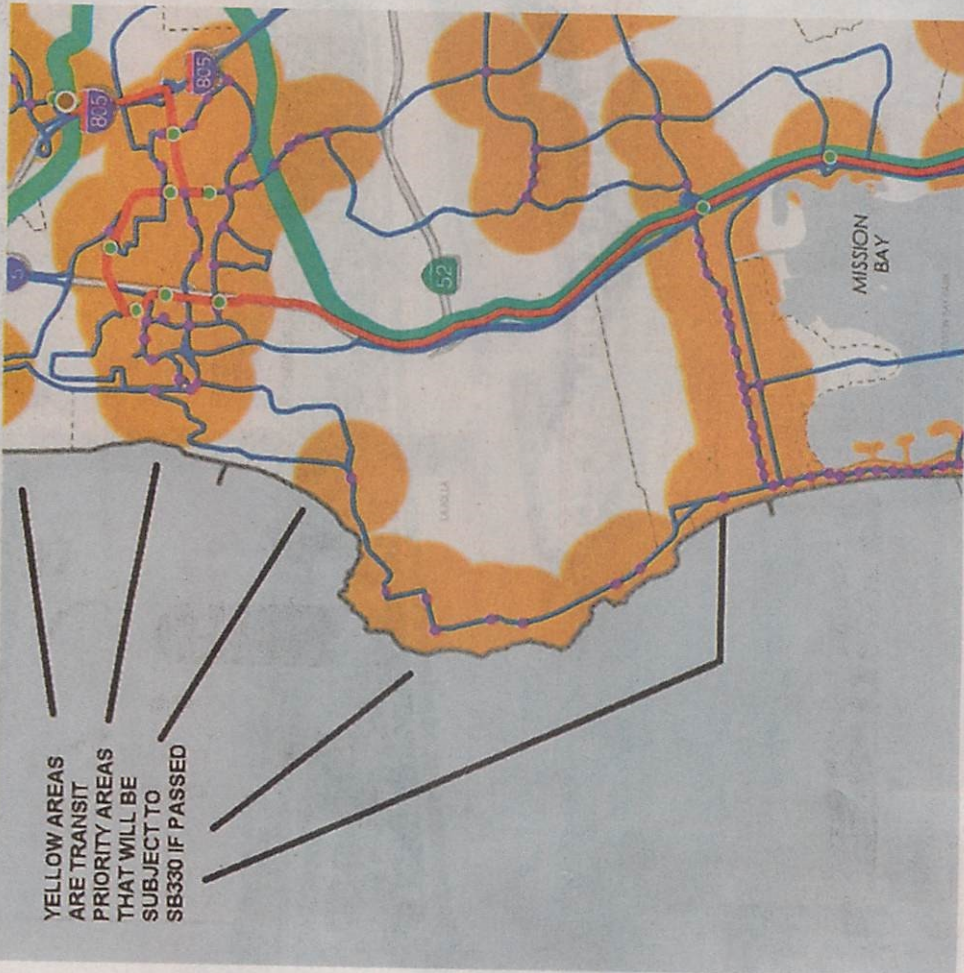


# Housing bills meeting held in La Jolla, legal opinion offered



A map, provided by James LaMattery, indicates the areas that would be impacted by a reduction in height limits if Senate Bill 330 is passed.

## BY ASHLEY MACKIN-SOLOMON

Two Senate Bills that have gotten local attention were discussed at a special — albeit tepidly attended — meeting April 18 at REBA La Jolla.

The two bills are SB 330, dubbed the “Housing Crisis Act of 2019,” authored by State Sen. Nancy Skinner (D-Berkeley) and released in February; and SB 50, dubbed the More HOMES (Housing, Opportunity, Mobility, Equity and Stability) Act, introduced by San Francisco Sen. Scott Weiner Dec. 3, 2018.

Real estate broker James LaMattery has been making the rounds to local community planning groups (such as the La Jolla Community Planning Association and the La Jolla Shores Association) to inform members about the bills, and encourage advocacy against them. At the special meeting, attorney Cory Briggs was also on hand to answer legal questions and explain a constitutional amendment he had drafted to maintain local control in light of the Senate Bills. Nothing was voted on at the meeting.

## Progress on the bills

Regarding SB 330, a statement from Skinner’s office reads: “The (Housing Crisis Act of 2019) would suspend ... specific local rules and regulations that are recognized as obstacles to housing production, and it would establish reasonable time periods for processing housing permits.”

A spokesperson for Skinner told the *Los Angeles Times* that would mean San Diego’s coastal height limit would be suspended for

new homes should the bill pass. On April 10, the Senate Governance & Finance Committee passed the bill 6-0-1, but said it must be referred to the Committee on Housing.

Regarding SB 50, a statement from Senator Wiener’s office reads: “SB 50 eliminates hyper-low-density zoning near public transit and job centers, thus legalizing apartment buildings and affordable housing in these locations so that more people can live near transit. SB 50 creates new zoning standards for the construction of housing near job centers and public transportation.”

On April 2, SB 50 passed the Senate Housing Committee, with a vote of 9-1. The bill was set to be heard April 24 (beyond *La Jolla Light* deadline) by the Committee on Government & Finance. If it passes there, it will next go to the Appropriations Committee before it can go to the full Senate in June.

## Local questions

At the meeting, LaMattery said SB 50 addresses development east of Interstate 5, and SB 330 would address development west of I-5.

La Jolla Shores resident and attorney Dolores Donovan asked Briggs to opine on how these bills would cooperate with the Coastal Act. “I would like to know your opinion on the relevance of the Coastal Act to SB 330 because I read the bills, although quickly, and SB 330 could leave the Coastal Act in force,” she said. “The Coastal Act says the California Coastal Commission would