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**MCCMC LEGISLATIVE COMMITTEE MEETING  
TUESDAY, MAY 26, 2026 8:00 AM**

**City of Larkspur  
10 Rose Lane  
Larkspur, CA 94939**

*or*

**Teleconference:**

<https://us02web.zoom.us/j/88326428007>

Call-In Number: +1 669 444 9171

Meeting ID: 883 2642 8007

**AGENDA**

**A. WELCOME/INTRODUCTIONS**

**B. PUBLIC COMMENT**

**C. REPORT/UPDATES**

Nancy Hall Bennett, Regional Public Affairs Manager-North Bay Division,  
**League of California Cities**

**D. REPORT/UPDATES**

Melissa Apuya, District Director  
**Office of Assemblymember Damon Connolly**

**E. REPORT/UPDATES**

Rhett Acosta, District Representative  
**Office of Senator Mike McGuire**

**F. REPORT/UPDATES**

Kyra Ross, Senior Legislative Advocate  
**[California Public Policy Group](#)**

- **[Zone Zero Draft Regulations](#)**
- *May Revision/State Budget Discussions*

- *Update on November 2026 Ballot Measures*



## **G. COMMITTEE BUSINESS**

### **Action Items (10):**

1. AB 2296 (Papan) Land use.
2. AB 2433 (Alvarez) Housing development: density bonus.
3. SB 866 (Blakespear) Homeless Housing, Assistance, and Prevention program: housing element.
4. SB 1117 (Cervantes) Accessory dwelling units and junior accessory dwelling units.
5. AB 1821 (Pacheco) California Public Records Act: agency response time.
6. SB 1159 (Cabaldon) Artificial intelligence: transparency and governance.
7. AB 2033 (Papan) Local Agency Public Construction Act: job order contracting.
8. SB 922 (Laird) Vehicles: local agency charges: use of streets or highways.
9. AB 2346 (Wilson) Vehicles: electric bicycles and speed limits.
10. SB 1167 (Blakespear) Vehicles: electric bicycles.

### **Watch Bills (6):**

1. SB 1005 (Caballero) Local agency: payment: rounding amount.
2. AB 1680 (Calderon) California FAIR Plan Association.
3. AB 1621 (Wilson) Post Entitlement Phase Permits: Housing Accountability Act.
4. AB 1383 (McKinnor) Public employees' retirement benefits.
5. SB 1187 (Durazo) Open meetings: majority.
6. AB 1337 (Ward) Information Practices Act of 1977.

### **Bills with Position Status (3):**

1. *AB 1708 (Solache) Homeless Housing, Assistance & Prevention program*
2. *AB 262 (Caloza) California Individual Assistance Act*
3. *AB 306 (Schultz) Building regulations: state building standards.*

## **H. CHAIR'S REPORT**

- Discussion

## **I. CALENDAR**

Upcoming MCCMC Legislative Committee Meetings and Events:

- Monday, June 22, 2026
- Monday, July 27, 2026
- Monday, August 24, 2026

## **J. ADJOURN**



## ACTION ITEMS (10):

1. **[AB 2296 \(Papan\) Land use.](#)**

**Status:** Assembly Floor

**Summary:** For the 4th and subsequent revisions of the housing element, existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected need for housing, and requires the appropriate council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing plan that allocates a share of the regional housing need to each city, county, or city and county, as provided. Existing law authorizes at least 2 or more cities and a county, or counties, at least 28 months prior to the scheduled housing element revision, to form a subregional entity to allocate the subregion's existing and projected housing need among its members. If the council of governments does not receive a notification of this formation at least 28 months prior to the update, existing law requires the council of governments to implement specified requirements regarding the regional housing need process. Existing law requires the council of governments to determine the share of regional housing need assigned to each delegate subregion at least 25 months prior to the scheduled revision. This bill would extend the above-described timeline for cities and counties to form a subregional entity to allocate the subregion's housing need, as provided, from 28 months to 34 months, and the above-described timeline for the council of governments to determine the share of regional housing need assigned to each subregion from 25 months to 31 months, respectively.

