



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/25/2021

Agenda Placement: 7C

Napa County Legislative Subcommittee Board Agenda Letter

TO: Napa County Legislative Subcommittee

FROM: Molly Rattigan for Minh Tran - County Executive Officer
County Executive Office

REPORT BY: Nelson Cortez, STAFF ASSISTANT II - BOS - 7072991478

SUBJECT: SB 10 (Wiener) Planning and zoning: housing development: density

RECOMMENDATION

County Executive Officer seeks discussion and possible action on SB 10 (Wiener) that would authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel if it is located in a transit-rich area, a jobs-rich area, or an urban infill site.

EXECUTIVE SUMMARY

SB 10 (Wiener) authorizes local governments to pass an ordinance to streamline re-zoning processes on qualifying infill sites to allow up to 10 units without CEQA review.

This is a re-introduction of SB 902 (Wiener) from 2020. The County of Napa did not take a position on SB 902 as it primarily impacts incorporated cities/town.

Because this bill would have a larger impact on cities/town, Staff has requested input and is waiting for a response. Staff recommends the Legislative Subcommittee discuss and take possible action, pending input from from local jurisdictions.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION**Synopsis and Background**

SB 10 (Wiener) allows a local government to pass an ordinance, notwithstanding any local restrictions on adopting zoning ordinances, including restrictions enacted by local voter initiative, that limit the legislative body's ability to adopt zoning ordinances, to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, jobs-rich area, or an urban infill site. The bill also provides that an ordinance adopted under SB 10 is not a project for purposes of CEQA. Finally, the bill requires the Department of Housing and Community Development to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022.

Status

Introduced, pending referral to committee.

Support and Opposition

CSAC: No Action in 2020 (SB 902, Wiener)

RCRC: Pending

NACo: N/A

Local: In 2020, Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) supported SB 902 (Wiener).

STAFF COMMENTS

Platform: No

Federal: N/A

State: N/A

Recommendation

Based on input from cities/town, discuss and take possible action.

SUPPORTING DOCUMENTS

A . Bill Text

Recommendation: Approve

Reviewed By: Molly Rattigan