

## Update on Housing Density Bills, as of 6/27/20

By Chris Spitz, PPCC Secretary

### *In State Senate:*

**SB 902, 1085, 1120 and 1385** – bills that the Executive Committee recently addressed in the PPCC Policy Statement re housing density legislation<sup>1</sup> – have passed in the Senate and were returned to the Assembly for another vote in that house before they become law. Senator Allen abstained (a “no vote recorded”) on 902 but voted Aye on the other bills. None of the bills was amended to include an unconditional exemption for the VHFHSZ.<sup>2</sup>

**SB 474** (Stern) – This is a new “gut and amend” bill by Sen. Stern (representing Malibu, Calabasas, Thousand Oaks and other areas of Ventura and LA Counties, all of which have experienced serious wildfires and evacuations). The bill is currently in Senate committees (after an entirely different version dealing with wildlife protection passed in the Assembly last year but was put on hold, now replaced by this bill). The bill would prevent all new development in the VHFHSZ (in residential, commercial and industrial areas) statewide. Our reading of the bill suggests that **it may prevent homeowners whose homes have burned down – or any property owner who wishes to replace an old structure with a new one -- from building a new residence in its place (i.e., a 1:1 replacement)**. Since all of the Palisades is in the VHFHSZ, this prohibition would apply to our entire area. We’ve asked Sen. Stern for clarification. His office has sent us a FAQ sheet and indicated they will have further answers for us soon. We will let the community know if we receive a response.<sup>3</sup>

### *In State Assembly:*

**AB 1279** (Bloom) – This bill (previously described to the PPCC Board before the pandemic began<sup>4</sup>) was amended in April to include unconditional exemptions both for the Coastal Zone and the VHFHSZ. The bill passed in the Assembly and is currently in the Senate Housing Committee.<sup>5</sup>

**AB 3107** (Bloom) -- We recently learned about this bill (introduced right before the pandemic began) which has passed in the Assembly and is now in the Senate awaiting committee assignment. It does not contain an exemption for either the Coastal Zone or the VHFHSZ. In essence, **the bill would allow developers to build residential housing projects with a 20% affordable housing component in all zones now designated commercial statewide (with some conditions & restrictions)**.<sup>6</sup> We have sought clarity from Asm. Bloom’s legislative assistant about the scope of the bill – and why, unlike AB 1279, unconditional exemptions for the Coastal Zone and VHFHSZ were not included. He has responded that the bill may not apply to many commercial parcels in Pacific Palisades; except for the effective zone change (allowing this type of residential use in commercial zones, with certain limitations), other local ordinances and regulations that don’t conflict with the bill would apply; cities would not be forced to allow projects which don’t otherwise comply with local rules; and/or the bill is not expected to compromise fire safety since typically commercial areas already have evacuation plans or routes in place. The Coastal Act would also continue to apply.

We will continue to try and monitor all of these bills.

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<sup>1</sup> Policy Statement: <http://pacpalicc.org/wp-content/uploads/2020/06/Fire-Hazard-Exemption-Policy.pdf>.

<sup>2</sup> For links to these bills and/or additional information, contact [info@pacpalicc.org](mailto:info@pacpalicc.org).

<sup>3</sup> SB 474 text: [http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201920200SB474](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB474).  
SB 474 FAQ sheet: <http://pacpalicc.org/wp-content/uploads/2020/06/SB-474-Stern-Factsheet-062220.pdf>.

<sup>4</sup> Feb. 2020 Update: <http://pacpalicc.org/wp-content/uploads/2020/02/SB-50-and-Similar-Legislation-Update.pdf>.

<sup>5</sup> For links to AB 1279 and 3107, contact [info@pacpalicc.org](mailto:info@pacpalicc.org).

<sup>6</sup> See more details: <https://therealdeal.com/la/2020/06/04/covid-shelved-californias-great-housing-debate-its-back/>.