**CalCities Position:** [Sponsor](#)

2. **[AB 2433 \(Alvarez\) Housing development: density bonus.](#)**

**Status:** Assembly Floor

**Summary:** The Density Bonus Law requires a city or county to grant a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, to an applicant for a housing development when the applicant seeks a density bonus for the housing development, as specified, if the applicant agrees to construct, among other things, a specified percentage of units for very low income, lower income, or senior citizen housing, and meets other requirements. This bill would, instead, require a city or county to grant a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, to an applicant for a housing development when the applicant submits an application for a housing development that a city, county, or city and county determines meets specified criteria, including, among others, the housing development includes specified percentage of units for very low income, lower income, or senior citizen housing.

**CalCities Position:** [Oppose Unless Amended](#)

3. **[SB 866 \(Blakespear\) Homeless Housing, Assistance, and Prevention program: housing element.](#)**

**Status:** Senate Floor



**Summary:** The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Existing law requires the housing element to include, among other things, an assessment of housing needs and an inventory of resources and constraints that are relevant to meeting these needs. Existing law establishes the Homeless Housing, Assistance, and Prevention (HHAP) program for the purpose of providing jurisdictions with grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. Existing law provides for the allocation of funding under the program among continuums of care, cities, counties, and tribes in 6 rounds, with rounds 1 to 5, inclusive, administered by the Interagency Council on Homelessness and round 6 administered by the Department of Housing and Community Development, as provided. Existing law establishes round 7 of the program and states the intent of the Legislature to enact future legislation that specifies the parameters, as specified. For a local government that does not receive HHAP funding, this bill would require the assessment to include, among other things, specified data regarding the population of individuals who are unhoused and a description of key actions that will be taken to reduce individuals who are unhoused based on the data. By imposing additional duties on local governments, this bill would impose a state-mandated local program.

**CalCities Position:** [Oppose](#)

4. [\*\*SB 1117 \(Cervantes\) Accessory dwelling units and junior accessory dwelling units.\*\*](#)

**Status:** Assembly Rules

**Summary:** The Planning and Zoning Law provides for the creation by ordinance, or by ministerial approval if the local agency has not adopted an ordinance, of an accessory dwelling unit (ADU) in accordance with specified standards and conditions. Current law requires fees charged for the construction of ADUs to be determined in accordance with specified provisions of the Mitigation Fee Act. Current law prohibits a local agency, special district, or water corporation from imposing any impact fee upon the development of an ADU that has 750 square feet of interior livable space or less, and requires any impact fees charged for an ADU that has more than 750 square feet of interior livable space to be charged proportionately in relation to the square footage of the primary dwelling unit. This bill would additionally require the charge to be based only on the area in excess of 750 square feet of interior livable space. By changing the duties of local agencies with regard to calculating fees for ADUs, the bill would impose a state-mandated local program.

**CalCities Position:** [Oppose](#)

5. [\*\*AB 1821 \(Pacheco\) California Public Records Act: agency response time.\*\*](#)

**Status:** Assembly Floor

**Summary:** The California Public Records Act requires each state or local agency, upon a request for a copy of records that reasonably describes an identifiable record or records, to make the records promptly available to any person upon payment of fees covering direct costs of duplication, or a statutory fee if applicable, except with



respect to public records exempt from disclosure by express provisions of law. Existing law requires each agency, within 10 days of a request for a copy of records, to determine whether the request seeks copies of disclosable public records in possession of the agency and to promptly notify the person of the determination and the reasons therefor. Existing law authorizes that time limit to be extended by no more than 14 days under unusual circumstances, as defined. This bill would instead require each agency to determine whether the request seeks copies of disclosable public records in possession of the agency and to promptly notify the person as described above within 10 business days of a request for a copy of records.

