifamily zone at least one accessory dwelling unit within an existing multifamily structure with at least 5 residential units if specified conditions are met. The bill would prohibit an application ministerially approved pursuant to this provision from having a limit on the number of accessory dwelling units created within the existing residential units or accessory structures or both. By increasing the duties of local officials, this bill would create a state-mandated local program.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**AB 2973 (Gray D) Land use: Subdivision Map Act: expiration dates.**

**Introduced:** 2/16/2018

**Status:** 3/8/2018-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 3/8/2018-A. L. GOV.

**Summary:** The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency, and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification thereof. This bill would extend by 24 months the expiration date of any approved tentative map or vesting tentative map that was approved on or after January 1, 2002, and not later than July 11, 2013, within a county that meets certain criteria, and for which the expiration date has been previously extended pursuant to specified provisions, if tentative map, vesting tentative map, or parcel map relates to the construction of single or multifamily housing, as specified.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**AB 3147 (Caballero D) Fee mitigation act: housing developments.**

**Introduced:** 2/16/2018

**Status:** 2/17/2018-From printer. May be heard in committee March 19.

**Location:** 2/16/2018-A. PRINT

**Summary:** The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. This bill would prohibit a housing development project, as defined, from being subject to a fee, charge, dedication, reservation, or other exaction that is more than that in effect at the time that the application for the housing development project is determined to be complete.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**AB 3194 (Daly D) Housing Accountability Act: project approval.**

**Introduced:** 2/16/2018

**Status:** 2/17/2018-From printer. May be heard in committee March 19.

**Location:** 2/16/2018-A. PRINT

**Summary:** Would prohibit a housing development project from being found inconsistent, not in compliance, or not in conformity, with the applicable zoning ordinance, and would prohibit a local government from requiring a rezoning of the project site, if the existing zoning ordinance does not allow the maximum residential use, density, and intensity allocable on the site by the land use or housing element of the general plan.

<b>Organization</b>	<b>CSAC Position</b>
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**[ACA 4](#) (Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.**

**Introduced:** 2/17/2017

**Status:** 4/24/2017-Referred to Coms. on L. GOV. and APPR.

**Location:** 4/24/2017-A. L. GOV.

**Summary:** Local government financing: affordable housing and public infrastructure: voter approval.

**Organization CSAC Position**

Kiana Valentine Support

**[SB 831](#) (Wieckowski D) Land use: accessory dwelling units.**

**Introduced:** 1/4/2018

**Status:** 1/16/2018-Referred to Coms. on T. & H. and GOV. & F.

**Location:** 1/16/2018-S. T. & H.

**Summary:** The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth standards the ordinance is required to impose, including, among others, maximum unit size, parking, and height standards. Current law authorizes a local agency, special district, or water corporation to require a new or separate utility connection between the accessory dwelling unit and the utility and authorizes a fee to be charged, except as specified. Current law requires a local agency to submit an ordinance adopted for the creation of accessory dwelling units to the Department of Housing and Community Development and authorizes the department to review and comment on the ordinance. This bill would delete the requirement that the area be zoned to allow single-family or multifamily use.

**Organization CSAC Position**

Kiana Valentine Pending

**[SB 1226](#) (Bates R) Building standards: accessory dwelling units.**

**Introduced:** 2/15/2018

**Status:** 3/1/2018-Referred to Com. on T. & H.

**Location:** 3/1/2018-S. T. & H.

**Summary:** Would, notwithstanding other provisions of law, authorize the enactment of a local ordinance to authorize, when a record of the issuance of a building permit for an accessory dwelling unit does not exist, specified described enforcement officials to make a determination of when the accessory dwelling unit was constructed and apply the State Housing Law, the building standards published in the California Building Standards Code, and other specified rules and regulations in effect when the accessory dwelling unit was determined to be constructed in order to issue a building permit for the accessory dwelling unit.

**Organization CSAC Position**

Chris Lee Pending

**[SB 1227](#) (Skinner D) Density bonuses.**

**Introduced:** 2/15/2018

**Status:** 3/1/2018-Referred to Com. on T. & H.

**Location:** 3/1/2018-S. T. & H.

**Summary:** Would require a density bonus to be provided to a developer that agrees to construct a housing development that includes at least 20% of the total rental beds for students enrolled at an institution of higher education accredited by the Western Association of Schools and Colleges. The bill would require that these units be subject to a recorded affordability restriction of 55 years and be provided at the same affordability level as very low income units. The bill would set the density bonus at 35% of the number of these units. By increasing the duties of local agencies, this bill would impose a state-mandated local program.

**Organization CSAC Position**

Chris Lee Pending

**Total Measures: 23**

**Total Tracking Forms: 23**