

CA Senate Local Government Committee Passes NAIOP SoCal-Sponsored Bill

Sacramento, CA (May 29, 2024) – Today, the California Senate Local Government Committee passed AB 2904 – a bill sponsored by NAIOP SoCal – with a 6 - 1 vote. Assemblymember Sharon Quirk-Silva (D-67) authored AB 2904 to enhance transparency and tackle the significant issue of inadequate notification for commercial property owners statewide regarding proposed zoning changes affecting their properties. AB 2904 was introduced to Members of the influential Senate Local Government Committee by Asm. Quirk-Silva, with NAIOP SoCal Senior Government Relations Consultant, Jose Cornejo, testifying in person on the merits of the bill.



Assemblymember Sharon Quirk-Silva and
NAIOP SoCal's Jose Cornejo

"On behalf of NAIOP SoCal's Members and Board, I extend our gratitude to Asm. Quirk-Silva for galvanizing bipartisan support for this common-sense legislation in the Senate Local Government Committee," said Timothy Jemal, CEO, NAIOP SoCal. "I also take this opportunity to thank Senate Local Government Committee Chair, Maria Elena Durazo (D-26), for her leadership in helping to move this bill forward and to Jose Cornejo for his excellent testimony."

During the hearing, committee Vice Chair Kelly Seyarto (R-32) spoke clearly when he stated: "This is a good bill. It makes sense. I move the bill."

Sponsored by NAIOP SoCal and supported by our partners at the California Business Properties Association, AB 2904 did not receive an opposition vote in the California State Assembly. The bill was approved overwhelmingly on the State Assembly Floor, passed by consent in the Assembly Appropriations Committee with a 14 - 0 vote, and sailed through 9 - 0 in the Assembly Local Government Committee where it was initially heard.

AB 2904 boosts transparency by doubling the notice period on zoning changes provided by cities or counties to affected property owners. Specifically, the bill extends the notification period on zoning changes from 10 to 20 days before a hearing, ensuring property owners have ample time to prepare and engage with the proposed changes.

AB 2904 now moves to the Senate Appropriations Committee. NAIOP SoCal will continue to keep its Members aware of developments relative to this bill. For more information, contact Jose Cornejo at jose@cornejost.com.

About NAIOP SoCal: NAIOP SoCal, the Commercial Real Estate Development Association, comprises more than 1,200 members serving southern California. NAIOP SoCal is the leading organization in Southern California for developers, owners and related professionals in office, industrial, retail and mixed-use real estate. NAIOP SoCal advances responsible commercial real estate development and advocates for effective public policy. For more information, visit www.naiopsocal.org.

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