



STATE MANDATES ON LAND-USE AND ZONING

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PRESENTATION OUTLINE

- ▶ Introduction
- ▶ History
- ▶ Changes by State Legislature over time
- ▶ What to do?

INTRODUCTION

- ▶ My Experience:
 - ▶ Torrance City Councilmember 2014-2024 (termed out)
 - ▶ Former Torrance Planning Commissioner
- ▶ Information presented is intended as Overview Only

HISTORY

- ▶ Torrance is Charter City – State Constitution Protection!
- ▶ Growth of City has slowed due to lack of available open space – Considered 'Built-out'
- ▶ Torrance Enacted LOCAL Ordinances to Protect Hillside
 - ▶ Hillside Overlay Ordinance - 1977
 - ▶ Vegetation Ordinance - 2019
 - ▶ Historic Preservation Ordinance (limited) - 2017

HISTORY - CONTINUED

- ▶ CA State Constitution provides protection for Charter Cities to manage their own “Municipal Affairs”, which includes land-use and zoning.
- ▶ Exception to that if the State deems a matter is of ‘Statewide Concern’ which can then override City’s authority.

CHANGES TO STATE LEGISLATION

- ▶ RHNA – Regional Housing Needs Assessment
- ▶ R1 Zoning changes
- ▶ ADU's/JADU's – Accessory Dwelling Units (and Junior)
- ▶ Lot splits and more...

RHNA – REGIONAL HOUSING NEEDS ASSESSMENT

- ▶ State program assigning desired number of new housing units each city should build. Started in 1969
- ▶ 8-year cycles... 5th Cycle ended in 2021. 1450 units
- ▶ 6th Cycle now is REQUIRING 4939 new housing units by 2029! **SERIOUS new penalties imposed on cities for not making progress towards these goals.**

RHNA – REGIONAL HOUSING NEEDS ASSESSMENT

- ▶ City is required to develop a 'Housing Element' to demonstrate and zone where the RHNA required housing could be developed.
- ▶ No funding from State! Unfunded State Mandates!
- ▶ Impacts to infrastructure, roads, public safety, schools are at the expense of the Cities.

RHNA PROGRESS THRU 12/31/2023

Jurisdiction	Torrance	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,621	-	-	-	-	-	-	-	-	-	-	-	1,621
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	846	-	-	-	-	-	-	-	-	-	-	-	846
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	853	-	-	-	-	-	-	-	-	-	-	-	853
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		1,619	29	13	169	198	-	-	-	-	-	-	409	1,210
Total RHNA		4,939												
Total Units			29	13	198	198	-	-	-	-	-	-	409	4,530
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
		Extremely low-Income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		811		-	-	23	-	-	-	-	-	-	23	788

Jurisdiction	Torrance	Current year data. Past year
Reporting Year	2023	e
Planning Period	6th Cycle	

Income Level			3	4
			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	-	-	1,821
	Non-Deed Restricted	-	-	
Low	Deed Restricted	-	-	848
	Non-Deed Restricted	-	-	
Moderate	Deed Restricted	-	-	853
	Non-Deed Restricted	-	-	
Above Moderate		-	409	1,210
Total RHNA				
Total Units		-	409	4,530
			6	7
			Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		-	23	788

R1 ZONING

- ▶ Historically, properties zoned as 'R1' mean that there is only ONE residential unit allowed on a lot.
- ▶ How many of us bought our homes specifically because we wanted to live in a low-density R1-zoned neighborhood?
- ▶ New State laws over the past few years have changed that definition without our approval, now allowing multiple residential units on R1-zoned lots.

ADU'S – ACCESSORY DWELLING UNITS

- ▶ Historically, called 'granny flats' and/or backhouses. Were not legal on R1-zoned properties in Torrance.
- ▶ A detached or attached SEPARATE living area.
- ▶ New State laws starting changing this as early as 2016 and modified every year since.

ADU'S – ACCESSORY DWELLING UNITS

- ▶ Effectively eliminating R1-zoning protection of 1 housing unit per lot
- ▶ Converting garages to living space was also previously not legal in Torrance
- ▶ Multifamily Projects (Apartments/condos) can convert carports to ADU's

ADU'S – ACCESSORY DWELLING UNITS

- ▶ Major changes in 2019 – State laws passed ALLOWING ADU and JADU's on any residential property. WITH NO PUBLIC REVIEW REQUIRED!
- ▶ Additional ADU laws passed by State making it even easier to build, and reduce or eliminate need for on-site parking, and to even be able to sell ADU's separately!
- ▶ Local ordinances no longer apply in these situations, due to no public review required.

