

Date of Hearing: July 1, 2026

ASSEMBLY COMMITTEE ON LOCAL GOVERNMENT

Juan Carrillo, Chair

SB 1090 (Pérez) – As Amended June 22, 2026

SENATE VOTE: 30-9

SUBJECT: Planning and zoning: housing development projects: urban lot splits: subdivisions: 2025 Eaton Wildfire: Altadena

SUMMARY: Exempts, from January 7, 2025, through January 7, 2030, the ZIP codes of 91001 and 91003 from the duplex and urban lot split requirements of SB 9 (Atkins), Chapter 162, Statutes of 2021, and the 10-unit subdivision and approval provisions of the Starter Home Revitalization Act (SHRA), established by SB 684 (Caballero), Chapter 783, Statutes of 2023, as specified. Specifically, **this bill:**

- 1) Voids, from January 7, 2025, through January 7, 2030, the streamlined, ministerial approval provisions for the following project types in the ZIP codes of 91001 and 91003:
 - a) SB 9 duplexes in single-family zoning districts.
 - b) SB 9 urban lot splits in single-family zoning districts.
 - c) SHRA housing development projects of up to 10 units.
 - d) SHRA subdivisions resulting in up to 10 parcels.
- 2) Provides that this bill does not apply to an application for a proposed housing development for which the property rights have vested.
- 3) Finds and declares that a special statute is necessary in order to address the disparity in protection from predatory development practices following the Los Angeles fires for communities in the unincorporated area known as Altadena in the County of Los Angeles that are excluded from the scope of the Governor’s Executive Order N-32-25.

EXISTING LAW:

- 1) Requires, pursuant to SB 9, a local agency to ministerially approve an urban lot split creating up to two parcels, and to ministerially approve up to two residential units on a parcel, if specified criteria are met. [Government Code (GOV) § Sections 66411.7, 65852.21]
- 2) Authorizes local agencies to apply objective zoning, subdivision, and design standards to SB 9 projects, but prohibits standards that would physically preclude the construction of up to two units per parcel or otherwise conflict with state law. (GOV § 66411.7, 65852.21)
- 3) Exempts parcels in very high fire hazard severity zones from the requirements of 1) and 2), unless the sites have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development. (GOV § 66411.7, 65852.21)

- 4) Provides that a local agency is not required to permit more than two units on a parcel created through an SB 9 urban lot split, including units created through SB 9, ADUs, or JADUs. (GOV § 66411.7)
- 5) Requires the ministerial approval of qualifying SHRA subdivisions of up to 10 parcels and associated housing development projects of up to 10 units, subject to objective standards and specified eligibility criteria, including the requirement that the lot is substantially surrounded by qualified urban uses. (GOV § 66499.41, 65852.28)
- 6) Requires local agencies to ministerially approve qualifying SHRA housing development projects on subdivided lots within specified timeframes and limits the ability of local agencies to deny such projects except upon a written finding of a specific, adverse impact on public health and safety. (GOV § 65852.28)
- 7) Requires local agencies to issue building permits for qualifying SHRA housing development projects of 10 or fewer units on subdivided lots, subject to compliance with applicable standards and conditions related to subdivision approval. (GOV § 65913.4.5)
- 8) Prevents the use of the SHRA within a high or very high fire hazard severity zone. (GOV § 66499.41)
- 9) Establishes the California Emergency Services Act (CESA) to ensure that preparations within the state will be adequate to deal with the effects of natural, manmade, or war-caused emergencies that result in conditions of disaster or in extreme peril to life, property, and the resources of the state, and generally to protect the health and safety and preserve the lives and property of the people of the state. (GOV § 8550 et seq.)
- 10) Authorizes the Governor to make, amend, and rescind orders and regulations necessary to carry out the provisions of CESA, and provides that any orders and regulations issued during a state of emergency shall take effect immediately. (GOV § 8567)
- 11) Authorizes the Governor, during a state of emergency, to suspend any regulatory statute, or statute prescribing the procedure for conduct of state business, or the orders, rules, or regulations of any state agency, where the Governor determines and declares that strict compliance with any statute, order, rule, or regulation would prevent, hinder, or delay the mitigation of the effects of the emergency. (GOV § 8571)
- 12) Establishes CalOES, within the office of the Governor, and makes CalOES responsible for the state's emergency and disaster response services for natural, technological, or man-made disasters and emergencies, including the responsibility for activities necessary to prevent, respond to, recover from, and mitigate the effects of emergencies and disasters to people and property. (GOV § 8585)

FISCAL EFFECT: None.

