

Spread the word...

ACTION ALERT! Please urge Marin's elected representatives to oppose SB-1120 and urge Governor Newsom to veto the bill if it gets to his desk ASAP! This is our last chance to defeat this bill and save our single-family neighborhoods!

First of all, we hope you and your family are safe and sound during this smoky and perilous fire season.

UPDATE ON THE HOUSING BILLS:

Thankfully, Senate Bill 902, which would have allowed local jurisdictions to upzone single family parcels to 10 units without CEQA review, was killed by the Assembly Appropriations Committee today (August 20th). So far, we, and many others, have defeated AB-1279, AB-3107, AB-3040, SB-1385, and now SB-902. SB-1085 was placed in Suspense, so we may have defeated this bill too. **YAY!**

Unfortunately, the Assembly Appropriations Committee approved Senate Bill 1120, the worst bill of all. This bill could ruin single-family neighborhoods. It eliminates single-family zoning and allows 2 duplexes (4 homes) where there is currently only one single-family home. SB-1120 is worse than SB-902 because SB-902 gave local jurisdictions the choice as to whether or not to upzone single-family neighborhoods, where as SB-1120 forces all jurisdictions to ministerially upzone single-family zones. Scroll down for a more detailed description of SB-1120.

This is our last chance to defeat Senate Bill 1120! The bill now moves forward to the Assembly Floor, where all the Assembly Members, including our representative - Assembly Member Mark Levine, will vote on it. If it passes the Floor, it then may go back to the Senate because it was significantly amended. Ultimately, it will land on the Governor Newsom's desk on September 1st. The Governor will either sign the bill into law or veto it. Time is of the essence.

We will have to rub our tummies and pat our heads at the same time... in other words - multitask!

We need to contact Assembly Member Marc Levine, Senator Mike McGuire, Governor Gavin Newsom, the Marin County Board of Supervisors (BOS), and the Marin County Council of Mayors and Councilmembers (MCCMC) Legislative Committee and urge all of them to oppose SB-1120.

Why contact the MCCMC Legislative Committee and the BOS?

We understand that Assembly Member Mark Levine and Senator Mike McGuire listen especially to the Marin County Council of Mayors and Councilmembers (MCCMC) Legislative Committee, which represents all of the cities of Marin on legislation, and to the Marin County Board of Supervisors (BOS), which represents Unincorporated Marin. So far, the MCCMC Legislative Committee and the Marin County Board of Supervisors have not submitted letters to the State Legislature that clearly and officially oppose SB-1120.

Therefore, besides calling and sending emails directly to Assembly Member Levine and Senator McGuire, and Governor Newsom, please also contact the MCCMC Legislative Committee and the BOS and ask them to urge Levine, McGuire, and Newsom to oppose the bill.

ABOUT SENATE BILL 1120 (Atkins, Caballero, Rubio, and Wiener) “Subdivisions: tentative maps”:

SB-1120 eliminates single-family zoning and requires cities and counties to permit ministerially either or **both** of the following in single-family zones, as long as they meet specified conditions.

- A housing development of up to two units (a duplex).
- The subdivision of a parcel into two equal parcels (urban lot split).

To use this bill, the subject parcel would need to be zoned for residential uses and in a single-family zoning district. Certain hazardous, protected parcels or currently occupied parcels could not take advantage of this bill. Projects could not result in the demolition of 25% or more of existing exterior walls unless the site has not been occupied by a tenant in the last three years; a parcel smaller than 1,200 square feet; nor provide short-term rentals. Review in accordance with the California Environmental Quality Act (CEQA) would not be required. Objective requirements may be applied, provided the requirements do not prohibit the project.

SB-1120 would let developers buy up single-family lots as small as 2,400 sq. ft., subdivide each lot into two 1,200 sq. ft. lots and then build 2 homes on each lot. The result would be four homes, where there used to be only one. Rear and side setbacks are limited to merely 4 feet. Garages, gardens, spaciousness, privacy, and views are disregarded.

SB-1120 lowers parking requirements to one space per home and eliminates parking requirements on parcels located within one-half mile walking distance of either a "high-quality transit corridor" or a "major transit stop" OR if there is a car share vehicle located within one block of the parcel.

- A "high-quality transit corridor" means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.
- A "Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

SB-1120 allows a local government to adopt ordinances to implement its duplex and urban lot split provisions and provides that the adoption of such ordinances are not subject to the California Environmental Quality Act (CEQA).

SB-1120 disclaims the state's responsibility for providing reimbursement by citing local governments' authority to charge for the costs of implementing the bill's provisions

REASONS TO OPPOSE SB-1120 (** For more detailed information, see Sustainable TamAlmonte's attached letter re: oppose SB-1120 or click [HERE](#).)

