

ASSEMBLY BILL

No. 1207

Introduced by Assembly Member Brown

February 22, 2013

An act to amend Section 33031 of the Health and Safety Code, relating to community development.

LEGISLATIVE COUNSEL'S DIGEST

AB 1207, as introduced, Brown. Community development.

The Community Redevelopment Law authorized the establishment of redevelopment agencies in communities to address the effects of blight, as defined. Existing law describes physical and economic conditions that cause blight. Existing law dissolved redevelopment agencies as of February 1, 2012, and provides for the designation of successor agencies, as defined, to wind down the affairs of the dissolved redevelopment agencies.

This bill would make technical, nonsubstantive changes to the provision regarding the causes of blight.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 33031 of the Health and Safety Code is
- 2 amended to read:
- 3 33031. (a) This subdivision describes physical conditions that
- 4 cause blight:
- 5 (1) Buildings in which it is unsafe or unhealthy for persons to
- 6 live or work. These conditions may be caused by serious building

1 code violations, serious dilapidation and deterioration caused by
2 long-term neglect, construction that is vulnerable to serious damage
3 from seismic or geologic hazards, and faulty or inadequate water
4 or sewer utilities.

5 (2) Conditions that prevent or substantially hinder the viable
6 use or capacity of buildings or lots. These conditions may be caused
7 by buildings of substandard, defective, or obsolete design or
8 ~~construction~~ *construction*, given the present general plan, zoning,
9 or other development standards.

10 (3) Adjacent or nearby incompatible land uses that prevent the
11 development of those parcels or other portions of the project area.

12 (4) The existence of subdivided lots that are in multiple
13 ~~ownership and whose ownership, the~~ physical development of
14 *which* has been impaired by their irregular shapes and inadequate
15 sizes, given present general plan and zoning standards and present
16 market conditions.

17 (b) This subdivision describes economic conditions that cause
18 blight:

19 (1) Depreciated or stagnant property values.

20 (2) Impaired property values, due in significant part, to
21 hazardous wastes on property where the agency may be eligible
22 to use its authority as specified in Article 12.5 (commencing with
23 Section 33459).

24 (3) Abnormally high business vacancies, abnormally low lease
25 rates, or an abnormally high number of abandoned buildings.

26 (4) A serious lack of necessary commercial facilities that are
27 normally found in neighborhoods, including grocery stores, drug
28 stores, and banks and other lending institutions.

29 (5) Serious residential overcrowding that has resulted in
30 significant public health or safety problems. As used in this
31 paragraph, “overcrowding” means exceeding the standard
32 referenced in Article 5 (commencing with Section 32) of
33 *Subchapter 1 of Chapter 1 of Division 1* of Title 25 of the California
34 Code of Regulations.

35 (6) An excess of bars, liquor stores, or adult-oriented businesses
36 that has resulted in significant public health, safety, or welfare
37 problems.

- 1 (7) A high crime rate that constitutes a serious threat to the
- 2 public safety and welfare.

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