

CALIFORNIA 2019
SENATE BILL 50

AS OF
APRIL 24,
2019



Is site Zoned for Housing?

YES
- Have existing rental housing OR
- in a Very High Fire Hazard Zone OR
- in a Coastal Zone in city with population under 50,000?

NO
Is site in a low-income Sensitive Community?

COMMUNITY PLANNING PROCESS

Community has until 2025 to determine their own zoning.



COUNTY POPULATION

OVER 600,000

UNDER 600,000

Near Rail or Ferry?

Near Jobs, Good Schools, or Bus Stop With Bus Every 10 Minutes or Less?

Near Rail or Ferry?

NO CHANGE TO ZONING

SB 50 is designed to protect tenants, agriculture/industrial land, and also to avoid new development in high fire risk areas or near small beach towns.

NOTE:

Additional Details Pending in Revised Bill Text.



Within 1/4 MILE of stop
55* FEET
No Parking Needed

Within 1/2 MILE
45* FEET

*ADDITIONAL HEIGHT WITH AFFORDABLE HOUSING DENSITY BONUS.

YES
Same Zoning with Density Limits Removed*
Parking: 1/2 space per unit.

EVERYWHERE ELSE!
Duplexes, Triplexes, & Fourplexes

NO
Within 1/4 MILE AND IN CITY WITH OVER 100,000 PEOPLE
No Parking Needed
+1 FLOOR*

YES
Within 1/2 MILE
Parking: 1/2 space per unit

No Demolition of existing houses, but existing houses can be subdivided with small additions.