**CalCities Position:** [Bill Sponsor](#)

6. [SB 1159 \(Cabaldon\) Artificial intelligence: transparency and governance.](#)

**Status:** Assembly Privacy and Consumer Protection

**Summary:** The California Constitution provides that people have the right of access to information concerning the conduct of the people’s business. Various provisions of existing law, including the California Public Records Act, the Bagley-Keene Open Meeting Act, and the Ralph M. Brown Act, provide, with some exceptions, for public access to government records and meetings of government bodies. Among those acts, the California Public Records Act defines “person” to include any natural person, corporation, partnership, limited liability company, firm, or association. This bill would specify that, for purposes of the California Public Records Act, the Bagley-Keene Open Meeting Act, the Ralph M. Brown Act, the Political Reform Act of 1974, the Administrative Procedure Act, and the California Environmental Quality Act (CEQA), “person,” “interested person,” “participant,” “member of the public,” as applicable, and any other similar terms under each act referring to those who may engage with governmental agencies, do not include artificial intelligence, as defined, systems, autonomous agents, robots, or other nonhuman entities, whether physical or digital. The bill would make findings and declarations related to these provisions.

**CalCities Position:** [Support](#)

7. [AB 2033 \(Papan\) Local Agency Public Construction Act: job order contracting.](#)

**Status:** Assembly Floor

**Summary:** Existing law, the Local Agency Public Construction Act, sets forth procedures that a local agency is required to follow when procuring certain services or work. Existing law authorizes certain local agencies to engage in job order contracting, as prescribed. This bill would establish a pilot program to authorize a city to use job order contracting as a procurement method. The bill would impose a \$3,000,000 cap on awards under a single job order contract and a \$750,000 cap on any single job order. The bill would limit the term of an initial contract to a maximum of 12 months, with extensions as prescribed. The bill would establish various additional procedures and requirements for the use of job order contracting under this authorization.

**CalCities Position:** [Support](#)



8. **[SB 922 \(Laird\) Vehicles: local agency charges: use of streets or highways.](#)**

**Status:** Assembly Rules

**Summary:** Existing law prohibits a local agency from imposing a tax, permit fee, or other charge for the privilege of using its streets or highways, other than a permit fee for an extralegal load unless the local agency had imposed the fee prior to June 1, 1989. This bill would expressly limit this prohibition to charges based on weight. The bill would also explicitly state that a fee, charge, or surcharge imposed by or for a local agency to recover the cost of street maintenance and repair and other costs associated with the use of its streets, roads, or highways to provide public services or public works is not a tax, permit fee, or other charge that is prohibited by the provision above.

**CalCities Position:** [Co-Sponsor](#)

9. **[AB 2346 \(Wilson\) Vehicles: electric bicycles and speed limits.](#)**

**Status:** Assembly Floor

**Summary:** Existing law defines an electric bicycle as a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts, and classifies electric bicycles into 3 classes with different restrictions for various purposes. This bill would require all class 1 and class 2 electric bicycles manufactured, sold, or offered for sale on or after January 1, 2029, to be equipped with a speedometer. The bill would also require all electric bicycles manufactured, sold, or offered for sale on or after January 1, 2029, to be equipped with an integrated front lamp and a rear lamp, as specified. The bill would also require manufacturers and distributors of electric bicycles to include a written description of California's electric bicycle laws with the bicycle's packaging to be provided to the consumer. The bill would also require sellers and distributors of electric bicycles to provide specified disclosures at or before the point of sale.

**CalCities Position:** [Support](#)

10. **[SB 1167 \(Blakespear\) Vehicles: electric bicycles.](#)**

**Status:** Senate Floor

**Summary:** Existing law defines an electric bicycle as a bicycle equipped with fully operable pedals and an electric motor that does not exceed 750 watts of power. Existing law classifies electric bicycles into 3 classes with different restrictions for various purposes, and requires, among other things, a class 3 electric bicycle to be equipped with a speedometer. Existing law prohibits certain vehicles that do not meet the definition of an electric bicycle from being advertised, sold, offered for sale, or labeled as an electric bicycle, as specified. This bill would amend the type of vehicles that are prohibited from being advertised, sold, offered for sale, or labeled as electric bicycles, including, among others, motor-driven cycles and mopeds. The bill would additionally make a violation of this provision a misleading statement for purposes of unfair competition and false advertising provisions of the Business and Professions Code.

