SENATE THIRD READING
SB 1090 (Pérez)
As Amended August 19, 2026
Majority vote

SUMMARY

Exempts, from *October 1, 2026 through January 1, 2030*, the ZIP codes of 91001 and 91003 from new applications for housing development projects related to the 10-unit subdivision and approval provisions of the Starter Home Revitalization Act (SHRA), established by SB 684 (Caballero), Chapter 783, Statutes of 2023, *and amended by SB 1123 (Caballero), Chapter 294, Statutes of 2024,* as specified**,** *and with certain exceptions*.

Major Provisions

1) Provides that, from *October 1, 2026 through January 1, 2030,* the streamlined, ministerial approval provisions for the following project types do not apply to applications submitted during that timeframe in the ZIP codes of 91001 and 91003:

   a) SHRA housing development projects of up to 10 units; and

   b) SHRA subdivisions resulting in up to 10 parcels.

2) Provides that the provisions of *1), above,* do not apply to either of the following:

   a) A proposed SHRA housing development or subdivision for which *an applicant submits a development application or* preliminary application *before October 10, 2026 if all of the following conditions are met:*

      i) The applicant submits an application for a development project that includes all of the information required to process the development application within 180 days of October 1, 2026;

      ii) If the public agency determines that the application for the SHRA development project is not complete, the development proponent must submit the information needed to complete the application within 90 days of the agency providing a written list of the necessary information, otherwise the application shall expire; and

      iii) A public agency is prohibited from taking action that would preclude or impair a development proponent that submitted an SHRA application prior to October 1, 2026 from submitting an application for a SHRA development pursuant to 2)a). Provides that an SHRA application will be deemed to have been submitted if the applicant submitted the application in writing.

   b) 100% affordable housing development proposals for lower- or moderate-income households that are deed-restricted for 45 years (ownership) or 55 years (rental), and proposed by a nonprofit housing developer or a community land trust.

3) Contains an urgency clause.

4) Makes findings and declarations that a special statute is necessary to address the disparity in protection from predatory development practices following the Los Angeles fires in Altadena, which is excluded from the scope of the Governor's Executive Order N-32-25.

5) *Incorporates conforming and chaptering amendments.*

COMMENTS

Starter Home Revitalization Act: The SHRA established a ministerial pathway for qualifying small-scale subdivisions and associated housing development projects intended to facilitate missing middle housing opportunities. The law requires local agencies to ministerially approve qualifying subdivisions of up to 10 parcels and associated housing developments of up to 10 units on eligible residential properties, subject to specified objective standards related to site eligibility, environmental constraints, and development standards. Among other requirements, projects must be located on sites that are substantially surrounded by qualified urban uses. The SHRA prohibits projects in high and very high fire hazard severity zones.

Eaton and Palisades Fires: On January 7, 2025, two wildfires, the Eaton Fire and Palisades Fire, both ignited in Los Angeles County. The Eaton Fire started in Eaton Canyon near Altadena in Los Angeles County, burning more than 14,000 acres, destroying over 9,400 structures. The Palisades Fire began in the Santa Monica Mountains, 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. Both were fully contained by January 31, 2025. With more than 16,000 homes and structures destroyed, these fires were among the most destructive in California's history.

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. One of those was Executive Order N-32-25, issued on July 30, 2025, which temporarily suspended the operation of SB 9 *(Atkins) Chapter 162, Statutes of 2021's* ministerial duplex and urban lot split provisions 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.

The Executive Order had different 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. Similarly, because of the fire risk mapping in the Pacific Palisades, the SHRA largely did not apply in that community prior to the fires. 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 once rebuilding commenced and there were qualifying surrounding urban uses, while similarly situated properties in the Pacific Palisades could not. According to testimony presented at the Altadena Town Council Meeting on

June 16, 2026, community representatives requested that the Governor extend the Executive Order to all fire-affected portions of Altadena, but the Administration declined that request.[1]

The Executive Order 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 researchers at UCLA's Latino Policy and Politics Institute, drawing from United States 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.[2] 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.[3] These differences have prompted concerns that rebuilding challenges and displacement pressures may differ significantly between the two communities.

