

Legislative Summary - July 2020

Bill No.	SUMMARY	WHAT DOES THIS MEAN TO ME?
SB 1120	Bill allows for 4 to 8 market-rate homes on a single-family lot. No affordable housing units required. Parking and setback requirements reduced. No environmental impact study needed.	Multiple houses or duplexes can be built on the lot next to your house. Developers don't have to provide affordable housing. Elimination of parking and space requirements. New buildings don't have to conform with existing property setbacks.
SB 902	Bill allows city councils to re-zone <u>any</u> parcel to permit 10-unit luxury apartments. Overturns voter-approved ballot measures on open space and environmental impact requirements. No affordable units required.	You could live next door to a 10-unit building. This bill overturns voter-approved measures that protect your rights, your home and the environment.
SB 995	Cuts by 25% the number of affordable units required to avoid California Environmental Quality Act (CEQA). Requires only 15% affordable units.	Allows developers to substantially reduce the number of affordable units required in a housing project. Puts more pressure on single-family neighborhoods to increase density without providing affordability. Weakens environmental protections.
SB 1085	Cuts from 40% to 20% the number of affordable units required for developers to receive density bonus that will increase total units by 35%.	Incentivizes developers to build larger projects with less required parking. Increases neighborhood density. Exempts developers from fees associated with infrastructure, schools and police.
AB 725	Increases density for cities which have not met state ordered housing targets.	Targets single family neighborhoods for 4-unit development. You could have a 4-plex next door.
AB 1279	Permits state committee to identify local neighborhoods where 50- to 120-unit apartments could be built, ignoring local zoning.	Targets neighborhoods like ours for high-density development. State bypasses all local requirements that protect our neighborhood.
AB 2345	Gives developers "density bonus" (50% more units) if providing more affordable units than currently required, without regard to local zoning requirements such as parking, height, etc. Gives developer other incentivizes including reduced parking requirements. Allows developer to bypass local fees for schools, police, etc.	Developers are incentivized to build 50% larger projects in single-family neighborhood especially close to transit stops. This means that within a half mile of Sepulveda, Montana, Sunset and the 405, developers urged to build large affordable housing projects. Developers are not required to pay fees to schools, police or infrastructure.
AB 3040	To meet state-ordered housing goals, cities are incentivized to target single-family houses more than 15 years old for replacement with 4-unit buildings. All parking, setback, and historic designation requirements are set aside.	You could have a 4-unit building next door, with insufficient parking, built to fill the lot. Any house more than 15 years old is a target for this bill.
AB 3107	If new development contains 20% affordable units, bill increases height and density to match the tallest/densest buildings within 1/2 mile.	Everything in Westwood Village can be rezoned to the height of the buildings on Wilshire or the new UCLA hi-rise dorms.

Bill info and status can be found at <https://leginfo.legislature.ca.gov/faces/billSearchClient.xhtml>

For more info go to <https://www.livablecalifornia.org/act-now-3-2/>