**CalCities Position:** [Support](#)



## BILLS TO WATCH (6):

1. **[SB 1005 \(Caballero\): Local agency: payment: rounding amount.](#)**

**Status:** Assembly Local Government

**Summary:** This bill would authorize a local agency to round the amount of any payment made wholly or partly in cash to the local agency, or any refund or other amount tendered wholly or partly in cash by the local agency, to the nearest \$0.05. The bill would apply to a local agency only if the governing body of the local agency adopts, by majority vote, a resolution to make its provisions applicable to the local agency. The bill would define terms for its purposes.

**CalCities Position:** [Support](#)

2. **[AB 1680 \(Calderon\): California FAIR Plan Association.](#)**

**Status:** Assembly Floor

**Summary:** This bill would require the association to comply with the recommendations of a report of examination or other operational report and would subject the association to civil penalties for violating statutes relative to the association, including if it fails to adopt the recommendations within a timeframe agreed upon by the commissioner or a person designated by the commissioner. The bill would set the civil penalty amounts for violations of provisions relative to the association as not to exceed \$10,000 for each act in violation or not to exceed \$20,000 if the act was willful, and would require the commissioner to impose those penalties, as specified. The bill would also authorize the commissioner to require the association to both adjust the policy limits available under programs underwritten by the association and make additional coverage offerings available under programs underwritten by the association.

**CalCities Position:** Track

3. **[AB 1621 \(Wilson\) Post Entitlement Phase Permits: Housing Accountability Act.](#)**

**Status:** Senate Local Government

**Summary:** The Planning and Zoning Law requires a local agency or state agency to compile one or more lists that specify in detail the information required from any applicant for a postentitlement phase permit, as defined. Existing law also establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant, and whether to approve or deny an application. Existing law requires the time limits to be tolled, if the local agency or state agency requires review of the application by an outside entity, until the outside entity completes the review and returns the application, as specified. This bill would prohibit a local agency or state agency from requiring or requesting more than 2 plan check and specification reviews in connection with an application for a building permit, as part of its review, except as specified. The bill would authorize a local agency or state agency to deny an application that is not compliant with the permit standards following 2 plan check and specification reviews.

**CalCities Position:** [Oppose Unless Amended](#)



4. [\*\*AB 1383 \(McKinnor\) Public employees' retirement benefits.\*\*](#)

**Status:** Senate Labor, Public Employment and Retirement

**Summary:** The Public Employees' Retirement Law (PERL) establishes the Public Employees' Retirement System (PERS) to provide a defined benefit to members of the system based on final compensation, credited service, and age at retirement, subject to certain variations. Existing law creates the Public Employees' Retirement Fund, which is continuously appropriated for purposes of PERS, including depositing employer and employee contributions. Under the California Constitution, assets of a public pension or retirement system are trust funds. The California Public Employees' Pension Reform Act of 2013 (PEPRA) establishes a variety of requirements and restrictions on public employers offering defined benefit pension plans. In this regard, PEPRA restricts the amount of compensation that may be applied for purposes of calculating a defined pension benefit for a new member, as defined, by restricting it to specified percentages of the contribution and benefit base under a specified federal law with respect to old age, survivors, and disability insurance benefits. Existing law, the Teachers' Retirement Law, establishes the State Teachers' Retirement System (STRS) and creates the Defined Benefit Program of the State Teachers' Retirement Plan, which provides a defined benefit to members of the program, based on final compensation, creditable service, and age at retirement, subject to certain variations. This bill, for service performed on and after January 1, 2027, would prohibit the pensionable compensation for calendar year 2027 used to calculate the defined benefit paid to a new member of a retirement system subject to PEPRA who retires from the system from exceeding specified percentages of the contribution and benefit base under the specified federal law with respect to old age, survivors, and disability insurance benefits.

