

Date: 5/24/2021

Questions on SB 9 and the Senate's Housing Package from the Ranchos

1. Is PD-11 (prohibition of second stories in the Ranchos) in jeopardy with any of the density bills?

A.) No. Height is part of the local objective zoning and design standards. SB 9 provides local control over those standards as long as they don't conflict with the bill (specifically prohibiting a duplex or physically precluding the development of two 800+ sq ft units). SB 9 and other density bills would preclude the subdivision and duplex provisions in the Ranchos simply due to the limitations on what structures can be demolished. The height restriction outlined in PD-11 is another limitation on allowing this in the neighborhood.

2. Would designating the Ranchos as a Historic District exempt us from any future housing legislation that has the potential to alter the makeup of our neighborhood materially?

A.) SB 9 doesn't have a specific date for exempting historic districts. Technically neighborhoods could go through the process to become a historic district, and if successful, would be exempted from the bill.

a. What would be the pros and cons of being considered Historic (Mills Act, etc.)?

b. Could residents concerned with increased restrictions "opt-out" or remain "non-conforming" as not to prevent the rest of the neighborhood from benefiting from preservation?

A.) We recommend contacting the city's office of Development Services historic districts division at (562) 570-6194 or email at historicpreservation@longbeach.gov for more information regarding historic districts.

3. Will any of the housing duplex bills override local zoning setbacks for structures?

A.) No, in our office's understanding of the current language found in the major housing bills advancing in the Senate related to duplexes and setbacks – is that these bills respect local zoning standards in Long Beach and in the Ranchos.

4. What exactly does streamlining the process for a homeowner to create a duplex or subdivide an existing lot in residential areas" (SB 9) mean?

a. Does this remove any environmental impact report requirements?

b. If yes, doesn't this negate our local Climate Action Plan?

5. Is parking completely eliminated with any of the pending density bills?

a. Is city parking zoning overridden by the state legislature with these bills?

6. How many people can live in one unit? Does this bill override any city ordinance on this subject?

A.) Based on our office's understanding, questions and sub questions 4-6 shouldn't impact Long Beach or the Ranchos because local ordinances and zoning requirements are upheld in SB 9. For specific information related to city planning and housing, we recommend you contact the Long Beach Development Services Department at lbds@longbeach.gov.

7. Why do we need this law? The ADU law that passed a few years ago already provides for additional housing on single family zoned properties. On Roxanne Avenue we already have owners using the ADU law. One property rents out each bedroom and their garage. Their front fencing encompasses the entire driveway – they don't/cannot park in their own driveway and now we have 6 more cars on the street.

A.) Our state is in a historic housing crisis, and our neighbors and fellow Californians are struggling to find affordable places to live. This new law is needed because it will provide more options for families to maintain and build intergenerational wealth – which we all know is crucial to creating upward social mobility. SB 9 provides flexibility for multigenerational housing by allowing homeowners to build a modest unit on their property so that their aging parent or adult children can have an affordable place to live. Building off the successes of ADU law, SB 9 offers solutions that work in partnership with a number bills included in the Senate's Housing Package, 'Building Opportunities For All' aimed at combating the State's housing crisis. To learn more about the housing package, please visit <https://focus.senate.ca.gov/housing>

a. How can a city verify if the owner is occupying?

A.) Verification will happen at a local level. Below is the pertinent and current language in SB 9:

(f) (1) A local agency may impose an owner occupancy requirement on an applicant for an urban lot split that meets one of the following conditions:

(A) The applicant intends to occupy one of the housing units as their principal residence for a minimum of one year from the date of the approval of the urban lot split.

(B) The applicant is a "qualified nonprofit corporation." A "qualified nonprofit corporation" means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under either of the following:

(i) Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(ii) Section 214.18 of the Revenue and Taxation Code for properties owned by a community land trust.

(2) A local agency shall not impose additional owner occupancy standards, other than provided for in this subdivision, on an urban lot split pursuant to this section.

(3) This subdivision shall become inoperative on January 1, 2027.

8. Who conducted the study that says we need so much housing?

A.) Various studies on housing and homelessness have been conducted by numerous accredited state, non-profit, and private entities. Most notably the Legislative Analyst's Office (LAO), Department of Finance (DOF), and Public Policy Institute of California (PPIC).

a. Do you think that the need for housing should be restudied considering the decrease in our state population? (Per the California Department of Finance, we lost 182,083 people in 2020.)

A.) No. The fact still remains that we need over a million new housing units in California to address our housing shortage, and the homelessness and housing affordability crisis.

b. The Embarcadero Institute says that SCAG got their housing numbers wrong by almost double. Will you commit to getting the calculations double checked and review them with mathematicians that can validate they were done correctly (or incorrectly)?

A.) Not at this time. As mentioned, there have been numerous studies demonstrating the severity of the housing crisis. We must address the statewide housing and homelessness crisis now before we spend more time and resources studying this issue.

