



# **PLANNING COMMISSION**

Meeting of May 27, 2025



## California Housing Legislation Refresher



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## **Refresher will cover:**

- Key Housing Streamlining Laws (applicability in Napa & Sonoma Counties)
- Summary of By-Right & Ministerial Approvals  
Affordability, Labor, and Zoning Implications



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## **SB 35 – Streamlined Infill Housing (2017)**

- Ministerial approval ( $\leq 6$  months)
- CEQA-exempt
- Applies to underperforming RHNA jurisdictions
- Affordable housing required (10–50%)
- Exempt jurisdictions: American Canyon, Calistoga, etc.
- Used for 18,000 homes statewide



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## **SB 423 – SB 35 Extension (2023)**

- Extends SB 35 beyond original sunset
- Refines implementation
- Continues support for streamlined infill development



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## **AB 2295 – Education Workforce Housing (2024)**

- School districts may build housing by-right on district-owned land
- CEQA-exempt
- Supported by UCLA cityLAB, SPUR, and legal analysis
- Housing for teachers and staff



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## Missing Middle Housing Overview

- Encourages small-scale, house-like multifamily homes
- Increases density in existing neighborhoods
- Supported by SB 9, SB 10, SB 684



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## **SB 9 – Duplexes & Lot Splits**

- Ministerial approval in single-family zones
- Allows up to 2 units or lot splits
- CEQA-exempt



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## **SB 10 – Opt-In Upzoning to 10 Units**

- Cities may zone for up to 10 units/lot
- CEQA-exempt for ordinance only
- Local control on where it applies





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## **SB 684 – Small-Scale Homeownership (2024)**

- Up to 10 units on lots <5 acres
- Ministerial, CEQA-exempt
- No affordability/labor mandates
- Applies in incorporated cities/towns only
- Designed for homeownership on small parcels



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## **SB 4 – Housing on Faith & Higher Ed Land**

- Applies to religious & college-owned land
- Overrides inconsistent zoning
- CEQA-exempt, by-right
- 95% affordable, with limited staff/moderate-income use
- Labor standards apply



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## **AB 2162 – Supportive Housing By-Right**

- Applies to 100% affordable with  $\geq 25\%$  supportive housing
- Ministerial approval
- Review deadlines:
  - $\leq 50$  units: 60 days
  - 50 units: 120 days
- Parking waived near transit



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## **AB 2011 – Housing in Commercial Zones**

- Housing on sites zoned for retail/office/parking
- CEQA-exempt, by-right
- Different rules for 100% affordable vs. mixed-income
- Prevailing wages required



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## **SB 6 – Commercial Flexibility with Labor Standards**

- Allows up to 50% commercial use
- No affordability requirement
- Skilled/trained workforce & prevailing wage
- Not CEQA-exempt
- Can be paired with SB 35 for streamlining



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## Conclusion

- Strong state-level support for **streamlined housing**
- New opportunities for cities, schools, and faith-based institutions
- Tools available for **implementation & compliance**