**CalCities Position:** [Oppose](#)

5. [\*\*SB 1187 \(Durazo\) Open meetings: majority.\*\*](#)

**Status:** Assembly Local Government

**Summary:** Existing law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. Existing law defines "meetings" for these purposes to mean any congregation of a majority of the members of a legislative body at the same time and location, as specified, to hear, discuss, deliberate, or take action on any item that is within the subject matter jurisdiction of the legislative body. This bill would define "majority" for purposes of the act to mean the number of members of the legislative body equaling more than half of the total number of seats on the legislative body. The bill would specify that if a seat on the legislative body is vacant, that seat is to still be counted as a seat on the legislative body. This bill contains other related provisions and other existing laws.

**CalCities Position:** Track

6. [\*\*AB 1337 \(Ward\) Information Practices Act of 1977.\*\*](#)

**Status:** Senate Privacy, Digital Technologies, and Consumer Protection

**Summary:** Existing law, the Information Practices Act of 1977, prescribes a set of requirements, prohibitions, and remedies applicable to agencies, as defined, with



regard to their collection, storage, and disclosure of personal information, as defined. Existing law exempts from the provisions of the act counties, cities, any city and county, school districts, municipal corporations, districts, political subdivisions, and other local public agencies, as specified. This bill would recast those provisions to, among other things, remove that exemption for local agencies, and would revise and expand the definition of “personal information.” The bill would make other technical, nonsubstantive, and conforming changes. Because the bill would expand the duties of local officials, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

**CalCities Position:** [Oppose](#)

### **BILLS WITH POSITION (3):**

1. [AB 1708 \(Solache\) Homeless Housing, Assistance & Prevention program](#)

**Status:** DEAD (Held on Assembly Suspense)

**Summary:** The bill would require a continuum of care to accept funding applications in accordance with specified procedures. This bill would require a continuum-of-care program to receive funding pursuant to round 7, allocating funds to a smaller jurisdiction defined as a city with a population under 300,000. The bill would require a smaller jurisdiction to be eligible for funding, among other requirements, to adopt a specified resolution, have a compliant housing element, and adopt a local encampment policy.

**CalCities Position:** [Co-Sponsor](#)    **MCCMC Position:** Support  
(No Letter Submitted)

2. [AB 262 \(Caloza\) California Individual Assistance Act](#)

**Status:** Senate Rules

**Summary:** The California Disaster Assistance Act requires the Director of Emergency Services to provide financial assistance to local agencies for their personnel costs, equipment costs, and the cost of supplies and materials used during disaster response activities, incurred as a result of a state of emergency proclaimed by the Governor, subject to specified criteria. The act continuously appropriates moneys in the Disaster Assistance Fund and its subsidiary account, the Earthquake Emergency Investigations Account, without regard to fiscal year, for purposes of the act. This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance, upon appropriation by the Legislature, to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. (Based on 05/23/2025 text)

**CalCities Position:** [Support](#)    **MCCMC Position:** Support (2025)

3. [AB 306 \(Schultz\) Building regulations: state building standards.](#)

**Status:** Senate Housing



**Summary:** Current law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency. The California Building Standards Law establishes the California Building Standards Commission (commission) within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code (code). The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Current law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. Current law requires the governing body of a city or county, before making modifications or changes to those green building standards, to make an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. This bill would, from October 1, 2025, to June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. (Based on 06/23/2025 text) **The language of this bill was gutted and amended into [AB 130 \(2025\)](#). Because of this, this bill is not expected to move forward in its current form.**

Cal Cities Position: [Oppose Unless Amended](#)    MCCMC Position: Oppose (2025)



**MCCMC LEGISLATIVE COMMITTEE SCOPE OF ADVOCACY:**

**Fiscal Protection:** Protect city revenues from the State.

**Local Control:** Support legislation that enhances local control of resources to provide services, while supporting regional cooperation. Oppose unfunded mandates, preemption of local authority, and control of land use.

**Transportation Investment:** Promote a stable transportation finance structure for state and local government. Support multimodal transportation that enhances livable communities.

**Housing and Land Use:** Protect local government land use authority. Oppose punitive housing legislation and legislation that restricts or reduces local discretion on land use decisions.

*Other legislation can be recommended to MCCMC at a regular meeting.*