- Increasing housing density is the wrong solution to meet our affordable housing needs;
- SB-1120 would eliminate single-family zoning and ruin single-family neighborhoods, which are greatly treasured and should be protected;
- SB-1120 takes away local governments' control of land use and gives it to market-rate developers;
- Ministerial review streamlines the permit review process for housing development and stifles discretionary review, democracy, public engagement, environmental review, and high-quality development;
- SB-1120 wrongly assumes that residents who live near bus stops don't need vehicles and therefore don't need parking spaces;
- SB-1120 would jeopardize high fire hazard areas with clogged evacuation routes by increasing population while significantly reducing or eliminating off-street parking;
- SB-1120 increases traffic congestion and greenhouse gas emissions;
- SB-1120 would increase the risk of significant adverse impacts;
- SB-1120 would create unfunded mandates; and
- Weakening the California Environmental Quality Act is misguided.

TAKE ACTION: Call and send emails to (copy the Aides):

ASSEMBLY MEMBER MARC LEVINE:

- **Assembly Member Marc Levine:** (916) 319-2010 or (415) 479-4920
- assemblymember.levine@assembly.ca.gov
- Diego Lopez (Legislative Aide to Assembly Member Levine): (916) 319-2010 - diego.lopez@asm.ca.gov

Sample Script to Assembly Member Marc Levine:

“Hello. My name is _____. I’m calling to urge Assembly Member Levine to vote “NO” on Senate Bill 1120. This bill takes away local control and ruins single-family neighborhoods, which are cherished and should be protected. It also ignores significant adverse impacts, creates unfunded mandates and doesn’t provide any affordable housing. SB-1120 is poor housing policy. Thank you.”

SENATOR MIKE MCGUIRE:

- **Senator Mike McGuire:** (916) 651-4002 or (415) 479-6612
- senator.mcguire@senate.ca.gov
- Carole Mills (Aide to Senator McGuire): (415) 479-6612
- carole.mills@sen.ca.gov

Sample Script to Senator Mike McGuire:

“Hello. My name is _____. I’m calling to urge Senator McGuire to oppose Senate Bill 1120. This bill takes away local control and ruins single-family neighborhoods, which are cherished and should be protected. It also ignores significant adverse impacts, creates unfunded mandates and doesn’t provide any affordable housing. SB-1120 is poor housing policy. Thank you.”

GOVERNOR GAVIN NEWSOM:

- **Governor Gavin Newsom:** <https://govapps.gov.ca.gov/gov40mail/>
- Jason Elliott (Governor Newsom's Aide): jason.elliott@gov.ca.gov

Sample Script to Governor Gavin Newsom:

“Hello. My name is _____. I’m calling to urge Governor Newsom to veto Senate Bill 1120. This bill takes away local control and ruins single-family neighborhoods, which are cherished and should be protected. It also ignores significant adverse impacts, creates unfunded mandates and doesn’t provide any affordable housing. SB-1120 is poor housing policy. Thank you.”

MARIN COUNTY COUNCIL OF MAYORS & COUNCILMEMBERS LEGISLATIVE COMMITTEE:

- **MCCMC Legislative Committee:** It's best to send emails via their Secretary. Address your letter/email to Chair Mayor Alice Frederiks and MCCMC Legislative Committee Members. The Councilmembers who are on the Legislative Committee work remotely, so you can't call them directly.
- Rebecca Vaughn (MCCMC Secretary): MCCMCSecretary@gmail.com

Sample Email to the MCCMC Legislative Committee:

"Dear Chair Mayor Alice Frederiks and MCCMC Legislative Committee Members,

Please contact Assembly Member Levine, Senator McGuire and Governor Newsom and officially oppose Senate Bill 1120.

SB-1120 takes away local control, eliminates single-family zoning, and could ruin single-family neighborhoods, which are cherished and should be protected. The bill also ignores significant adverse impacts, creates unfunded mandates and doesn't provide any affordable housing. SB-1120 is poor housing policy.

Thank you in advance for your kind consideration.

Sincerely,

YOUR NAME"

**Copy and paste the above description of SB-1120 ("ABOUT SENATE BILL 1120") below your personal message.

MARIN COUNTY BOARD OF SUPERVISORS:

- **Marin County Board of Supervisors:** Send emails to bos@marincounty.org
- **Supervisor Kate Sears:** (415) 473-7331 - ksears@marincounty.org
- **Supervisor Damon Connolly:** (415) 473-7354 - dconnolly@marincounty.org
- **Supervisor Katie Rice:** (415) 473-7331 - krice@marincounty.org
- **Supervisor Dennis Rodoni:** (415) 473-7331 - drodoni@marincounty.org
- **Supervisor Judy Arnold:** (415) 473-7331 - jarnold@marincounty.org

Sample script to Marin County Supervisors:

"Hello. My name is _____. I'm calling to ask Supervisor "So & So" to contact Assembly Member Levine, Senator McGuire, and Governor Newsom and officially oppose Senate Bill 1120. SB-1120 takes away local control, eliminates single-family zoning, and could ruin single-family neighborhoods, which are cherished and should be protected. The bill also ignores significant adverse impacts, creates unfunded mandates and doesn't provide any affordable housing. SB-1120 is poor housing policy. Thank you."

Thank you in advance for taking action. **Together we can make a difference!**

Cheers,
Sharon

PS Stay safe!

Sharon Rushton
Chairperson
Sustainable TamAlmonte
sharonr@tamalmonite.org | <http://tamalmonite.org>