



Los Angeles Area
Chamber of Commerce

February Land Use, Construction & Housing Committee
Bill Briefing

State Legislation

AB 872 Davis (D-Los Angeles)

Bill Summary:

This bill exempts urban infill affordable housing projects less than 300 units from California Environmental Quality Act, CEQA, if the project complies with all applicable land-use and zoning requirements. The legislation seeks to provide parameters that will be helpful for affordable housing development, while maintaining environmental quality.

Even though infill development is often near public transportation and rarely has significant environmental impacts, developers of affordable infill development projects must complete these environmental impact reports, EIRs, and undergo the rigorous approval process. CEQA documents were intended to be informational tools - unfortunately they have become another tool to oppose projects. Expense to the developer in terms of delay and increased holding costs is significant and the cost is passed on home buyers. Unlike zoning, which is usually known in advance of undertaking development, there aren't official environmental criteria to guide developers.

Proponents: None on file

Opponents: Planning and Conservation League and Sierra Club California

AB 1017 Ma (D-San Francisco)

Bill Summary:

This bill places time limits on when an appeal may be brought against the actions of a non-elected decision-making body of a local lead agency with regard to projects subject to the CEQA.

This bill requires any appeal of the non-elected decision-making body's certification of an EIR, approval of a negative declaration or mitigated negative declaration, or determination that the project is not subject to CEQA, to be brought within 30 days of that action.

Additionally it would allow the elected decision-making body that oversees the lead agency to extend the above time limit to 60 days.

Proponents: None on file

Opponents: None on file