ADU EXAMPLE 1



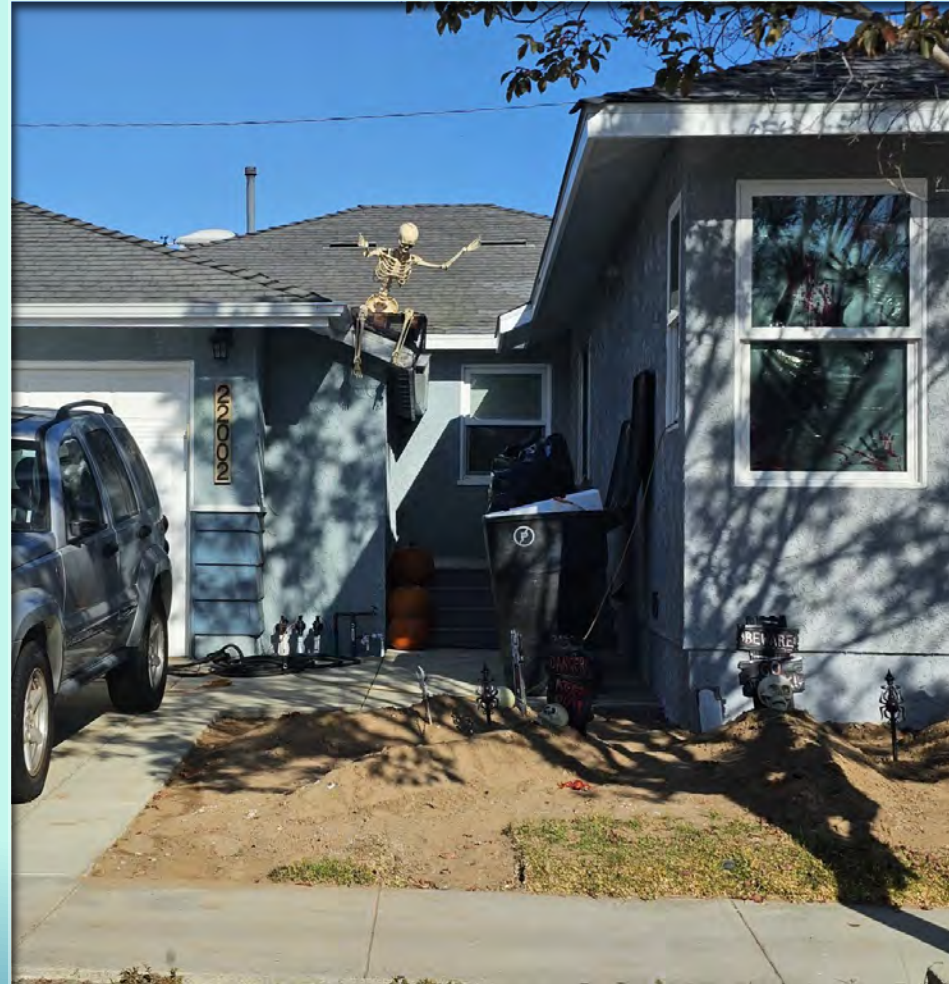
ADU EXAMPLE 2



ADU EXAMPLE 2



ADU EXAMPLE 2



ADU EXAMPLE 3



ADU EXAMPLE 3



ADU EXAMPLE 4



ADU EXAMPLE 4



LOT SPLITS (SB9) AND OTHER

- ▶ 2021 – SB9 passed by CA Legislature and approved by Governor.
- ▶ Allows R1-zoned lots to be split, and up to 3 units on each 'NEW' lot to be built (primary, +ADU, +JADU), for a total of 6 units where only 1 was previously.
- ▶ Local ordinances also no longer apply in these situations, due to no public review required.

SB9/SB450 EXAMPLE

SB 9 is a dog whistle to financiers: Jam California streets with 4 to 6 houses per lot, drum out homeownership.



1)
Remove
all single
family
zoning

2)
Speculators
get upper
hand



3)
Demolitions
hit your street



4) No affordable units! 4 to 6
luxury rentals, worsening our crisis

LOT SPLITS (SB9) AND OTHER

- ▶ 2021 – SB10 passed by CA Legislature and approved by Governor.
- ▶ Allows R1-zoned within .5 mile of transit (bus stop) to build up to 10 UNITS! Thankfully, this was allowed to be optional for Cities, depending on City Council direction.
- ▶ Torrance Council opted to DISALLOW SB10 projects.
- ▶ Future City Council's could change this however.

WHAT TO DO???

- ▶ Torrance Annually Modifies our building ordinances as required by State Laws.
- ▶ **Contact State Legislators** – Let them know how you feel!
 - ▶ Assemblymember Al Muratsuchi AD66 – 310-375-0691
 - ▶ EMAIL: assemblymember.muratsuchi@assembly.ca.gov
 - ▶ Senator Ben Allen SD24 – 310-318-6994
 - ▶ EMAIL: senator.allen@senate.ca.gov
- ▶ Torrance is SUING the State
 - ▶ Unreasonable RHNA Allocation requirements
 - ▶ Overturned SB9! Court declared it UNCONSTITUTIONAL!

WHAT TO DO??? CONTINUED

- ▶ Support 'Our Neighborhood Voices' Ballot Initiative
 - ▶ www.ourneighborhoodvoices.com
- ▶ Participate/volunteer with organizations who are fighting
 - ▶ California Cities for Local Control - www.localcontrol.com
 - ▶ Livable California – www.livablecalifornia.org



- ▶ Ballot Initiative intended for November 2026 Election
- ▶ Would Restore 'Local Control of Land-use and Zoning' via State Constitutional Amendment
- ▶ Needs Donations and Volunteers
- ▶ www.ourneighborhoodvoices.com



- ▶ Advocacy Group founded by Mike Griffiths in 2020
- ▶ Identify Councilmembers/Mayors for support statewide
- ▶ Educate local elected officials
- ▶ Take positions on various 'local control' related bills
- ▶ www.localcontrolca.com and facebook.com/localcontrolca



- ▶ Advocacy Group
- ▶ Education and Analysis of related State Legislation
- ▶ Take positions on various 'local control' related bills
- ▶ www.livablecalifornia.org
- ▶ Virtual meetings most Saturday mornings at 10am

The State Legislature continues to pass these types of bills, and the public is mostly unaware.

Please pay attention and take action!

Thank you for your interest!

Questions?