

Wiener bill – SB 677

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260SB677

Status as of 3/2/25: not yet assigned to Senate cmtee

Description (from website "Bill Track 50"):

"This bill significantly streamlines housing development and urban lot split approvals in California by modifying existing laws to make it easier to create new residential units. The bill requires local agencies to ministerially (automatically) approve housing developments with up to two units on lots zoned for single-family or up to four residential units, without discretionary review. Key provisions include removing previous restrictions like minimum lot size requirements, prohibiting local agencies from imposing additional standards beyond objective zoning requirements, and allowing lot splits with fewer constraints."

Exemptions to proposed Government Code Sec. 65913.4 amendments under the bill:

Sec. 3.6 (A) & (D) -- (these sections appear to be exemptions of certain developments in Coastal or VHFHSZ from streamlining under the bill):

"6 (A) The development is not located within any of the following:

...

(ii) An area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan.

...

(iv) In a parcel within the coastal zone that is not zoned for multifamily housing."

...

"6 (D) Within a A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions:

(i) Section 4291 of the Public Resources Code or Section 51182, as applicable.

(ii) Section 4290 of the Public Resources Code.

(iii) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations)."

Note: the latter exemption is similar to language in prior Wiener housing density bills, including SB 9: there is an "exception to the exemption" and no consideration for impact on emergency evacuation/risks due to density.