

Sacramento is Rezoning the South Bay

Impacts of Proposed State Legislation Regulating Land Use in the South Bay & Mounting Local Opposition

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Mayor

Redondo Beach

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Presentation to South Bay Council of Governments

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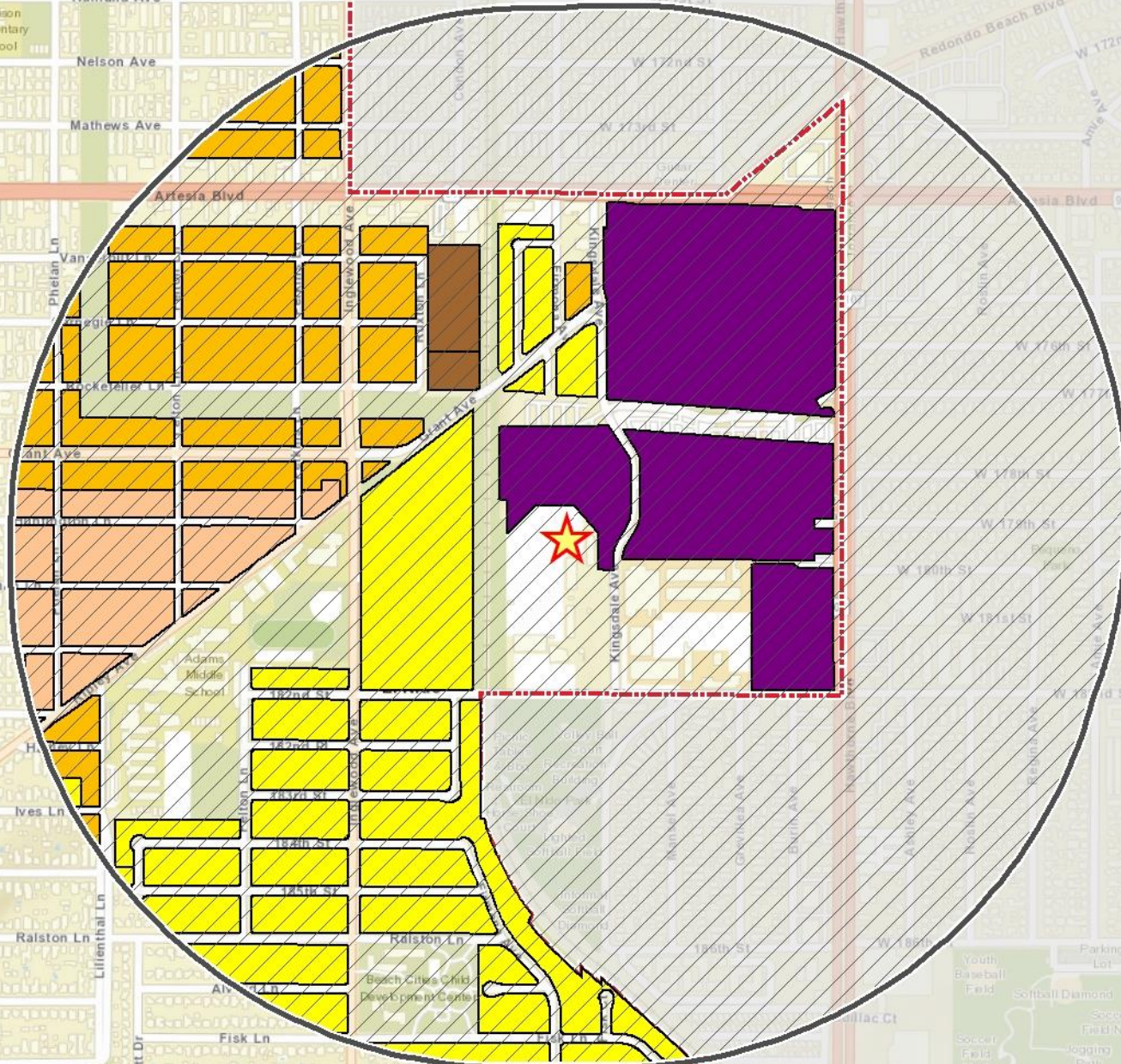
- California needs 3.5 million new homes in 7 years! Existing zoning only allows 2.8 million. Need to rezone State to allow 7 million new homes – UCLA study.
- Local regulations and CEQA are to blame for “housing shortage” and “affordability crisis.” NIMBYs, YIMBYs & WIMBYs
- Over 200 new housing bills overriding (“carpet bombing”) local zoning introduced so far this year in Sacramento - 15 new laws enacted in 2017.
- Huntington Beach sued by the State for slow-rolling plan to meet RHNA allocation

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- SB50 – Overrides local planning near transit stops, high-frequency bus stops, 'job-rich' areas
- SB4 – Streamlines approval process for housing in unmet RHNA areas.
- SB330 – Prohibits moratoriums, restrictions and downzoning in cities with high rent and underutilized properties
- AB68 – Override City ADU ordinances that require minimum lot size
- AB587 – Allows separate sale/transfer of ADUs. Lays groundwork for lot splits of ADUs.
- AB725 – Attacks single family zoning by requiring 80% multi-family zoning.


