

**COUNCIL DISCUSSION OF THE LAS
VIRGENES/MALIBU COUNCIL OF
GOVERNMENTS REQUEST TO REVIEW
PROPOSED 2021 STATE HOUSING BILLS**



CITY of CALABASAS

Calabasas City Council Meeting

March 24, 2021

2021 Housing Bill Overview

- The Las Virgenes/Malibu Council of Government has requested the Council review 17 2021 Housing Bills and take positions as appropriate; Staff identified 5 bills of higher impact
- The City of Hidden Hills requested that the City Council additionally consider a position on SB 365
- The Staff report has been updated to provide “bullet points” and text of all 6 bills
- Mr. Jeff Kiernan, Regional Public Affairs Manager for the League for California Cities, is present to address Council questions.



2021 Housing Bill Overview

- Assembly Bill 115
 - Would override the Development Code to allow housing in all Commercial Zones; currently housing is not permitted in our Commercial Retail, Industrial, Office, Business and Limited zones.
 - Certain criteria must apply:
 - Projects would be deed restricted to 20% or more low income.
 - Standards to be followed, property re-zoning by City required.
 - Impacts:
 - Potentially high if sales tax revenue generating sites are converted to housing and there is long term loss of City income properties



2021 Housing Bill Overview

- Senate Bill 9
 - Requires ministerial approvals of 2 residential units on a single family residential lot if:
 - The project does not demolish or alter low income housing
 - No more than 25% alteration to the existing home
 - The zone or structure is not historic
 - Also requires ministerial approvals of any lot split
 - Objective zoning and design standards may be developed
 - Impacts:
 - Potentially high as a SFR property could be re-configured to generate 3 additional homes. Land use control shifts from the City to the property owner. No City reimbursement for program or resulting growth impacts



2021 Housing Bill Overview

- Senate Bill 10
 - Permits cities to zone for housing at 10 units per acre if located in an urban infill site, transit rich or jobs rich area:
 - Exempts communities in High Fire Severity Zones (HFSZ), or the whole of Calabasas; but
 - Further exempts from the exception “***sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development***”
 - Impacts:
 - While the program is optional, the exemption language is problematic as every new structure in Calabasas must meet California State Building Standards, potentially removing development protections for new projects in HFSZ



2021 Housing Bill Overview

- Senate Bill 12
 - Requires GP Land Use and Safety Elements on/after 2024 to include a) comprehensive goals, policy and objectives to protect lives/property from wildfire risk, and b) retrofit strategies to reduce property loss and damage
 - Severely limits issuance of local discretionary approvals for new developments in HFSZ's;
 - Requires proportional State RHNA reductions.
 - Impacts:
 - Potentially high as program is mandatory and unfunded. Requires programs to address 8,750 occupied properties and land management. Constrains commercial development beyond current City requirements.



2021 Housing Bill Overview

- Senate Bill 55
 - Prohibits any new development in High Fire Severity Zones
 - Includes mobile homes, ADU's, and one or more residential dwelling units
 - Includes a project for commercial, retail or industrial use.
 - Impacts:
 - Potentially high as a blanket prohibition constraining the entire City from future development will limit future tax revenue bases, and could result in property devaluation due to restrictions.



2021 Housing Bill Overview

- Senate Bill 765
 - Provides Cities the opportunity to return to side and rear yard setbacks in place prior to the State's imposition of a 4 ft. Minimum standard for ADU's.
 - Impacts:
 - Because the bill contains a provision to permit relaxation of the prior setback standards if development of an ADU is impeded, no large impact is expected. However, the bill could also inadvertently promote development of an ADU in the front setback, which would result in greater street-side aesthetic impacts to neighborhoods.



2021 Housing Bill Overview

Staff requests that the City Council discusses the Las Virgenes Malibu Council of Governments request to review proposed 2021 State Housing Bills, and provide authorization to the City Manager to prepare, and Mayor to sign, letters reflecting the City Council's position on all or selected bills.

