

Huntington Beach Housing Legislation Matrix  
April 21, 2021

Bill	Summary	City of Huntington Beach Staff Feedback	Sample of Support and Opposition
Planning and Zoning			
AB 115 (Bloom)	<ul style="list-style-type: none"> <li>Requires all jurisdictions to allow for residential development in commercially zoned areas, that are not adjacent to industrial use, provided that the development reserves 20% of the units for affordable housing.</li> <li>The housing development must meet certain height requirements, floor area ratio requirements, and density requirements, unless the zoning standards of the city are less restrictive.</li> </ul>	<p>Staff recommendation: Watch, as more details are issued.</p> <p><b>IRC recommendation: Oppose</b></p>	<p><u>Support:</u> Southern California Association of Nonprofit Housing, East Bay for Everyone, Facebook, Housing California</p> <p><u>Oppose:</u> City of Torrance, State Building Trades AFL-CIO</p>
AB 1401 (Friedman)	<ul style="list-style-type: none"> <li>Prohibits the enforcement of parking requirements on residential and commercial developments, within ½ mile of public transit or in low vehicle miles traveled areas</li> </ul>	<p>Staff recommendation: Oppose</p> <p><b>IRC Recommendation: Oppose unless amended to limit the bill to residential developments only. Commercial should be excluded.</b></p>	<p><u>Support:</u> CA YIMBY, Bay Area Council, CBIA, Chan Zuckerberg Initiative, People for Housing – Orange County, Silicon Valley Leadership Group</p> <p><u>Oppose:</u> LOCC, California Cities for Local Control</p>
SB 6 (Caballero)	<ul style="list-style-type: none"> <li>Would require cities to allow residential development on commercially zoned property where office and retail uses are permitted, so long as the parcel is not adjacent to industrial use.</li> <li>A housing development project must comply with density requirements, local zoning, parking, design requirements, and include an unspecified percentage of affordable housing units</li> <li>Developers must certify that the project is a public work or will pay prevailing wage</li> <li>A local agency may exempt a lot zoned for commercial retail or office use from the bill if the local agency reallocates the lost residential density to other lots, so there is no net loss in residential density</li> </ul>	<p>Staff recommendation: Oppose</p> <p><b>IRC recommendation: Oppose</b></p>	<p><u>Support:</u> Abundant Housing LA, CA Association of Realtors, Los Angeles Business Council, Turner Center</p> <p><u>Opposition:</u> CA Coalition for Rural Housing, CA Housing Partnership, Southern CA Association of Nonprofit Housing</p>
SB 9 (Atkins)	<ul style="list-style-type: none"> <li>Would allow for duplexes and lot splits in single family residential zones, by right, if the proposed development meets certain requirements.</li> </ul>	<p>Staff recommendation: Oppose</p>	<p><u>Support:</u> CA Apartment Association, CA Association of Realtors, CA BIA, CA Chamber</p>

Huntington Beach Housing Legislation Matrix  
April 21, 2021

	<ul style="list-style-type: none"> <li>In order to qualify for ministerial approval, the two new parcels that replace the existing single parcel, must be of equal size.</li> <li>Combined with ADU law, this law will allow even more units to be build on the same parcel without public review</li> <li>Authorizes a local agency to require parking of one unit per space, but prohibits a parking requirement if the project is within ½ mile of high quality transit</li> </ul>	IRC recommendation: Oppose	<p>of Commerce, CA YIMBY, LA Chamber of Commerce</p> <p><u>Opposition:</u> Dozens of individual cities, Livable California, Homeowners Associations, Neighborhood Associations, League of California Cities, Livable California, California Cities for Local Control, California Contract Cities Association</p>
SB 10 (Weiner)	<ul style="list-style-type: none"> <li>Create a streamlining tool for cities to rezone in certain areas close to job centers, transit, and existing urbanized areas, to allow up to ten residential units without undergoing CEQA</li> <li>Bill would allow cities to adopt a local ordinance to zone a parcel up to 10 units of residential – not a state mandate</li> </ul>	<p>Staff recommendation: Watch as more details are provided.</p> <p>IRC recommendation: Oppose</p>	<p><u>Support:</u> California YIMBY, Bay Area Council, CalChamber, CA Association of Realtors, CA BIA</p> <p><u>Opposition:</u> Several cities, homeowners associations, neighborhood associations, Stat building and construction trades</p>
SB 15 (Portantino)	<ul style="list-style-type: none"> <li>Requires HCD to administer a program to provide grants to local governments that rezone idle sites used for a big box commercial shopping center to instead allow the development of low and moderate income housing, as defined.</li> </ul>	IRC recommendation: Support	<p><u>Support:</u> BizFed, Los Angeles LOCC, ACCOC, AFL-CIO, California Council of Laborers</p> <p><u>Opposition:</u> plumbing-Heating-Cooling Contractors of California</p>
SB 478 (Wiener)	<ul style="list-style-type: none"> <li>Sets minimum standards on floor area ratios (FAR) and minimum lot sizes, for land zoned for “missing middle housing” defined as duplexes to ten unit buildings.</li> </ul>	<p>Staff recommendation: Oppose</p> <p>IRC recommendation: Oppose</p>	<p><u>Support:</u> CA YIMBY, Bay Area Council, California Apartment Association, CA BIA, Chan Zuckerberg Initiative, Habitat for Humanity</p> <p><u>Oppose:</u> AFL-CIO, CSAC, several Homeowners</p>

Huntington Beach Housing Legislation Matrix  
April 21, 2021

			Associations and Residential Associations, Construction Trades Council of CA, Urban Counties of CA
AB 602 (Grayson)	<ul style="list-style-type: none"> <li>• This bill would require the State to create an impact fee nexus study template that may be used by local jurisdictions. The bill would require that the template include a method of calculating the feasibility of housing being built with a given fee level.</li> <li>• Bill would require local governments to include additional information and new requirements into their impact fee studies</li> <li>• Requires that an impact fee nexus study be adopted prior to the adoption of an associated development fee or exaction.</li> <li>• Requires that fees levied or imposed on a housing development project by a local agency be proportionate to the square footage of the proposed unit or units.</li> </ul>	IRC recommendation: Oppose	<u>Support:</u> CA YIMBY, Habitat for Humanity, East Bay Leadership Council, Turner Center  <u>Oppose:</u> CASA, CSDA, LOCC, Urban Counties of CA