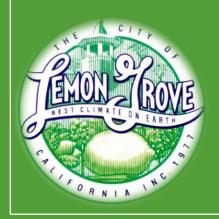
CITY OF LEMON GROVE

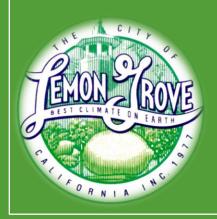
PLANNING COMMISSION MEETING



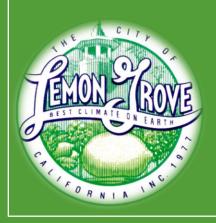
CALL TO ORDER



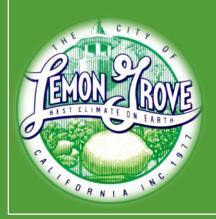
PLEDGE OF ALLEGIANCE



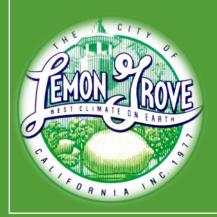
CHANGES TO THE AGENDA



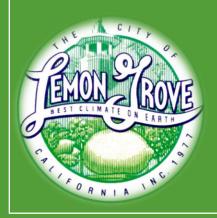
REORGANIZATION CHAIRPERSON VICE-CHAIRPERSON



CONSENT CALENDAR



PUBLIC COMMENT



Lemon Grove Planning Commission Housing and Land Use Legislative Update

Kristen Steinke
City Attorney
February 27, 2023



Legislative Trends

- Housing has been the subject of numerous bills in recent legislative sessions.
- 2021-2022 legislative session
- New laws effective Jan. 1, 2023 categorized:
 - Streamlining
 - Density Bonus
 - Accessory Dwelling Units (ADU)/Junior ADU (JADU)
 - Housing Element
 - Housing and Educational Institutions



Category: Streamlining

- AB 2011: Streamlined approval for multifamily projects on commercially zoned parcels
- SB 6: Residential development on commercially zoned parcels
- AB 2243: New deadlines and process for review and approval of post entitlement permits
- AB 2668: Prohibits local agencies from requiring a CUP for qualifying developments
- AB 2097: Eliminates minimum parking requirements near transit
- AB 916: Prohibits local agencies from conditioning bedroom increase on a public hearing



Category: Density Bonus

- AB 2334: Enhanced density bonuses for qualifying affordable projects in 17 counties
- AB 1551: Reinstating density bonuses for commercial projects
- AB 682: New provisions for shared housing buildings and revised base density rules



Category: ADU and JADU

- AB 2221: Streamlined permit process and construction regulations
- SB 897: Increased height limits



Category: Housing Element

- AB 2339: Revised emergency shelter requirements in housing element process
- AB 1743: Requires local agencies to include ministerial or discretionary approval information in annual report to HCD
- AB 2094: Requires local agencies to include progress on meeting needs of extremely low income households in annual report to HCD
- AB 2653: Requires local agencies to include number of demolished units and approved density bonus projects in annual report to HCD

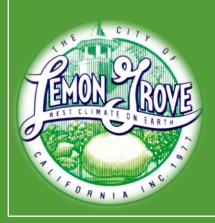


Category: Housing and Educational Institutions

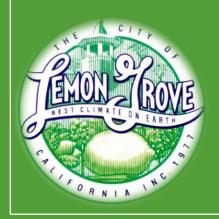
- SB 886: Exempts student and faculty/staff housing from CEQA under certain conditions
- AB 1719: Allows local community colleges to apply and secure affordable housing for faculty and employees
- AB 2295: Allows affordable housing developments on school district owned property under certain conditions



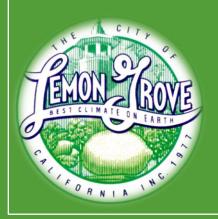
BUSINESS FROMTHE COMMUNITY DEVELOPMENT MANAGER



BUSINESS FROM THE PLANNING COMMISSION ATTORNEY



PLANNING COMMISSION ORAL COMMENTS AND REPORTS



ADJOURNMENT