Rebuilding in Altadena: Approximately 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.[4] While the Committee does not have complete data on SHRA permits filed, information provided by LA County staff indicates that these types of applications represent a small percentage of overall permits filed by property owners, with less than *20* total applications for the SHRA. Los Angeles County testified at the June 16, 2026, Altadena Town Council meeting that SHRA applications received after the Eaton Fire would not satisfy the law's requirement that a site be substantially surrounded by qualified urban uses because many surrounding structures had been destroyed. However, some community members remain concerned that additional properties could become eligible for SHRA projects as rebuilding progresses and surrounding development is restored.

Los Angeles County previously maintained a brochure on its Eaton Fire recovery website that identified the SHRA as a tool available to support rebuilding efforts. The brochure described the SHRA as a law that could allow eligible properties to be subdivided into as many as ten lots, characterizing both laws as opportunities to expand options for fire survivors seeking to rebuild. According to opponents of this bill, some property owners and developers relied on those representations when evaluating and acquiring fire-affected properties.

This Bill: This bill would temporarily exempt properties located within ZIP Codes 91001 and 91003, which encompass much of the Eaton Fire-affected area in Altadena, from the SHRA. Specifically, for applications *submitted more than 180 days after October 1, 2026,* and before January *1,* 2030, this bill would suspend the applicability of the SHRA's ministerial approval process for qualifying housing development projects and subdivisions of up to 10 units or

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[1] June 16 Altadena Town Council Meeting
[2] https://latino.ucla.edu/research/underserved-and-overlooked/
[3] U.S. Census Bureau release *2019–2023 American Community Survey (ACS) 5-year estimates*.
[4] https://recovery.lacounty.gov/rebuilding/permitting-progress-dashboard/

parcels, within those ZIP codes. As such, property owners in the affected area could not utilize that streamlined approval pathway established by state legislation during the specified period.

This bill would not apply to housing development projects or subdivisions pursuant to the SHRA if a preliminary application *or development application* is submitted *before October 10, 2026, and a development application is submitted within 180 days of October 1, 2026. It includes a process that the public agency and developer must follow for the entitlement review in order to maintain application vesting, including a 90-day timeline for the applicant to submit information addressing any deficiencies identified in the application in writing by the public agency. It also expressly prohibits a public agency from taking action that would preclude or impair a development proponent that submitted an SHRA application prior to October 1, 2026 from submitting an application for a SHRA development pursuant to this bill. It provides that a SHRA application will be deemed to have been submitted if the applicant submitted the application in writing.*

Deed-restricted 100% affordable housing development proposals for lower- and moderate-income households for which a nonprofit affordable housing developer or a community land trust is the project applicant are also exempt from the moratorium proposed in this bill. *This bill contains an urgency clause and would become law upon receiving the Governor's signature.*

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."

Arguments in Support
None on file for current bill version.

Arguments in Opposition
None on file for current bill version.

FISCAL COMMENTS

None.

VOTES

SENATE FLOOR: 30-9-1
YES: Allen, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Cortese, Durazo, Gonzalez, Grayson, Hurtado, Laird, Limón, McGuire, McNerney, Menjivar, Padilla, Pérez, Reyes, Richardson, Rubio, Smallwood-Cuevas, Stern, Umberg, Wahab, Weber Pierson, Wiener
NO: Alvarado-Gil, Choi, Grove, Jones, Niello, Ochoa Bogh, Seyarto, Strickland, Valladares
ABS, ABST OR NV: Dahle

ASM HOUSING AND COMMUNITY DEVELOPMENT: 11-1-0
YES: Haney, Patterson, Caloza, Schultz, Kalra, Lee, Quirk-Silva, Ta, Tangipa, Wicks, Wilson
NO: Ávila Farías

ASM LOCAL GOVERNMENT: 10-0-0
YES: Carrillo, Ta, Johnson, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson

UPDATED

VERSION: August 19, 2026

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