

The “Our Neighborhood Voices Initiative”

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Background

SB 330: Housing Crisis Act of 2019

“The Legislature finds and declares.....”

- California is experiencing a housing supply crisis
- Seven out of the 10 most expensive housing markets in the US are in California
- California needs 180,000 additional homes per year just to track population growth
- This crisis exacerbates poverty, homelessness, commutes, employment
- Etc. etc.

RHNA allocations

- 27 of 28 appeals by Bay Area cities denied in 2015-2022 cycle

SB 330 (2019):

- Streamlines approval process for housing projects consistent with existing objective standards
- Bars local government from denying housing projects based on subjective criteria
- Bars downzoning without simultaneous upzoning (“no net loss in residential development capacity”)
- Judicial remedies (attorneys fees) for improper denial of housing project applications
- Extended to 2025 by SB 8

SB 9 (2021):

- Conversion of single-family lots to two-units are categorically ministerial approvals, with no discretion, no hearings, no CEQA review

SB 10 (2021):

- CEQA exemption for local upzoning actions to 10 units/parcel in “transit rich” areas

SB 75 (2017):

- Streamlined/ministerial approvals for “infill” housing projects if > 50% affordable

Carson, Redondo, Torrance to kick off legal fight against controversial housing bill

Senate Bill 9's proponents have touted it as one of multiple strategies to solve the state's ongoing housing crisis, while opponents argue it strips local control from cities.



California Town Says Mountain Lions Don't Stop Housing After All

The Silicon Valley town of Woodside declared itself a mountain lion habitat, preventing new duplexes under a state law. Facing ridicule and the threat of legal action, officials backed down.

“Our Neighborhood Voices Initiative”

- Submitted to AG Oct. 2021
- AG Title/Summary released Nov. 1, 2021
- Must gather +/- 997,000 signatures by June, 2022

Proponents:

- John Heath (United Homeowners Ass'n)
- Jovita Mendoza (Brentwood City Council)
- Bill Brand (Mayor, Redondo Beach)
- Peggy Huang (Yorba Linda City Council)
- Dennis Richards (former SF Planning Commissioner)

Proponents' statement of reasons:

“The purpose of this measure is to ensure that all decisions regarding local land use controls, including zoning law and regulations, are made by the affected communities in accordance with applicable law, including but not limited to CEQA (Public Resources Code § 21000 et seq.), the California Fair Employment and Housing Act (Government Code §§ 12900 – 12996), prohibitions against discrimination (Government Code § 65008), and affirmatively furthering fair housing (Government Code § 8899.50).”

Key provisions:

- Local land use law is paramount: if City or County land use control (General Plan, Specific Plan, Zoning Ordinance, etc.) conflicts with State Law, City/County control “shall prevail.”
- No voter initiative regulating land use can be overturned or nullified by State legislation
- Does not apply to:
 - Power Plant siting
 - Coastal land use plans
 - Water/transportation/communication infrastructure projects

Attorney General's Summary for ballot materials:

“PROVIDES THAT LOCAL LAND-USE AND ZONING LAWS OVERRIDE CONFLICTING STATE LAWS. INITIATIVE CONSTITUTIONAL AMENDMENT.

“Provides that city and county land-use and zoning laws (including local housing laws) override all conflicting state laws, except in certain circumstances related to three areas of statewide concern: (1) the California Coastal Act of 1976; (2) siting of power plants; or (3) development of water, communication, or transportation infrastructure projects. Prevents state legislature and local legislative bodies from passing laws invalidating voter-approved local land-use or zoning initiatives. Prohibits state from changing, granting, or denying funding to local governments based on their implementation of this measure.”

Publicly in FAVOR:

- SCAG
- Cupertino
- Monte Sereno
- Saratoga
- Gilroy?

Publicly OPPOSED:

- Planning Conservation League

Current and Former Elected Officials Supporting Our Neighborhood Voices

Eric Alegria – Mayor, City of Rancho Palos Verdes

Lon Allan – Former Mayor, City of Monte Sereno

Ed Alves – Mayor, City of Escalon

Holly Andreatta – Vice Mayor, City of Lincoln

Sylvia Ballin – Mayor, City of San Fernando

Arianna Barrios – Councilmember, City of Orange

Justin Beaver – Councilmember, City of Yucaipa

Marie Blankley – Mayor, City of Gilroy

Jonathan Bowers – Councilmember, City of Compton

Gary Boyer – Councilmember, City of Glendora

Drew Boyles – Mayor, City of El Segundo

Bill Brand – Mayor, City of Redondo Beach

Joy Brenner – Councilmember, City of Newport Beach

Phil Brock – Councilmember, City of Santa Monica

Desley Brooks – Former Council Member, City of Oakland

Karla Brown – Mayor, City of Pleasanton

Wendy Bucknum – Mayor Pro Tem, City of Mission Viejo

Mark Burton – Former Mayor/Councilmember, City of Manhattan Beach

Susan Candell – Mayor, City of Lafayette

Ramona Caudillo – Mayor, City of Lindsay

Etc.

Predictions?



Questions?

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