COMMENTS:

- 1) **Author's Statement.** According to the author, "The people of Altadena are demanding protections from speculators who are purchasing property from distressed fire survivor's and seeking to exploit laws that were not intended for communities recovering from a disaster of

this magnitude. While I have supported many policies aimed at increasing California's housing supply, those laws were designed to encourage urban infill development under normal circumstances, not for a community that suffered the level of disaster experienced by the Eaton Fire. Allowing up to ten homes on a lot that was previously zoned for a single-family residence is overwhelming Altadena's existing infrastructure and destabilizing the community's long-term recovery. Recognizing these concerns, the Palisades community that was also devastated by a major fire was granted a temporary exemption from these laws through an executive order. Altadena deserves the same protections. SB 1090 would provide disaster-impacted survivors with the stability and certainty they need to focus on rebuilding their homes and lives. By extending the protections provided under the Governor's executive order to the entirety of Altadena for five years, this measure helps ensure that residents are not pressured into selling their property at a vulnerable moment and that the community can recover on its own terms."

- 2) **SB 9- Duplexes and Subdivisions.** In 2021, the Governor signed SB 9 (Atkins), Chapter 162, Statutes of 2021, which allowed up to four homes on lots where currently only one exists. It did so by allowing existing single-family homes to be converted into duplexes. It also allowed single-family parcels to be subdivided into two lots, while allowing for a new two-unit building to be constructed on the newly formed lot. Under SB 9, the total number of units that can be built on a formerly single-family zoned lot is capped at four. Under existing law, ADUs may be built in combination with SB 9 so long as the total number of units on a lot does not exceed four. Property owners may use both SB 9 and ADUs to achieve the maximum allowed density in a configuration that best suits their site and circumstances, for example, two primary units under SB 9 and one ADU per unit. Furthermore, SB 9 explicitly prohibits the owner of the parcel being subdivided from also subdividing the adjacent parcels under SB 9 in order to limit its applicability to a two-lot, four-unit cap.
- 3) **Starter Home Revitalization Act.** To further facilitate missing middle housing, the SHRA established ministerial approval processes for small lot subdivisions and associated housing development on lots zoned for multi-family use. SB 684 requires cities and counties to ministerially approve the subdivision of a lot into up to 10 parcels, and to ministerially approve housing projects with 10 or fewer total units across those parcels.

To be eligible, the project must meet a list of conditions, including:

- The lot is no larger than 5 acres and located on an infill site in a city or in an urban area in a county with a population greater than 600,000;
- The resulting parcels are at least 600 square feet in size;
- The units are no larger than 1,750 square feet in size, on average;
- The development is not located in an environmentally sensitive area and does not require the demolition or alteration of specified types of housing, including affordable housing and housing occupied by tenants within the past five years;
- The development complies with all other objective requirements imposed by the local agency that do not conflict with the law, including subdivision map act requirements and local inclusionary housing requirements; and

- The project is connected to a public water system and municipal sewer system.

Local governments can impose objective requirements on small lot subdivisions, but cannot impose standards that:

- Physically preclude a project being built to densities that allow housing presumed to be affordable to lower-income households;
- Require a setback between units;
- Require more parking or greater setbacks than certain limits;
- Limit the FAR for these projects to less than specified amounts; and
- Apply requirements to these projects on the basis that they are permitted under state law.

SB 1123 (Caballero) expanded the SHRA to single-family lots, provided that the lot proposed to be subdivided is no larger than 1.5 acres and does not contain any structures, unless those structures are vacant and abandoned.

Most recently, AB 130 (Committee on Budget), Chapter 22, Statutes of 2025, further expanded the sites on which the SHRA could be used by allowing developers to carve off a “remainder parcel” that retains existing land uses or structures, does not contain any new residential units, and is not exclusively dedicated to serving the housing development project. AB 130 excluded the remainder parcel from counting towards the 10-parcel limit in the SHRA.

