

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

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City Attorney

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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 FROM THE COMMUNITY DEVELOPMENT MANAGER



BUSINESS FROM THE PLANNING COMMISSION ATTORNEY



PLANNING COMMISSION ORAL COMMENTS AND REPORTS



ADJOURNMENT

