


March 11, 2025

TO: All Staff

FROM: Amy J. Bodek, AICP   
Director of Regional Planning

### **ASSEMBLY BILL 2085 – COMMUNITY CLINICS AND ASSEMBLY BILL 2632 – THRIFT STORES (SECONDHAND STORES)**

In September 2024, the Governor signed into law AB 2085 (Bauer-Kahan) regarding community clinics, and AB 2632 (Wilson) regarding thrift stores. Both bills authorize community clinics and thrift stores to be allowed in certain zones. This memo establishes where these uses are permitted, until such time when Title 22 is amended to be consistent with state law.

#### **AB 2085 – Community Clinics Providing Reproductive Health Services**

Pursuant to Section 65914.900 of the California Government Code, community clinics that are licensed pursuant to Section 1204 of the California Health and Safety Code that provides reproductive health services, as defined in subdivision (f) of Section 423.1 of the California Penal Code, shall be a permitted use and an application for the development shall be approved ministerially if it meets all of the following objective planning standards:

- The development is on a parcel that is within a **zone where office, retail, health care, or parking are a principally permitted use**.
- The development meets all of the local agency's objective design review standards.
- The development would not require the demolition of a historic structure that was placed on a national, state, or local historic register.
- The development is not located on a site described in paragraph (6) of subdivision (a) of Section 65913.4 of the California Government Code.
- The project is not likely to result in adverse impacts to tribal cultural resources, as defined in subdivision (a) of Section 21074 of the California Public Resources Code.
- The development would not require the demolition of housing.

A local agency that receives an application submitted pursuant to this section shall approve or deny the application within **60 days** of submission of the application, with some exceptions:

- If the development is in conflict with any of the objective planning standards listed above, then written documentation shall be provided to the applicant with an explanation of the conflict. The applicant may then submit materials to address and resolve the conflict. If the local agency denies the project, it must provide a process for the applicant to appeal the decision to the governing body of the local agency. The local agency shall provide final written determination on the appeal no later than 60 calendar days after receipt of the applicant's appeal.

- The applicant and the local agency may mutually agree to extend the time limit provided for processing the application.

### **Applicability**

Community clinics are to be permitted by-right in the following zone: C-H (Commercial-Highway), on the basis that the zone permits offices as a by-right use, even if other medical clinics currently require a CUP.

A denial of a ministerial application for a community clinic that provides reproductive health care services is appealable to the Commission in accordance with the state law and Section 22.240.010. A.

### **AB 2632 – Thrift Stores**

Pursuant to California Government Code Section 65632, a thrift retail store is not to be treated differently from a non-thrift retail store engaged in the sale of new items that are similar to items sold by a thrift retail store for purposes of zoning and development standards, including, but not limited to: height, size, parking requirements, or setbacks from adjacent uses, or permitting. A local agency may also require that thrift retail stores meet certain aesthetic or design standards, including design review approval, provided those standards or design review, or both, are also required of non-thrift retail stores. Additionally, thrift retail stores are not to be prohibited from receiving used and donated items for sale in the store or other thrift retail stores, or reuse or recycling, or both reuse and recycling, through other means. However, a local agency may adopt development or operational regulations for the receiving and processing of donations at thrift stores.

### **Applicability**

Secondhand stores, which are the Title 22 equivalent of thrift stores and defined in Section 22.14.190 (S), do not include pawn shops, antique stores, yard sales, or junk and salvage yards. These stores are to be permitted in all zones that permit retail stores selling new items, including Zones C-1, C-MJ, all applicable CSDs, and Specific Plan zones that list retail stores selling new items as a permitted use, subject to the same development standards that apply to retail stores in those zones. Secondhand stores shall be subject to the same CUP requirement for retail stores in Zone C-R, and shall be permitted by-right similarly to retail stores in Zone C-3 within the Altadena CSD. Development standards in Section 22.140.550 (Secondhand Stores) shall apply to these zones.

If you have any questions regarding this memo, please contact Alyson Stewart or Kenneth Warner in the Ordinance Studies Section at (213) 974-6432, or by email.

AJB:CC:ER:BD:as

### **Attachments:**

- A. Assembly Bill 2058 (Bauer-Kahan)
- B. Assembly Bill 2632 (Wilson)

Informational Memo on AB 2085 and AB 2632

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