

1) SENATE RULES COMMITTEE

AB 357

Office of Senate Floor Analyses

(916) 651-1520 Fax: (916) 327-4478

THIRD READING

Bill No: AB 357

Author: Alvarez (D)

Amended: 7/10/25 in Senate

Vote: 21

SENATE NATURAL RES. & WATER COMMITTEE: 7-0, 7/8/25

AYES: Limón, Seyarto, Allen, Grove, Hurtado, Laird, Stern

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

ASSEMBLY FLOOR: 76-0, 6/5/25 - See last page for vote

SUBJECT: Coastal resources: coastal development permit application: higher education housing project

SOURCE: Student HOMES Coalition

DIGEST: This bill requires the California Coastal Commission to defer to the state university or college or private university in determining the number of vehicle parking spaces necessary for residents of student, faculty, or staff housing facilities, authorizes the commission's executive director to determine that a proposed amendment to a public works plan or long-range development plan is de minimis, and provides procedures for the determination and approval of de minimis amendments, among other provisions, as provided.

ANALYSIS:

Existing law:

- 1) Defines "student housing project" as one or more housing facilities to be occupied by students of one or more campuses and owned by a participating college or university or participating nonprofit entity. These facilities are determined to be educational facilities, which also may include dining, academic and student support service spaces, and other necessary and usual attendant and related facilities and equipment, and defines "faculty and staff

housing project” as one or more housing facilities to be occupied by faculty or staff of one or more campuses, and owned by a participating college or university or participating nonprofit entity. (Education Code §67329.2 (e))

2) Pursuant to the California Coastal Act of 1976 (Coastal Act) (Public Resources Code (PRC) §§30000 *et seq.*):

- a) Establishes the California Coastal Commission (Coastal Commission) in the California Natural Resources Agency.
- b) Regulates development in the coastal zone and requires a new development to comply with specified requirements. (PRC §§30000 *et seq.*):
 - i) The coastal zone means the coastal land and waters of California, and includes the lands that extend inland generally 1,000 yards from the mean high tide line, as specified, with various exceptions, including the San Francisco Bay. (PRC §30103)
- c) Includes legislative findings and declarations that:
 - i) It is important for the Coastal Commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone. (PRC §30604)
 - ii) The basic goals of the state for the coastal zone include to:
 - (1) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources, and
 - (2) Ensure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state. (PRC §30001.5)
- d) Defines “development” to mean, among other things, the placement or erection of any solid material or structure on land or in water. “Structure” includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. (PRC §30106)
- e) Requires a person planning to perform or undertake any development in the coastal zone to obtain a coastal development permit (CDP) from the Coastal Commission or local government enforcing a certified local coastal program (LCP). (PRC §30600)

- f) Authorizes, to promote greater efficiency for the planning of any public works or state university or college or private university development projects and as an alternative to project-by-project review, plans for public works or state university or college or private university Long-Range Development Plans (LRDPs) to be submitted to the Coastal Commission for review in the same manner prescribed for the review of a LCP. Requires each state university or college or private university to coordinate and consult with local government in the preparation of LRDPs so as to be consistent, to the fullest extent feasible, with the appropriate LCP. Requires any proposed amendment to be submitted to, and processed by, the Coastal Commission in the same manner as prescribed for amendment of a LCP. (PRC §30605)

This bill:

- 1) Requires the Coastal Commission to prioritize the provision of active transportation and public transportation facilities over vehicle parking spaces when considering the certification of a LDRP or LRDP amendment.
- 2) Requires the Coastal Commission to defer to the state university or college or private university in determining the number of vehicle parking spaces necessary for residents of those facilities for student, faculty, or staff housing facilities proposed for inclusion in a LRDP or subject to Coastal Commission review under a LRDP.
- 3) Authorizes the Coastal Commission's Executive Director (Executive Director) to determine that a proposed amendment to a public works plan (PWP) or LRDP submitted by a state university or college or private university is de minimis if the Executive Director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources and is consistent with Coastal Act policies:
 - a) Requires the Executive Director to make a determination as to whether a proposed amendment is de minimis within 10 working days of the date of a complete submittal, as provided.
 - b) Requires the proposed amendment to be noticed in the agenda of the next regularly scheduled Coastal Commission meeting if the proposed amendment is determined to be de minimis.
 - c) Requires the proposed amendment to be set for public hearing or returned to the state university or college or private university upon request if three Coastal Commissioners object to the Executive Director's determination that

the proposed amendment is de minimis, as provided. Otherwise, requires the proposed amendment to become part of the certified PWP or LRDP upon adjournment of the Coastal Commission meeting if three or more Coastal Commissioners do not object, as provided.

- 4) Requires the Coastal Commission to track and publish on its internet website any PWPs or LRDPs, amendments to PWPs or LRDPs, and notices of impending development submitted by a state university or college or private university to the Coastal Commission for approval:
 - a) Requires the internet website to be updated no less than monthly.
 - b) Requires the information provided to the public to include a description of the plan, plan amendment, or notice of impending development; the status in the approval process of the plan, plan amendment, or notice of impending development; any conditions imposed upon the plan, plan amendment, or notice of impending development; and the length of time to approval or denial, as provided.

[NOTE: See the Senate Natural Resources and Water Committee bill analysis for additional information regarding this bill.]

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: No

SUPPORT: (Verified 8/25/25)

Student HOMES Coalition (Source)
 Abundant Housing LA
 American Planning Association, California Chapter
 Associated General Contractors of California
 Bay Area Council
 California Apartment Association
 California Council for Affordable Housing
 California YIMBY
 Circulate San Diego
 Construction Employers' Association
 East Bay YIMBY
 GENup
 Green Policy Initiative
 Grow the Richmond
 Inner City Law Center
 Institute for Responsive Government Action
 Mountain View YIMBY

Napa-Solano for Everyone
NextGen California
Northern Neighbors
Peninsula for Everyone
San Diego Regional Chamber of Commerce
San Francisco YIMBY
Santa Cruz YIMBY
Santa Rosa YIMBY
SLOCo YIMBY
South Bay YIMBY
South Pasadena Residents for Responsible Growth
SPUR
Streets For All
Triton Housing Commission
University of California Student Association
Urban Environmentalists LA
Ventura County YIMBY
Welcoming Neighbors Home
YIMBY Action
YIMBY Los Angeles
YouthBridge Housing

OPPOSITION: (Verified 8/25/25)

None received

ARGUMENTS IN SUPPORT: According to the author, “357 would accelerate much-needed housing while maintaining environmental safeguards through a time-bound process, helping campuses in coastal areas build more efficiently.”

“The goal is not to bypass environmental safeguards, but to create smart, streamlined pathways that meet urgent student needs while respecting California’s coastal values.”

“With tools like AB 357, thoughtful local planning, and continued collaboration, California can tackle the student housing crisis and preserve its iconic coast for future generations.”

ASSEMBLY FLOOR: 76-0, 6/5/25

AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary,

Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Nguyen, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Rivas

NO VOTE RECORDED: Muratsuchi, Ortega, Zbur

Prepared by: Katharine Moore / N.R. & W. / (916) 651-4116
8/27/25 16:36:32

**** **END** ****