

MEMO

To: City of Cupertino
Legislative Review Committee

From: Townsend Public Affairs, Inc.

Date: March 2, 2020

Subject: **SB 906 (Skinner) – Joint living and work quarters and occupied substandard buildings Summary**

Summary

SB 906 would authorize an enforcement agency that issues a notice to correct or abate to an owner of an occupied substandard building or unit, a statement that the owner has the right to request a delay in enforcement of up to 7 years. The bill would authorize this delay only for an occupied substandard building or unit located in a zone where residential use is permitted, including areas zoned for residential mixed use.

The bill would permit the owner of an occupied substandard building or unit that receives a notice to correct or abate to submit an application requesting delayed enforcement for up to 7 years on the basis that correcting the violation or abating the nuisance is not necessary to protect the health and safety of the public and the occupants of the building or unit. The bill would authorize an enforcement agency to grant an application for delayed enforcement upon determining that correcting the violation or abating the nuisance is not necessary to protect the health and safety of the public or occupants.

The bill would also permit the enforcement agency to grant the application for a shorter period of time than requested for violations or nuisances that impact the health and safety of the public or occupants and to require those violations or nuisances to be corrected or abated earlier than 7 years.

Status

SB 906 was introduced on February 3, 2020. The measure has been referred to the Senate Housing Committee. No hearing date has yet been set.

The next deadline for the measure will be the First House Policy Committee deadline on May 1st (the bill is currently non-fiscal).

Support

According to the author, SB 906 is designed to protect existing live-work and warehouse spaces used for housing to ensure safety improvements are made without residents being displaced. SB 906 would allow cities to work cooperatively with property owners to make live-work and

warehouse spaces and other types of housing safer. The legislation would also reform California live-work laws that effectively make some communal live-work and warehouse spaces, including arts and maker communities, illegal.

No official support to SB 906 at this time.

Opposition

No official opposition to SB 906 at this time.

Potential Impact

This measure only applies to areas that local governments have adopted alternative building regulations for the conversion of commercial or industrial buildings to joint living and work quarters. In as much as the City has designated such areas, this measure would allow the City, at its discretion, to work with an owner that has received a notice to correct or abate to provide additional time to comply with such a notice.

Recommended Action

Adopt a watch position for Senate Bill 906 (Skinner) - Joint living and work quarters and occupied substandard buildings.