9. Once a lot has been sub divided once, could it be sold and sub-divided again? Does the law have wording to prevent that?

A.) No, the lot cannot be sold and sub-divided again. SB 9 respects local ordinances which will prevent this. Also most lots in the area are not large enough to do multiple lot splits.

10. Shouldn't there be a required infrastructure plan of cities in place before this law passes?

A.) Local planning agencies are already required to have a Regional Housing Needs Allocation (RHNA) plan. This is a comprehensive planning tool for local governments.

a. How will our city – and others – be expected to handle all the extra trash?

A.) For more information on this, we recommend you contact the City of Long Beach.

b. Will this equate to 16 trashcans per subdivided lot?

A.) No.

c. Utilities, water – won't this raise prices for everyone since we will have to compete for water and power grid with surrounding cities?

A.) No. However, utilities rates will potentially slightly rise in the coming years as we transition our grid to be more climate resilient. This will have nothing to do with any housing bills in the Senate this year though.

d. Is SCE on board with this? We already have to reduce usage to avoid blackouts.

A.) Southern California Edison has not taken an official position on these housing bills, but they do not oppose them.

i. What about electricity for charging more and more electric cars?

A.) This topic is not dealt with in any of the Senate housing bills.

11. What about the pension funds and rental giants who are buying up homes and bidding against the young homebuyers There's been national coverage of this and it looks like this bill will be an invitation to Airbnb, pension funds and investors. Isn't this a gamble that could really hurt homeownership in California?

a. What will prevent this from happening down the road?

b. What guarantees can you make us?

A.) No- this shouldn't be an issue with the Senate housing bills. Additionally, SB 9 has an owner occupancy section that helps prevent this.

12. RVs in driveways can feel to the neighbors looking at a massive "home on wheels" parked within inches of their fence, invading their privacy, airflow and forcing them to consider raising the fence. How can we include a no RV parking in between the homes?

a. Is renting out an RV or Airstream that is in your driveway legal?

b. Air B and B?

c. College student?

A.) These issues are dealt with at a city level. We recommend you reach out to your city representative with these questions.

13. Why does CSULB continue to accept more and more students when the campus cannot accommodate with housing?

a. Why should the surrounding neighborhoods have to suffer from CSULB's actions?

A.) We recommend addressing these questions to CSULB directly.

15. Have you received any campaign donations from any developers? What organizations are behind this bill?

A.) State ethics laws require that legislative matters and political matters remain completely separate and that's how they should stay. If you would like to learn more about campaign donations, we recommend you visit <https://cal-access.sos.ca.gov/Campaign/>

Listed Support on record for SB 9 include: Darrell Steinberg- Mayor, Sacramento; Jon Wizard - Councilmember, City of Seaside; Libby Schaaf- Mayor, City of Oakland; Todd Gloria- Mayor, City of San Diego Zach Hilton- City Council Member, City of Gilroy; AARP; Abundant Housing LA; Adu Task Force East Bay; All Home; American Planning Association, California Chapter; Bay Area Council; Bridge Housing Corporation; Cal Chamber; California Yimby; Casita Coalition; Cbia; Chan Zuckerberg Initiative; Circulate San Diego; City of Marywood; East Bay for Everyone; Facebook, INC.; Fieldstead and Company, INC.; Generation Housing; Greenbelt Alliance; Habitat for Humanity California; Hello Housing; Housing Action Coalition; Local Government Commission; Long Beach Yimby; Los Angeles Business Council; Midpen Housing; Midpen Housing Corporation; Modular Building Institute; Monterey; County of; Mountain View Yimby; National Association of Hispanic Real Estate Professionals; Non-profit Housing Association of Northern California; North Bay Leadership Council; Northern Neighbors; Peninsula for Everyone; People for Housing - Orange County; San Diego Regional Chamber of Commerce; San Fernando Valley Yimby; San Francisco Yimby; Sand Hill Property Company; Santa Cruz Yimby; Share Sonoma County; Silicon Valley Leadership Group; South Bay Yimby; South Pasadena Residents for Responsible Growth; Spur; Streets for People Bay Area; Sv@home; Techequity Collaborative; Tent Makers; Turner Center for Housing Innovation At the University of California, Berkeley; The Two Hundred; Tmg Partners; United Way of Greater Los Angeles; Urban Environmentalists; Yimby Action; Yimby Democrats of San Diego County; Zillow Group

17. Do you believe that state legislators have the right to overrule local legislators?

A.) No, but in certain instances the state has to step in and collaborate with local governments to solve complex issues such as housing and homelessness. To reiterate, SB 9 respects local control.

18. Please explain where the density bills are in the passing process and what can we do as private citizens to voice our opinions to other state politicians?

A.) Most of these bills are currently on the Senate Floor. You can call or write to elected officials to share your stance on the bills. To find more information on California state senators, please visit: <https://www.senate.ca.gov/senators>