
SENATE COMMITTEE ON APPROPRIATIONS

Senator Anthony Portantino, Chair
2019 - 2020 Regular Session

SB 1120 (Atkins) - Subdivisions: tentative maps

Version: May 20, 2020

Urgency: No

Hearing Date: June 18, 2020

Policy Vote: GOV. & F. 7 - 0

Mandate: Yes

Consultant: Mark McKenzie

Bill Summary: SB 1120 would require cities and counties to provide for the ministerial consideration of a proposed housing development containing two residential units (a duplex), and ministerial approval of a parcel map dividing a lot into two equal parts for residential use (an urban lot split), as specified.

***** **ANALYSIS ADDENDUM – SUSPENSE FILE** *****

The following information is revised to reflect amendments
adopted by the committee on June 18, 2020

Fiscal Impact:

- The Department of Housing and Community Development (HCD) estimates it would incur costs of \$105,000 in the first year and \$99,000 annually thereafter for 0.5 PY of staff time to provide technical assistance and outreach education to local agencies and affordable housing developers. (General Fund)
- Unknown local costs to establish streamlined project review processes for proposed duplex housing developments and tentative maps for urban lot splits, and to conduct expedited design reviews of these proposals. These costs are not state-reimbursable because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates. (local funds).

Author Amendments: The author's amendments would do the following:

- Clarify the historic district exception by prohibiting a proposed duplex or urban lot split from being located within a historic district that is designated or listed as a city or county landmark or historic property, as specified.
- Delete a provision that prohibits a local agency from imposing parking requirements on parcels located within a historic district.
- Specify that a local agency may not impose parking requirements on parcels located within ½ mile of either a "high quality transit corridor" or a "major transit stop," as specified, rather than within a ½ mile of "public transit."
- Specify that a proposed development is banned or limited from demolition of more than "25 percent of the existing exterior structure walls" rather than "one existing wall."
- Specify that the rental of any unit created pursuant to the bill must be for more than 30 days.
- Expand the prohibition against consecutive urban lot splits by prohibiting those executed by any person acting in concert with the owner, as specified.

- Authorize a local agency to require that a proposed duplex connected to an onsite water treatment system have a percolation test within the last five years, or within the last 10 years if the test has been recertified, as specified.

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