

**From:** [Katy Nomura](#)  
**Cc:** [Deborah L. Feng](#); [Timm Borden](#)  
**Subject:** FW: SB 330 Hearing  
**Date:** Wednesday, June 19, 2019 2:29:37 PM  
**Attachments:** [SB 330 Asm Housing Analysis 6-19-19.docx](#)

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Good Afternoon,

Please see the update below from Townsend regarding SB 330. Due to this recent turn of events, we will plan to bring SB 330 to the Legislative Review Committee meeting next week to consider reissuing a letter of opposition.

Best,



**Katy Nomura**

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**Subject:** SB 330 Hearing

Katy—

I wanted to let you know that this morning the Assembly Committee on Housing and Community Development heard SB 330 (Skinner). I have attached the committee analysis of the measure to this email. After significant debate, the committee ultimately passed the measure. I was there to express opposition to the measure on behalf of Cupertino.

While the measure was approved by the Committee, the author did take a number of amendments to the bill that will be in print in the coming days. The author agreed to the following amendments:

- Clarify, in Government Code (GC) Section 65589.5(o), that the rules being locked into place are limited to those that cover the entitlement and construction of the dwelling units;
- Specify, in GC 65905.5(b)(2) that a public hearing would also include those conducted by any designated hearing officer or body;
- Apply the definition of affected counties that applies for purposes of the permit streamlining requirements (GC Section 65913.3(a)) to the portion that affects the development standards

(GC 66300(a));

- Remove, in GC Section 65913.3(b), the language enabling affected cities and counties to charge an in-lieu fee for compliance with a local affordable housing requirement;
- Remove the entirety of GC Section 65913.3(b)(1) related to parking requirements
- Change, in GC Section 65913.3(d), “prior to” to “in effect as of”;
- Include in the demolition protections (GC 65913.3(e)) provisions to:
  - Ensure that there is no net loss of units being rented to lower income households, independent of the rent being charged;
  - Create a “look back” period for low-income renters to dis-incentivize early displacement; and
  - Require that any demolition result in no net loss of overall units.
- Remove the entirety of GC Section 65913.3(f)(1) which declares that states voter or board supermajority voting requirements are against public policy and void.
- Enable affected cities to decrease development capacity in specified instances to help preserve affordable housing (GC 66300(b)(1)(A)).
- Remove the section regarding enforcement of buildings standards (Health and Safety Code Section 17980.12).

Based on today’s hearing, it is unclear how many opponents will remove their opposition based on the amendments taken today; however, numerous opponents commented on their appreciation for the removal of the parking and voter requirement sections of the measure. There were a large number of community members present at the hearing that feel that the bill prioritizes market rate housing over affordable housing, which will lead to gentrification of urban areas, and I doubt that their opposition will be addressed by the amendments agreed to today.

SB 330 will now head to the Assembly Local Government Committee, where it must be heard prior to the policy committee deadline on July 12<sup>th</sup>. During her bill presentation today, Senator Skinner indicated that she has been in communication with the Committee and is willing to continue working with the two committees to address any outstanding issues that there may be with the measure.

Given the number of the amendments that were agreed to today, I think it would be best for the City to review the new language (once it is in print) and re-issue a letter of opposition.

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