



CALIFORNIA  
COASTAL  
COMMISSION

# SB 10: MULTI-FAMILY UPZONING IN THE COASTAL ZONE

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GOVERNMENT CODE SECTION 65913.5  
PLANNING & ZONING LAW

# SB 10

## OVERVIEW

- Adds a new [Section 659I3.5](#) to the Planning and Zoning Law
- Gives local governments the option to adopt an ordinance to zone a parcel for up to 10 units of residential density per parcel in qualifying areas, despite local restrictions on adopting zoning ordinances

# WHAT SB 10 ALLOWS

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- Adoption of a zoning ordinance that allows for up to 10 residential units per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area or an urban infill site

*Gov. Code Section 65913.5(a)(1)*

# INCENTIVES TO ADOPT AN SB 10 ORDINANCE

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- Ordinances adopted under the new law are exempt from review under the California Environmental Quality Act (CEQA)  
*Gov. Code Section 65913.5(a)(3)*
- Allows local governments to adopt an upzoning ordinance even if it would conflict with other local ordinances  
*Gov. Code Section 65913.5(a)(1)*

# WHERE SB 10 APPLIES

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Parcels must be in either:

- **Transit-rich area**

*A parcel within 0.5 mile of a major transit stop, or a parcel on a high-quality bus corridor*

**OR**

- **Urban infill site**

*A site: (a) located in certain urban areas, (b) in which at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses, and (c) zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.*

*Gov. Code Section 65913.5(a)(1), (e) (see statute for further definition of terms)*



# WHERE SB 10 DOES **NOT** APPLY

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- Very high fire hazard severity zones without adopted fire hazard mitigation measures

*Gov. Code Section 65913.5(a)(4)(A)*

- Publicly owned land designated by local initiative as open-space or for park or recreational purposes

*Gov. Code Section 65913.5(a)(4)(B)*

# SB 10 IN THE COASTAL ZONE

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- SB 10 applies in the coastal zone.
- The new statute allows local governments to override other “**local restrictions** on adopting zoning ordinances enacted by the jurisdiction that limit the legislative body’s ability to adopt zoning ordinances....”  
*Gov. Code Section 65913.5(a)(1)*
- But the statute does not allow local governments to override state laws, like the Coastal Act, that limit local governments’ ability to enact ordinances that zone parcels for up to 10 units of residential density. Accordingly, local governments cannot use SB 10 to override certified LCP policies to enact this kind of upzoning ordinance.
- Local governments can amend their LCPs to allow for such upzoning when consistent with their LCP and the Coastal Act.

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# SB 10 ORDINANCE REQUIREMENTS

*GOV. CODE SECTION  
65913.5(b)*

Must include a declaration by the legislative body that the ordinance is adopted pursuant to Section 65913.5

Must clearly demarcate the areas subject to the ordinance

The legislative body must make a finding that the ordinance is consistent with the city or county's obligation to affirmatively further fair housing

Must be adopted by a 2/3 vote if the ordinance supersedes any zoning restriction established by local initiative



# SB 10 LIMITATIONS

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Any ordinance adopted pursuant to SB 10 cannot:

- Allow for ministerial or by right approval of a project with more than 10 residential units, except in certain circumstances  
*Gov. Code Section 65913.5(c)*
- Reduce the density of any parcel subject to the ordinance  
*Gov. Code Section 65913.5(d)*

# DEADLINE

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- Upzoning ordinances under SB 10 must be adopted prior to January 1, 2029

*Gov. Code Section 65913.5(a)(2)*

# ACKNOWLEDGEMENT

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*This document was developed using federal financial assistance provided by the Coastal Zone Management Act, as amended, under award NA20NOS4190101, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration, U.S. Department of Commerce. The statements, findings, conclusions, and recommendations are those of the author and do not necessarily reflect the views of the National Oceanic and Atmospheric Administration or the U.S. Department of Commerce.*