



April 15, 2024

The Honorable Sharon Quirk-Silva
California State Assembly
1021 O Street, 4210
Sacramento, California 95814

RE: AB 2904(Quirk-Silva) Zoning ordinances: notice – Neutral as Proposed to be Amended on 4/17/2024

Dear Assemblymember Quirk-Silva:

The American Planning Association, California Chapter (APA California), League of California Cities (Cal Cities), California State Association of Counties (CSAC), Urban Counties of California (UCC), and the Rural County Representatives of California (RCRC) are pleased to move to a neutral position based on forthcoming amendments to your bill, AB 2904. As introduced, AB 2904 would require notice of a Planning Commission’s hearing on a proposed zoning ordinance or amendment to a zoning ordinance, if the proposed ordinance or amendment affects the permitted uses of real property, to be mailed or delivered at least 60 days before the hearing to the owner of each property subject to the proposed zoning ordinance or amendment, in addition to new onerous mailing requirements.

Given that this new 60 day noticing and associated mailing requirements would have substantially delayed efforts to adopt zoning ordinances and created significant cost burdens on local governments, our organizations opposed these proposed changes. Local governments are working diligently to update zoning ordinances to comply with existing laws that have passed requiring very specific timelines to do so. In addition, zoning ordinances are generally proposed after extensive community outreach and engagement, which allows opportunities to affected property owners to have a voice in the planning process, *before* action is taken by the Planning Commission. That said, we appreciate our discussion with your office to voice our concerns and are pleased to find a solution that will work for everyone. Forthcoming amendments will move the existing 10 day notice requirement to 20 days, rather than the proposed 60 days, while returning all other noticing requirements back to existing law.

We appreciate the opportunity to engage on this issue and especially the time your staff and the Local Government Committee spent to find a workable solution. Based on these forthcoming amendments, our organizations will move to a neutral position. If you have any questions, do not hesitate to contact Lauren De Valencia at APA California, Brady Guertin at Cal Cities, Chris Lee at UCC, Mark Neuburger at CSAC, or Tracy Rhine at RCRC.

Sincerely,

Brady Guertin
Legislative Affairs, Lobbyist
League of California Cities

Christopher Lee
Legislative Advocate, UCC

Mark Neuburger
Legislative Advocate
California State Association of Counties

Tracy Rhine
Senior Policy Advocate
Rural County Representatives of California

Erik de Kok, AICP
Vice President Policy and Legislation
APA California

cc: Assembly Local Government Committee
Assembly Republican Caucus
The Governor
The Office of Planning and Research
The California Department of Housing and Community Development