- 4) **Eaton and Palisades Fires.** On January 7, 2025, two devastating wildfires, the Eaton Fire and Palisades Fire, both ignited in Los Angeles County. The Eaton Fire ignited in Eaton Canyon near Altadena in Los Angeles County, burning more than 14,000 acres, destroying over 9,400 structures.¹ The Palisades Fire began in the Santa Monica Mountains, rapidly spreading across more than 23,000 acres and destroying over 6,800 structures, primarily in the Pacific Palisades community of the City of Los Angeles.² Both fires were fully contained by January 31, 2025. Of the more than 16,000 homes and other structures destroyed, placing these fires among the most destructive in California’s history. The vast majority of the damage occurred in what is referred to as the wildland-urban interface, or WUI.³ The WUI is where human development meets or mixes with the undeveloped natural environment or wildlands.⁴

¹ *Eaton Fire.* California Department of Forestry and Fire Protection (CAL FIRE). <https://www.fire.ca.gov/incidents/2025/1/7/eaton-fire>

² *California live fire updates: Flooding, mudflows after rain prompts road, school closures.* (2025, January 27). Los Angeles Times. <https://www.latimes.com/california/live/la-fire-updates-floods-mud-rain-closures-laguna-eaton-palisades>

³ Kimelman, J. (2025, January 28). *The LA County fires devastated homes in the wildland urban interface.* Here’s what that is. CalMatters. <https://calmatters.org/environment/wildfires/2025/01/la-county-fires-wildland-urban-interface/>

⁴ IBID.

- 5) **Governor's Executive Orders Following the Los Angeles Fires.** Immediately following the Eaton and Palisades fires, Governor Newsom issued a series of executive orders intended to expedite rebuilding and housing recovery efforts in Los Angeles County. Collectively, these orders suspended or streamlined numerous state and local permitting requirements, including specified California Environmental Quality Act (CEQA) review and California Coastal Act permitting requirements for the reconstruction of damaged structures and related infrastructure, facilitated temporary housing and mobilehomes, extended permit timelines, directed state agencies to identify additional regulatory barriers to recovery, encouraged expedited local permitting processes and preapproved plans, and committed the Administration to pursuing longer-term statutory changes to support rebuilding efforts
- 6) **Executive Order Suspending SB 9.** On July 30, 2025, Governor Newsom issued Executive Order N-32-25, which temporarily suspended the operation of SB 9's ministerial duplex and urban lot split provisions (Government Code Sections 65852.21 and 66411.7) within fire-affected areas located in very high fire hazard severity zones, as identified by the State Fire Marshal, in Los Angeles County. The order cited concerns raised by local officials and residents that widespread SB 9 development in neighborhoods recovering from catastrophic wildfire could complicate evacuation planning, strain infrastructure, and interfere with rebuilding efforts in areas already facing heightened wildfire risks. The order initially suspended SB 9 in affected very high fire hazard severity zones through August 6, 2025, and thereafter authorized local governments to exercise broader discretion over SB 9 projects in those areas.
- 7) **Legislative Response to the Los Angeles Fires.** Following the Eaton and Palisades fires, the Assembly, under the leadership of Speaker Robert Rivas, advanced and enacted a package of wildfire-related bills in 2025 intended to support recovery and rebuilding efforts in affected communities. These measures addressed a range of issues, including efforts to expedite rebuilding and permitting, facilitate temporary housing arrangements, provide mortgage and property tax relief, enhance wildfire resilience, promote home hardening and vegetation management, and provide additional support for emergency response personnel. Notably, these legislative efforts were primarily focused on helping homeowners rebuild more quickly and removing governmental barriers to reconstruction. In 2026, members of the Senate Republican Caucus introduced a separate legislative package focused on wildfire risk reduction, recovery, and housing affordability. These efforts reflect an ongoing legislative focus on facilitating recovery in fire-affected communities while also addressing broader policies related to wildfire resilience, rebuilding, and housing supply and affordability.

