



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 5/6/2019

Agenda Placement: 7D

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: Molly Rattigan, Deputy County Executive Officer - 253-4112

SUBJECT: AB 1279 (Bloom)-Planning and Zoning: High Resource Areas

RECOMMENDATION

County Executive Officer requests discussion and possible direction on AB 1279 (Bloom), a bill that would require certain development sites in high resource areas to allow for more density and height, and be subject to "by-right" approval.

EXECUTIVE SUMMARY

AB 1279 would require the Department of Housing and Community Development to designate areas in the state as "high resource areas"- meaning an area of high opportunity and low residential density that is not currently experiencing gentrification and displacement, and is not at high risk of future gentrification and displacement.

FISCAL IMPACT

Is there a Fiscal Impact? No

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

AB 1279 is a bill that is intended to facilitate mixed-income and affordable housing development in high-resource, lower density communities through local zoning overrides and other land use exemptions.

AB 1279 would require the Department of Housing and Community Development to designate areas in the state as "high resource areas"- meaning an area of high opportunity and low residential density that is not currently experiencing gentrification and displacement, and is not at high risk of future gentrification and displacement.

The bill also defines "use by right" to mean that the local government's review of the development project as defined by the bill language may not require a conditional use permit, planned unit development permit, or other discretionary use permit, or approval that would constitute a project under the California Environmental Quality Act (CEQA).

AB 1279 includes language that would exempt Napa County's Agricultural Preserve and Agricultural Watershed zoning as exempt from consideration as a high resource area. However, staff has noted that the Airport Industrial Area could be designated as a high resource area.

California State Association of Counties- Concerns
Rural County Representatives of California-Pending

SUPPORTING DOCUMENTS

A . AB 1279

Recommendation: Approve

Reviewed By: Molly Rattigan