

CONCURRENCE IN SENATE AMENDMENTS

CSA1 Bill Id:AB 357 Author:(Alvarez)

As Amended Ver:July 10, 2025

Majority vote

SUMMARY

Authorizes the executive director of the California Coastal Commission (Commission) to determine that a proposed amendment to a public works plan or long-range development plan (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 the Coastal Act.

Senate Amendments

- 1) Require the 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, as provided.
- 2) Strike the requirement for the Commission to approve or deny a complete application for a coastal development permit (CDP) for a student housing project or a faculty and staff housing project within 90 days of submittal.
- 3) Authorize the executive director of the Commission to determine that a proposed amendment to a public works plan or LRDP is de minimis and would provide the procedures for the determination and approval of amendments that are de minimis.
- 4) Require the Commission to track and publish on a public portion of its internet website any public works plans or LRDPs, amendments to public works plans or LRDPs, and notices of impending development submitted by a state university or college or private university to the Commission for approval, as specified.

COMMENTS

As of 2024, as many as 417,000 students in the state's three higher educational systems – California Community College (CCC), University of California (UC), and California State University (CSU) – lacked stable housing. A 2023 Community College of California survey found roughly 25% of community college students in the state are homeless.

The state created a plan in the 2021-2022 budget to increase the enrollment of in-state students in the UC system over five years, which, in part, has also contributed to exacerbating the housing shortage. The UC system does plan to address demand from California residents in the long term by adding between 23,000 and 33,000 full-time equivalent students by 2030. Increased housing will be needed to accommodate that increased enrollment.

In the coastal zone, there are 10 of the 23 CSUs; four UCs; numerous CCCs; and, at least 4 private non-profit colleges. Many of these colleges are planning housing projects to address the housing shortage.

Those higher education institutions located in whole or in part in the coastal zone can submit a LRDP and seek certification for it from the Commission to facilitate greater efficiency for the

planning of any university development project and as an alternative to project-by-project review by the Commission. A LRDP is a comprehensive physical development and land use plan that governs development, land use, and resource protection on university property. The adoption of a LRDP by the college and subsequent certification by the Commission results in the delegation to the college of the authority to authorize most on-campus development consistent with the plan without a CDP, subject to Commission oversight.

For universities that have LRDPs, any development – to build a new housing project, for instance - would be submitted to the Commission to review for consistency with the LRDP. The Executive Director has 10 days from receipt to review the Notice of Impending Development for whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP.

AB 357, to accelerate housing development, would authorize the executive director of the Commission to determine that a proposed amendment to a public works plan or LRDP is de minimis and would provide the procedures for the determination and approval of amendments that are de minimis.

According to the Author

AB 357 accelerates the availability of affordable housing for students, faculty, and staff at public universities in California's coastal areas. It aims to reduce bureaucratic delays, which contribute to rising housing costs, and alleviate pressure on vulnerable renters. By ensuring that those who serve our communities can live close to their workplaces and studies, this bill enhances education, promotes equity, and strengthens California's future.

Arguments in Support

The California Home Building Alliance writes that at institutions of higher education currently in the Coastal Zone, AB 357 would eliminate a redundancy of environmental standards in student housing development, streamlining the creation of new units and making a substantial step towards addressing the ongoing student housing crisis in California.

Arguments in Opposition

None on file

FISCAL COMMENTS

According to the Senate Appropriations Committee, this bill was approved pursuant to Senate Rule 28.8 due to negligible state costs.

VOTES:

ASM NATURAL RESOURCES: 12-0-2

YES: Bryan, Alanis, Ellis, Flora, Garcia, Haney, Hoover, Kalra, Pellerin, Schultz, Wicks, Zbur
ABS, ABST OR NV: Connolly, Muratsuchi

ASM APPROPRIATIONS: 14-0-1

YES: Wicks, Arambula, Calderon, Caloza, Dixon, Elhawary, Fong, Mark González, Hart, Pacheco, Pellerin, Solache, Ta, Tangipa
ABS, ABST OR NV: Sanchez

ASSEMBLY FLOOR: 76-0-3

YES: 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

ABS, ABST OR NV: Muratsuchi, Ortega, Zbur

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