Rebuilding a home or temporary housing after a natural disaster is generally subject to the same local approval processes that govern all housing development in California, unless otherwise modified by state or local executive orders or actions taken after the disaster occurs. However, state law provides that:

- a) Coastal development permits aren't required to replace private structures destroyed by a disaster.
- b) Local agencies can't charge impact fees for the reconstruction of property destroyed by a disaster, but they can charge processing fees.
- c) The California Environmental Quality Act doesn't apply to repairs and replacement of structures after a disaster.

- d) Local governments can expedite permits for rebuilding after a disaster, including waiving fees and streamlining requirements.

State and local agencies have taken numerous steps to reduce barriers to rebuilding in the areas burned in the Palisades and Eaton fires. Both the City of Los Angeles and the County of Los Angeles have established expedited procedures for approving temporary housing in the form of manufactured homes, mobilehomes, or RVs on lots that contained dwellings destroyed or severely damaged by the wildfires.

Both the city and the county have also expedited rebuilds—regardless of whether they meet current zoning codes—of "like-for-like" rebuilds of permanent housing: housing built to no more than 110% of the original dwelling size in substantially the same location on the property. While local agencies can waive their zoning codes, structures must be rebuilt to current zoning codes. As an exception to that requirement, Governor Newsom issued Executive Order N-20-25 on February 13th that allows homes in LA County that were originally designed and constructed to the 2019 building code and were destroyed in the disasters to be rebuilt using the same design that met the 2019 codes at the discretion of the local government, rather than having to be redesigned to meet newer building codes.

Property owners seeking to rebuild after a disaster also must receive service from various utilities, including electric utilities. SB 410 (Becker, 2023) and AB 50 (Wood, 2023), directed by the California Public Utilities Commission (CPUC), which regulates investor-owned utilities, to define reasonable energization times for new or upgraded electrical loads and establish a process for reporting delays. On September 12, 2024, the CPUC approved decision D.24.09.020, which established average and maximum timelines for utilities, including a maximum of 45 days to approve or deny an application for energization and nearly one year (306 to 357 days, depending on the type of service) to complete the energization. Special districts that provide services, including electrical service, are subject to different requirements: if they receive an application for service to a housing project, they must respond within 30 business days for projects of 25 units or fewer, and 60 business days for larger projects, and indicate any additional needed information (AB 281, Grayson, 2024).

Since January 1, 2020, the building code has required new construction, including single family homes, to include solar photovoltaic systems (solar panels) that are designed to offset the electrical consumption of the proposed building. However, AB 178 (Dahle, 2019) exempted, until January 1, 2023, residential construction from complying with the solar requirements in the recently adopted building standards when the construction is in response to a disaster in an area in which a state of emergency has been proclaimed by the Governor if certain requirements are met.

- 8) **Rebuilding in Altadena.** Approximately 5,936 parcels and 6,746 housing units were damaged or destroyed in the Eaton Fire burn area. According to the Los Angeles County Permitting Progress Dashboard, as of June 19, 2026, the County had received 3,443 rebuild applications for properties impacted by the Eaton Fire. Of those applications, 3,172 zoning reviews had been cleared, 2,809 parcels had submitted full building plans, 3,177 building plans had been approved, and 2,845 building permits had been issued.⁵ The dashboard further

⁵ *Permitting Progress Dashboard – LA County Recovers.* (2025). [Lacounty.gov](https://recovery.lacounty.gov/rebuilding/permitting-progress-dashboard/); LA County Recovers. <https://recovery.lacounty.gov/rebuilding/permitting-progress-dashboard/>

reports that 1,665 new residential units are currently under construction, while 89 new residential units have completed construction.⁶ The County reports that the average rebuild permit took 125 business days from application to issuance, with applicants spending an average of 92 business days preparing and responding to requests, and County review accounting for an average of 33 business days.⁷

Los Angeles County has implemented numerous rebuilding initiatives, including expedited like-for-like rebuilding, preapproved plans, AI-assisted plan review through its eCheck pilot, building plan self-certification, temporary housing permits, manufactured and factory-built housing, and a bundled projects pilot program intended to streamline review of multiple homes. The County also offers fee deferrals and refunds for qualifying owner-occupied rebuilds, technical assistance through One-Stop Permit Centers, disaster case management services, resiliency and rebuilding guides, contractor resources, and the creation of an infrastructure financing district to support recovery-related infrastructure improvements.

