

## California State Assembly Local Government Committee Unanimously Approves NAIOP SoCal Sponsored Bill

### AB 2904 Grants Property Owners Added Time to Evaluate the Effects of Zoning Code Changes

**Sacramento, CA (April 17, 2024)**– Today, the California State Assembly Local Government Committee unanimously passed AB 2904 by CA State Assemblymember Sharon Quirk-Silva (D-67) and sponsored by NAIOP SoCal. This crucial legislation directly tackles the pressing issue of inadequate notification faced by commercial property owners statewide regarding proposed zoning changes affecting their assets.

"I thank Assemblymember Quirk-Silva, Chairman Juan Carrillo, and the Local Government Committee for unanimously supporting AB 2904," said Tim Jemal, CEO of NAIOP SoCal. "AB 2904 addresses the recurring issue of inadequate notice to property owners regarding significant zoning code changes. Our Senior Government Relations Consultant, José Cornejo, has again skillfully navigated opposition to advance the bill. We remain committed to strengthening AB 2904 to enhance transparency in zoning code change proposals."

Current law mandates a 10-day notification period for property owners regarding city- or county-initiated planning commission hearings on proposed zoning ordinances or amendments to existing zoning ordinances, which impact the use and value of real properties.

AB 2904 boosts transparency by doubling the notice period provided by cities or counties to affected property owners. The bill proposes extending the notification period on zoning changes from 10 to a minimum of 20 days before a hearing, ensuring property owners have ample time to prepare and engage with the proposed changes. During the Assembly Local Government Committee hearing, Assemblymember Quirk-Silva introduced AB 2904, and Jose Cornejo testified on its merits.

"At last week's NAIOP SoCal 2024 Advocacy Trip to Sacramento, our 10-person delegation did an exemplary job connecting with state legislators and ensuring our voice was heard on AB 2904. I am again very proud of our team effort," added Jemal.

AB 2904 will next be heard in the CA State Assembly Committee on Appropriations in May 2024.

For more information, contact Jose Cornejo at [jose@cornejost.com](mailto: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](http://www.naiopsocal.org).



NAIOP SoCal Senior Government Relations Consultant Jose Cornejo provides testimony on the merits of AB 2904 to the Assembly Local Government Committee.



Assemblymember Sharon Quirk-Silva and NAIOP SoCal's Senior Government Relations Consultant Jose Cornejo.



Assemblymember Sharon Quirk-Silva introduces AB 2904 to fellow Assemblymembers serving on the Local Government Committee.

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