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- SB50 – ¼ mile from High Quality Bus Corridor (MTA Line 232 on PCH)
 - No density limits
 - 0.5 parking /unit
 - Up top three incentives such as height limits and FAR
- Sacramento ‘one-size fits all” approach will be a different disaster for different communities – exacerbates housing/jobs imbalances
- 93% of Redondo residents who work leave Redondo for work









**Future Transit Center
Residential Zoning Half-Mile**

 Future Transit Center

 1/2 Mile Buffer

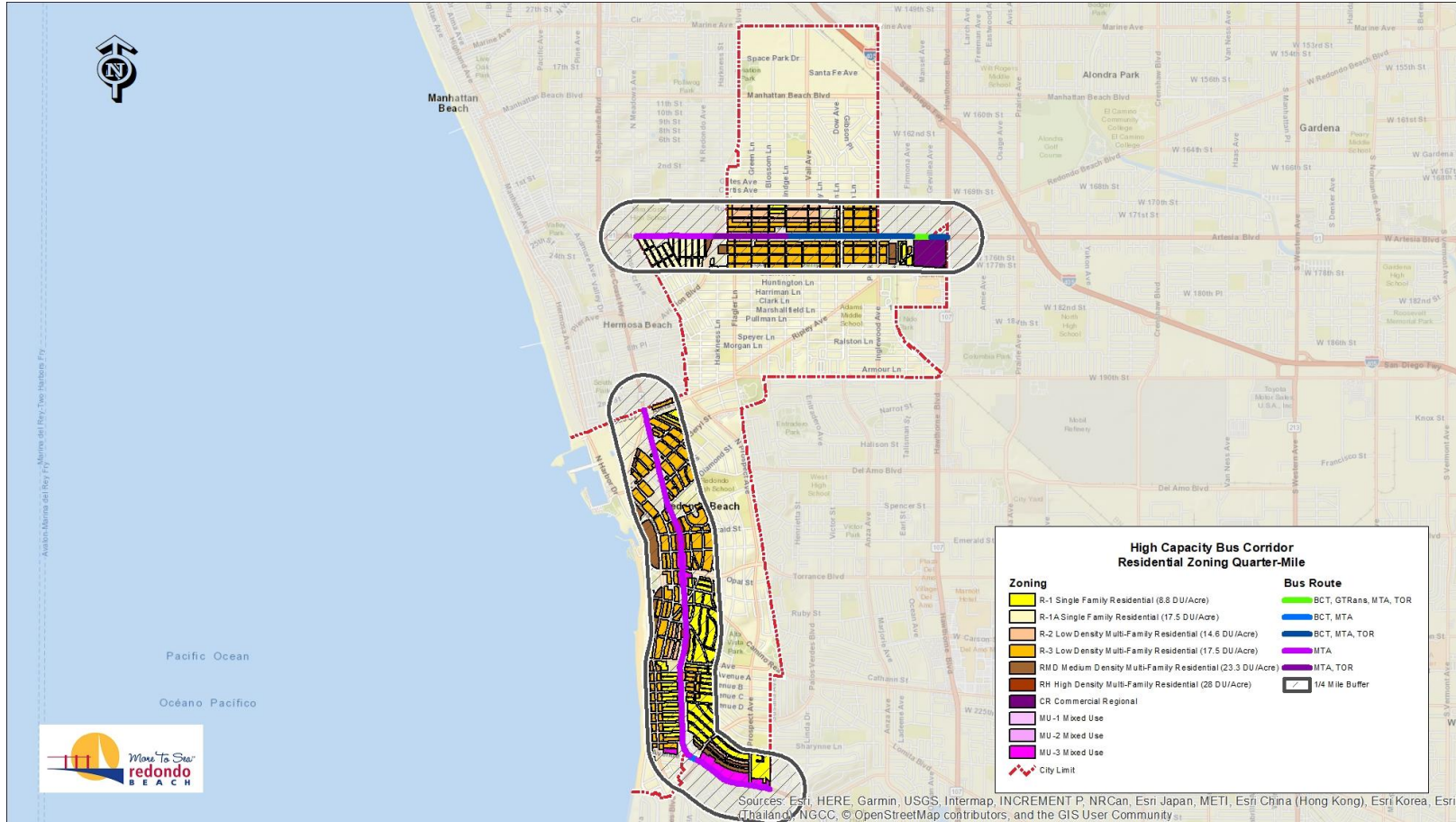
Zoning

-  R-1 Single Family Residential (8.8 DU/Acre)
-  R-2 Low Density Multi-Family Residential (14.6 DU/Acre)
-  R-3 Low Density Multi-Family Residential (17.5 DU/Acre)
-  RMD Medium Density Multi-Family Residential (23.3 DU/Acre)
-  CR Commercial Regional