- 9) **Bill Summary.** This bill imposes a moratorium on development applications subject to SB 9 and the SHRA in Altadena in zip codes 91001 and 91003 from January 7, 2025 to January 1, 2030. Specifically, this bill would void the streamlined, ministerial approval provisions of applications seeking to build a duplex under SB 9, conducts an urban lots split under SB 9, build up to 10 units under the SHRA, and subdivision resulting in up to 10 parcels under the SHRA.

This bill is sponsored by Los Angeles County Supervisor Kathryn Barger.

- 10) **Policy Considerations.** The Committee may wish to consider the following:

- a) **Picking Up the Pieces.** This Committee has received more than 500 support letters from Altadena residents voicing support of the bill. A vast majority of these letters identify desires to rebuild Altadena in manner that recaptures the neighborhood's character before the fires. These letters also raise concerns about the pressure from speculative investors seeking to make a profit. However, this activated portion of the Altadena community might not capture all of the residents of Altadena impacted by the fires. Some Altadena residents might not want to rebuild in Altadena for a variety of reasons, including financial considerations. It should be noted that the Committee also received letters in opposition to the bill from individuals noting the potential impact of SB 1090 on property values. This comes at a time when survivors are still waiting for insurance payments, displacement coverages are expiring, and some insurers are delaying and underpaying policyholders.

A survey conducted by the Department of Angels, a nonprofit founded in the immediate aftermath of the Los Angeles Fires, found that 65% of Altadena residents had not returned to their communities and 67% of Altadena residents are still living in temporary housing one year after the fires.⁸ The same survey found that 48% of survivors of the Los Angeles fires have depleted a significant portion or all of their savings and 43% of

⁶ IBID.

⁷ IBID.

⁸ *Community Voices: LA Fire Recovery Report*. (2026, January 6). Department of Angels. https://static1.squarespace.com/static/6792c245599ed84703227b1e/t/6959797a4c0de667333503fc/1767471494384/Department+of+Angels+LA+Fire+Recovery+Report_January+2026.pdf

survivors are taking on debt. The survey reports that 76% of survivors would find expanded mortgage relief helpful, which would help homeowners avoid having to pay a mortgage and rent.

According to the California Department of Insurance webpage named “LA County Wildfire Claims Tracker- Insured Losses from the 2025 Palisades and Eaton Wildfires as of March 2026”, 22,890 claims have been filed, and 22,367 claims have been paid or partially paid out to a total of \$7,388,086,010 as March 2026 for residential property within the affected areas of the Eaton Fire. While \$7 billion has been paid out by insurers, private donations, and federal, state, and local support, the California Department of Insurance has taken legal action against State Farm General Insurance Company after an investigation uncovered significant mishandling of insurance claims filed by survivors of the Los Angeles Fires. The violations identified by the Department of Insurance indicate that thousands of survivors may have been affected.

The freeze on SB 9 in the affected areas of the fires, as a result of the Governor’s executive order, has raised legal questions and has been identified as a barrier to recovery by some organizations. On December 10, 2025, YIMBY Law brought an action against Governor Gavin Newsom, the State of California, Los Angeles County, Los Angeles Mayor Karen Bass, and the cities and respective councils of Pasadena, Malibu, and Los Angeles to reinstate SB 9 on grounds that the governor’s executive order to suspend SB 9 exceeded the Governor’s emergency authority and violates the California Constitution’s separation of powers doctrine, among other issues. In addition to raising constitutional questions, the petition argues that SB 9 is a tool for homeowners to rebuild by allowing homeowners, who were underinsured and only have the value of the land to put toward rebuilding, to split their lots and sell unused land or build additional units and generate rental income. The Committee may wish to consider if limiting the application of SB 9 and the SHRA could also narrow recovery options for homeowners impacted by the Eaton Fire.

- b) **Parity Across Fire Affected Areas.** Many of the letters by residents of Altadena in support of the bill identify a desire that Altadena be exempt from SB 9 in the same manner as the Pacific Palisades.

