

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC ABAG Legislation Committee**

February 12, 2021

Agenda Item 3b

Senate Bill 10 (Wiener): Housing Approval Streamlining Tool

Subject: Optional tool for local governments to streamline a parcel's upzoning located in transit-rich or jobs-rich locations or on urban infill sites.

Overview: Senate Bill 10 (Wiener) is a reintroduction of SB 902 (Wiener) from 2020, which MTC and ABAG supported. The bill passed the Senate and the Assembly Local Government Committee but was held in the Assembly Appropriations Committee. SB 10 contains the same language as the final version of SB 902, except for adding exceptions for parcels located in very high or high fire hazard severity zones.

SB 10 would enable a local government to pass an upzoning ordinance for a parcel located in a transit-rich area, an area with higher-than-average proximity to jobs, or an urban infill site to up to 10 housing units per parcel, subject to height limits determined by the local government. The bill would provide that such zoning ordinance would be subject to the local jurisdiction's approval and would not require review under the California Environmental Quality Act (CEQA).

The bill defines transit-rich areas as follows: those within ½-mile of a major transit stop or high-quality bus corridor with minimum weekday and weekend service intervals). Jobs-rich areas would be defined by the Department of Housing and Community Development (HCD) in consultation with the Office of Planning and Research and are required to be both high opportunity (associated with positive educational and economic outcomes for households of all income levels residing in the tract) and either jobs rich (higher than average proximity to jobs for the region) or in a location that would enable shorter commutes for residents relative to existing commute patterns and jobs-housing fit. The bill defines an "urban infill site" as meeting the following three criteria: 1) only applicable on a parcel located in a city that has urbanized areas or urban clusters or, if in an unincorporated area, a parcel that is itself located in an urbanized area or urban cluster; 2) a site in which at least 75 percent of the perimeter adjoins parcels with urban uses; 3) a site zoned for residential or mixed-use development with at least two-thirds of the development designated for residential use.

Recommendation: Support

Discussion: Under current Housing Element law, cities and counties must update their housing elements each cycle of the Regional Housing Need Allocation (RHNA) to demonstrate that they can accommodate their share of housing needs at all income levels. Updates to the housing element in the form of zoning changes are currently considered a "project" under CEQA. By allowing modest upzoning to be approved via an ordinance, SB 10 would give local jurisdictions the ability to accelerate the planning process, at their discretion, to help accommodate increased housing near transit and jobs. Because SB 10 is almost identical to SB 902, which MTC and ABAG supported last year, and is consistent with our [2021 Advocacy Program](#) (Item 3B) to support legislation "to boost housing density near jobs-rich, high quality transit and high resource areas with reasonable local flexibility provided," we recommend a support position on the bill.

Bill Positions: **Support:** California YIMBY, LA Business Council and the Valley Industry and Commerce Association

Oppose: None on file

Attachments: Attachment A: Bill positions on SB 902 (Wiener, 2020)


Therese W. McMillan

Bill Position on SB 902(Wiener, 2020) – almost identical to SB 10 (Wiener, 2021)

Note: This list is illustrative of organizations that might support SB 10 but since the bill was just introduced, they (like MTC/ABAG) have yet to submit official position letters.

Support	Opposition
California YIMBY [SPONSOR] 350 Bay Area Action 350 Sacramento All Home American Planning Association, California Chapter Associated Builders and Contractors Northern California Chapter Association of Bay Area Governments (ABAG) Bay Area Council Bay Area Housing Advocacy Coalition BRIDGE Housing Corporation California Apartment Association California Association of Realtors California Building Industry Association California Chamber of Commerce California Community Builders and The Two Hundred California Downtown Association Central City Association Chan Zuckerberg Initiative City of Fullerton City of Oakland Council of Infill Builders East Bay for Everyone Facebook Generation Housing Habitat for Humanity California Hollywood Chamber of Commerce Hollywood YIMBY House Sacramento League of Women Voters of California Livable Sunnyvale Los Angeles Business Council Los Angeles County Business Federation (BIZFED) Metropolitan Transportation Commission Monterey Peninsula Renters United New Pointe Communities	Aircraft Owners and Pilots Association Angeles Mesa Homeowners Community Group Brentwood Homeowners Association Brynhurst Avenue Block Club California State Association of Electrical Workers California State Pipe Trades Council Cherrywood Leimert Park Block Club Cities Association of Santa Clara County Citizens Preserving Venice Citizens Protecting San Pedro Cities of El Segundo, Hidden Hills, Rancho Palos Verdes, Redondo Beach, Saratoga, Thousand Oaks, and Torrance Communities United CD7 Comstock Hills Homeowners Association Contra Costa Taxpayers Association Coral Tree Endowment Fund Families of Park Mesa Heights Federation of Hillside and Canyon Associations Franklin Corridor Coalition Friends of Sunset Park Grayburn Avenue Block Club Graylawn Neighbors for Quality of Life International Elevator Constructors Union Leimert Park - Edgehill Drive Residents Association Livable Riverside & Moreno Valley Mission Street Neighbors New Livable California DbA Livable California Noe Neighborhood Council North Santa Ana Preservation Alliance Northeast San Fernando Valley Activists Orange County Council of Governments Protecting Our Foothill Community Riviera Homeowners Association Shadow Hills Property Owners Association Sherman Oaks Homeowners Association

Non-Profit Housing Association of Northern California North County YIMBY Orange County Business Council Peninsula for Everyone Salesforce.com San Francisco Bay Area Planning and Urban Research Association (SPUR) San Francisco Bay Area Rapid Transit District (BART) San Francisco Housing Action Coalition Santa Cruz YIMBY Schneider Electric Silicon Valley At Home (SV@HOME) Silicon Valley Community Foundation Silicon Valley Leadership Group SLO County YIMBY South Bay YIMBY South California Rental Housing Association South Pasadena Residents for Responsible Growth Sv@home Action Fund Techequity Collaborative The Greenlining Institute The Two Hundred TMG Partners Up for Growth Valley Industry & Commerce Association Ventura County YIMBY Westside Young Democrats YIMBY Action YIMBY Democrats of San Diego County YIMBY Voice Zillow Group	Southeast Torrance Homeowners' Association, Inc. (SETHA) Sunnyvale Neighbors Sunset-Parkside Education and Action Committee (SPEAK) Sustainable Tamalmonite Tamalpais Design Review Board Tarzana Property Owners Association Telegraph Hill Dwellers Victoria/54th Ave Block Club View Heights Block Club WCH Association Western States Council of Sheet Metal Workers Westwood Hills Property Owners Association Wilshire Montana Neighborhood Coalition Bay Area Transportation Working Group California Labor Federation, AFL-CIO California State Council of Laborers California Teamsters Public Affairs Council Cities of Agoura Hills, Cupertino, Dublin, Livermore, Pleasanton, and San Ramon International Union of Elevator Constructors International Union of Operating Engineers, Cal-Nevada Conference Pacific Palisades Community Council State Building & Construction Trades Council of California Town of Danville Transportation Solutions Defense and Education Fund
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