 City Limit



'Transit-Rich Housing Project' areas in Redondo Beach



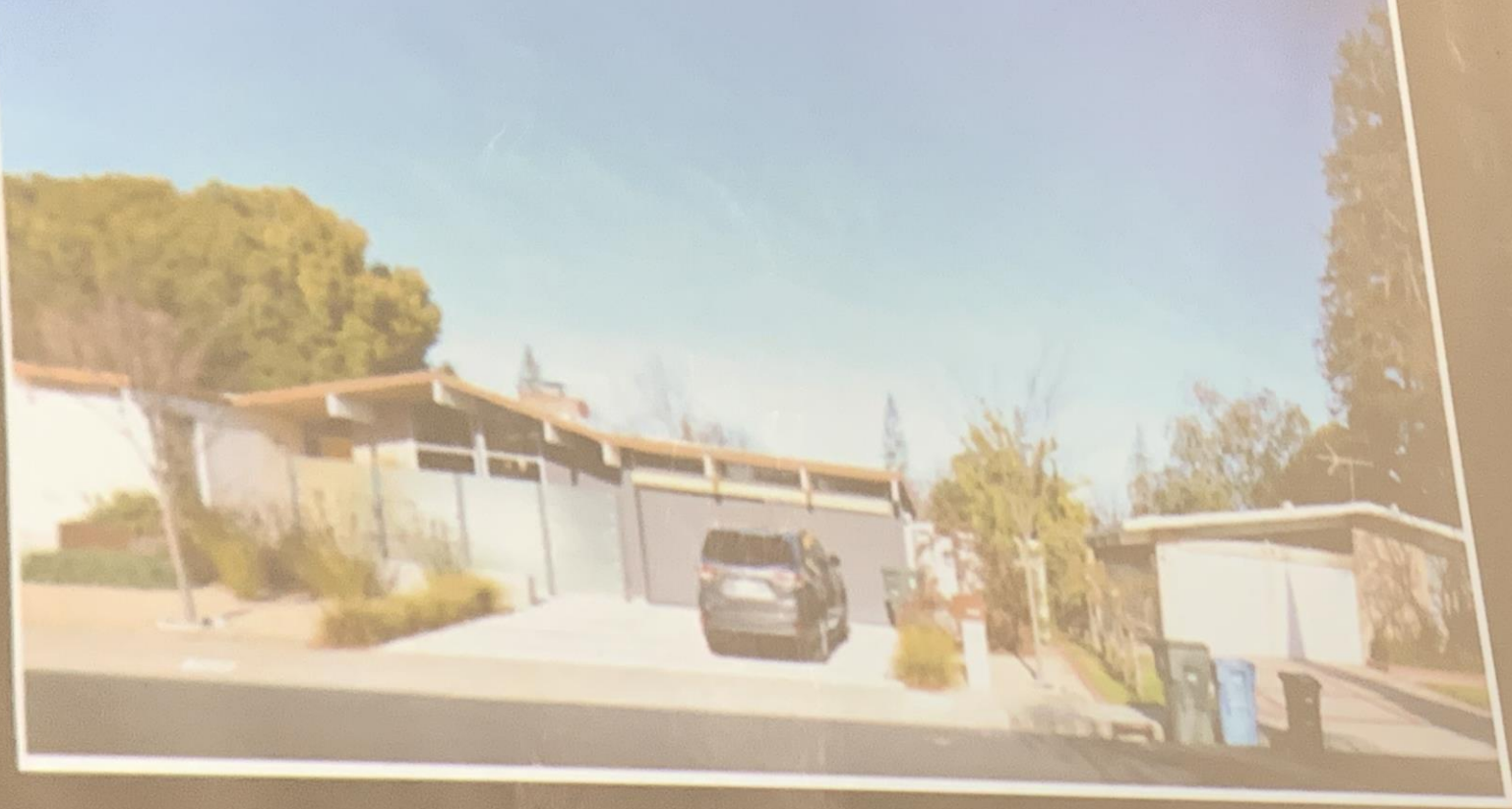
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Mounting Opposition

- Growing coalition of locally elected officials, activists and organizations (Better Cupertino) lobbying against SB50 and other bills.
- Huntington Beach has counter-sued State twice on constitutionality of SB35 & SB166/SB1333 applying to Charter Cities
- Initiative to amend the State Constitution to make zoning and land use a 'municipal affair' for both Charter and General Law cities. Nov. 2020 ballot.



Before SB-50



After SB-50



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What can you do?

- **Call/write** State officials and express your opposition to housing bills overriding your local zoning authority
- Send opposition letters to SB50 and other housing bills
- File 'amicus briefs' on behalf of Huntington Beach
- Support State Initiative to make land use and zoning a 'municipal affair'

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Thank You!

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