Executive Order N-32-25 had different practical effects in the Pacific Palisades and Altadena. Because nearly all of the Pacific Palisades is located within designated very high fire hazard severity zones, the executive order effectively suspended SB 9 throughout the community. By contrast, substantial portions of the Eaton Fire burn area in Altadena lie outside designated very high fire hazard severity zones. As a result, many fire-affected properties in Altadena remained eligible to utilize SB 9 and the SHRA, while similarly situated properties in the Pacific Palisades could not.

The differing effect of Executive Order N-32-25 also affected communities with distinct demographic and socioeconomic characteristics. Altadena has long been recognized for its racial and economic diversity and as a historic center of Black homeownership.

According to a white paper by the UCLA Lewis Center for Regional Policy Studies published February 2025, Black residents are overrepresented in the affected areas of the

Eaton Fire, and in Altadena more generally.⁹ Black residents make up roughly 20% of the population in both Eaton area geographies, more than double the city and county share.

According to researchers at UCLA's Latino Policy and Politics Institute, drawing from U.S. Census data, approximately one-quarter of Altadena households earned less than \$65,000 annually before the Eaton Fire, despite a median household income of approximately \$129,000, reflecting significant economic diversity within the community.¹⁰ By contrast, Pacific Palisades has a median household income exceeding \$200,000, substantially higher home values, and a less diverse population, with a predominantly white population according to Census data.¹¹ These differences have prompted concerns that rebuilding challenges and displacement pressures may differ significantly between the two communities.

Given this data and Altadena's unique characteristics, the committee may wish to consider how a moratorium on certain housing types of development might impact Altadena.

11) **Committee Amendments.** The following amendments were proposed as committee amendments in Assembly Housing and Community Development Committee. Due to timing, the amendments will be adopted in this committee:

- a) Remove the retroactivity provisions and have the moratorium be effective from January 1, 2027, through January 7, 2030, to allow SB 9 and SHRA applications that were submitted under the existing law at the time and before January 1, 2027, to proceed.
- b) Clarify that development proponents who submit a preliminary application for an SB 9 or SHRA housing development project prior to January 1, 2027, can utilize SB 9 and the SHRA, so long as they submit a complete application within 180 days, pursuant to existing law.
- c) Exempt deed-restricted 100% affordable housing development projects for lower and moderate-income households proposed by nonprofit housing developers or community land trusts from the SB 9 and SHRA moratorium.

12) **Related Legislation.** AB 1751 (Quirk Silva) establishes the Missing Middle Townhome Ownership Act, creating a streamlined, ministerial approvals pathway for townhome development on residentially zoned lots. This bill is pending on the Senate Floor.

AB 2005 (Ahrens) creates an alternative compliance pathway for the owner-occupancy requirement of SB 9 (Atkins), Chapter 162, Statutes of 2021. This bill is pending in Senate Housing Committee.

AB 2601 (Lee) makes several changes to the permitting and subdivision processes for small-scale and missing middle housing developments. This bill is pending in Senate Local Government Committee.

⁹ Phillips, S. (2026). *The Palisades and Eaton Fires: Neighborhood Data and Potential Housing Market Effects*. UCLA Lewis Center for Regional Studies. <https://escholarship.org/uc/item/1kg4v5v1>

¹⁰ <https://latino.ucla.edu/research/underserved-and-overlooked/>

¹¹ U.S. Census Bureau release *2019–2023 American Community Survey (ACS) 5-year estimates*.

SB 1116 (Caballero) Makes a series of changes regarding the scope of zoning and subdivision provisions of the Starter Home Revitalization Act (SHRA), established by SB 684 (Caballero) Chapter 783, Statutes of 2023, and later revised by SB 1123 (Caballero), Chapter 294, Statutes of 2024, and voids specified types of covenants that would prohibit SHRA projects. This bill is pending in this committee.

- 13) **Arguments in Support.** Los Angeles County Supervisor Kathryn Barger, the sponsor of the bill, writes in support, “SB 1090 offers much needed relief to Altadena residents. In the aftermath of the Eaton and Palisades wildfires, Governor Newsom issued an Executive Order that provided local agencies with the discretion to regulation SB9 projects in Very High Fire Hazard Severity Zones located in the communities of impacted by the Eaton and Palisades Fires from January 2025. However, the majority of Altadena was not covered by the order, since most of the community is not located within a Very High Fire Hazard Severity Zone. Without legislative action, Altadena would remain vulnerable to real estate speculators acquiring properties to pursue outsized development that does not align with the community’s recovery to rebuilding goals and is not supported by necessary public infrastructure.

