

Sacramento – Pursuits of County Advocacy Position on State Legislation Related to Planning and Zoning

This report contains a pursuit of County advocacy position on the following State legislation:

Planning and Zoning: Housing Development Projects: Urban Lot Splits: Subdivisions: 2025 Eaton Wildfire: Altadena

Background

- Existing law requires a local agency to consider ministerially a proposed housing development that contains no more than two residential units within a single-family residential zone, and requires a local agency to ministerially approve a parcel map for an urban lot split, if the development or parcel map meets specified requirements.
- Existing law authorizes a development proponent to submit an application for a housing development project on a subdivided lot that meets specified requirements, and requires a local agency to ministerially consider that application, as specified.
- Existing law requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets specified requirements.
- SB 1090 (Perez), as amended on June 10, 2026, provides that the above requirements for ministerial approval do not apply to an application for a proposed housing development or map located in ZIP Codes 91001 or 91003, and submitted on or after January 7, 2025, and before January 7, 2030, except as specified.
- In the aftermath of the Eaton and Palisades wildfires, the Governor issued an Executive Order that provides local agencies with the discretion to restrict SB 9 projects in very high fire severity zones located within the specified wildfire areas. The Order, however, does not apply to the entirety of the Eaton wildfire area.
- According to the author's office, SB 1090 would address local concerns about real estate speculators acquiring fire-damaged properties and high-density development that does not align with the recovery and rebuilding goals of the Altadena community.

County Impact

- The Department of Regional Planning (DRP) is supportive of the legislation and reports that the bill would put a pause on implementation of SB 9 and SB 1123 in the Eaton Fire burn area.

- According to DRP, the pause will allow the community to stabilize and begin recovery efforts in a manner that is consistent with the build pattern that existed pre-fire. Further, this bill allows DRP, the Department of Public Works, and other departments the time to plan for the infrastructure needed to accommodate the increased residential density these laws will ultimately allow for.

Support and Opposition

- SB 1090 is sponsored by Los Angeles County Supervisor Kathryn Barger.
- Support for and opposition to the bill is unknown, at this time.

Status

- SB 1090 will be heard in the Assembly Committee on Housing and Community Development on June 24, 2026. The bill has also been referred to the Assembly Committee on Local Government.

Recommendation

- This Office and DRP recommend supporting SB 1090 as it would preserve local authority on land use matters in areas impacted by the Eaton wildfire and support a community-driven process for disaster recovery and rebuilding efforts
- Therefore, unless otherwise directed by the Board, consistent with existing policy to support proposals that support implementation of local land use policies that address the comprehensive housing needs of County residents and facilitate equitable and sustainable development, **the Sacramento Advocates will support SB 1090.**

Legislative Affairs & Intergovernmental Relations

LEGISLATIVE AFFAIRS AND INTERGOVERNMENTAL RELATIONS

555 West 5th Street, 35th Floor
Los Angeles, California 90013

legislativeaffairs@ceo.lacounty.gov

ceo.lacounty.gov/LAIR