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Increased Public Notice Requirements for Certain Planning Commission Meetings (AB 2904)

Local agencies are now required to give at least 20 days' notice before a planning commission holds a public hearing on an ordinance affecting the permitted uses of real property.

Under existing law, local agencies were required to provide at least ten days' notice before a proposed zoning ordinance or amendment to a zoning ordinance is presented to the local planning commission. However, Assembly Bill 2904 (2024) ("AB 2904") changed the notice period to not less than 20 days before the scheduled planning commission meeting when the proposed ordinance affects the permitted uses of property. AB 2904 became effective January 1, 2025.

AB 2904 reinforces the importance of transparency and public participation in zoning decisions, ensuring that residents and property owners have enough time to be involved in the planning process.

Burke, Williams & Sorensen, LLP regularly advises clients on legal matters relating to land use, zoning, and planning issues.

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