“SB 1090 addressed this critical issue by exempting the Altadena community from SB 9 (2021) and SB 1123 (2024) for a period of five years, giving wildfire survivors more time to make difficult financial decisions as they navigate their rebuilding and recovery process. I believe this is an effective solution that will remove the incentive for speculators to take advantage of distressed wildfire survivors and to purchase fire damaged lots from property owners who are facing significant financial challenges. Speculators should not be allowed to use provisions of State law, which were intended to produce gentle density through urban infill, to purchase lots from survivors for the purpose of significant subdivision of land and increasing density in ways that local government has not planned for, nor developed the requisite infrastructure to support.

- 14) **Arguments in Opposition.** The Inner City Law Center and the Alhambra Urbanists write in Opposition, “For many Altadena families, returning and rebuilding is their top priority. For others, selling their property and moving on may be their preferred course of action. Regardless of how they choose to respond, by stripping Eaton Fire survivors of the right to use SB 9 and the Starter Home Revitalization Act (SHRA), as SB 1090 aims to do, helps neither group and would only further delay the reconstruction of Altadena.

“For those seeking to rebuild, these laws create a pathway for homeowners to finance reconstruction by selling off marginal land or adding additional homes to their property—homes that could house their neighbors during subsequent rebuilds. This offers a financial lifeline for the many families who were uninsured, under-insured, or are still fighting to receive a fair payout.

“The direct result of SB 1090 will be to take away this option and make it even harder for Altadena homeowners to return and rebuild.

“For those seeking to sell and move on, these laws allow homeowners to command a higher price by expanding the pool of prospective buyers to include small-scale developers who can add additional homes to the lot. Limiting the buyer pool to those willing to build only a single expensive single-family house will only expand the backlog of lots sitting vacant while sellers await a buyer.

“The direct result of SB 1090 will be to strip Altadena of this option and make it even harder for homeowners to sell their homes, resulting in a lower price on any future sales.

“Before the fires, Altadena was a diverse neighborhood of families at all incomes—and a haven of homeownership for Black Americans. To restore this character, Eaton Fire survivors need flexibility and support above all else. They need the flexibility to rebuild in the way that makes the most sense for them, and they need help from the state in doing so.

“By limiting prohibiting the use of SB 9 and SHRA, SB 1090 undermines the goal, and risks further delaying the revitalization of Altadena.”

15) **Double-Referral.** This bill is double-referred to the Assembly Housing and Community Development Committee.

REGISTERED SUPPORT / OPPOSITION:

Support

Los Angeles County Supervisor, Kathryn Barger [SPONSOR]
 Altadena Community
 Altadena Community Land Trust - *If Amended*
 Altadena Heritage
 Altadena Recovery Watch
 Altadena Tenants Union - *If Amended*
 Altadena Town Council
 Beautiful Altadena
 Beacon - *If Amended*
 California Association of Realtors
 California Community Land Trust Network - *If Amended*
 Coalition for Humane Immigrant Rights (CHIRLA) - *If Amended*
 Day One- *If Amended*
 Eaton Fire Survivors Network
 Greenline Housing Foundation - *If Amended*
 Integrated Community Options
 Los Angeles County
 Los Angeles County Supervisor Kathryn Barger
 Pasadena-foothills Association of Realtors
 Sustainable Community Development Corporation
 551 Individuals

Opposition

Abundant Housing LA
 Abundant Housing Pasadena
 Alhambra Urbanists
 Bow West Capital
 Buildcasa
 California Apartment Association
 California Building Industry Association (CBIA)
 California Yimby

Casita Coalition
Council of Infill Builders
Home Ownership Made Easy
Inner City Law Center
Lisc San Diego
Nova Cottage Co.
South Pasadena Residents for Responsible Growth
Southern California Obtainable Housing
Southland Hvac & Construction, INC.
The Two Hundred for Homeownership
Yimby Action
3 Individuals

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