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MCCMC LEGISLATIVE COMMITTEE MEETING

MONDAY, April 21, 2025 8:00 AM

TELECONFERENCE:

<https://us06web.zoom.us/j/89736217142?pwd=lcUnDfbxsFpsTEjNNo5qdeeFMzSdfj.1>

CALL-IN NUMBER: +1 669 444 9171

MEETING ID: 846 2577 1862

AGENDA

A. WELCOME/INTRODUCTIONS

B. GUEST SPEAKER/PRESENTATION

None

C. REPORTS

Nancy Hall Bennett, League of California Cities

Melissa Apuya, District Director, Assemblymember Damon Connolly's Office

D. UPDATES

Kyra Ross, Emanuels Jones & Associates:

- Sacramento Update
- Insurance Update

E. COMMITTEE BUSINESS

1. Position Discussions (6):

- **AB 306 (Schultz and Rivas):** Building regulations: state building standards
- **AB 888 (Calderon):** California Safe Homes grant program.
- **AB 1143 (Bennett):** State Fire Marshal: home hardening certification program
- **SB 455 (Blakespear):** Electric Bicycles
- **AB 609 (Wicks):** California Environmental Quality Act: exemption: housing development projects.



- **SB 336 (Weiner/Haney/Stefani):** Real property tax: welfare exemption: moderate-income housing

2. Watch Bills (4):

- **AB 1154 (Carrillo):** Accessory dwelling units: junior accessory dwelling units
- **SB 63 (Wiener):** San Francisco Bay area: local revenue measure: transportation funding.
- **AB 300 (Lackey):** Fire hazard severity zones: State Fire Marshal
- **AB 6 (Ward): Residential developments:** building standard

2. Action Items (2) More information can be found below:

- *AB 650 (Papan): Discontinuance of parks (Support)*
- *SB 445 (Weiner) Revisit our Position due to amendments*

3. Bills with Position Status (7):

- *See Bill Position Tracker Spreadsheet, and for the bill description, see below.*

F. CHAIRS REPORT

- Discussion

G. CALENDAR

Upcoming MCCMC Legislative Committee Meetings:

- May 26, 2025
- June 23, 2025

H. ADJOURN

DISCUSSION ITEMS (6):

1. AB 306 (Schultz and Rivas): Building regulations: state building standards

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB306

This bill would 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. By requiring a city or county to take certain actions relating to building standards, this bill would impose a state-mandated local program.

Cal Cities Position: TBD MCCMC Position: TBD



2. AB 888 (Calderon): Califroonia Safe Homes grant program

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB888

This bill would establish the California Safe Homes grant program to be developed by the department to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund, which would be continuously appropriated to fund the program. The bill would require 40% of the amount of the gross premiums tax collected from property and casualty insurance above the amount collected from those insurers in 2023 to be deposited into the account.

Cal Cities Position: Support MCCMC Position: TBD

3. AB 1143 (Bennett): State Fire Marshal: home hardening certification program

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB1143

This bill would require, on or before January 1, 2027, the Office of the State Fire Marshal to develop a home hardening certification program that identifies the best appropriate combination of those listed products and construction assemblies, and other home hardening techniques, including defensible space, to substantially reduce the risk of loss during a fire. The bill would require the Office of the State Fire Marshal, for the purpose of developing the home hardening certification program, to convene and facilitate a workgroup, as specified.

Cal Cities Position: Support MCCMC Position: TBD

4. SB 455 (Blakespear): Electric bicycles

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB455

This bill would, commencing July 1, 2026, revise the labeling requirements described above to require manufacturers and distributors to apply an etching, engraving, or label that is permanently affixed skyward on the frame of the electric bicycle and contains additional information, including the brand name and manufacturer or distributor of the electric bicycle. The bill would revise the above-described list of vehicles prohibited from being advertised, sold, offered for sale, or labeled as electric bicycles, as specified, and include on the list, among other things, a vehicle that is capable of providing assistance when the bicycle reaches a speed exceeding 28 miles per hour. The bill would require any incident report filed by a peace officer for an injury or crash involving an electric bicycle to include all of the information provided in the etching, engraving, or label described above or to indicate that a marking was not available.

Cal Cities Position: Track MCCMC Position: TBD



5. AB 609 (Wicks): California Environmental Quality Act: exemption: housing development projects.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB609

This bill would exempt from the requirements of CEQA a housing development project, as defined, that meets certain conditions. The bill would require a local government, as a condition of approval for the development, to require the development proponent to complete a phase I environmental assessment, as provided. Because a lead agency would be required to determine whether a housing development project qualifies for this exemption, the bill would impose a state-mandated local program.

Cal Cities Position: Watch MCCMC Position: TBD

6. SB 366 (Weiner/Haney/Stefani): Real property tax: welfare exemption: moderate-income housing.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB336

This bill would provide a partial welfare exemption in the case of residential rental property used for low- and moderate-income households. The partial exemption would be equal to that percentage of the value of the property that is equal to the percentage that the number of units serving low- and moderate-income households represents of the total number of residential units, as provided. The bill would require an owner to make specified certifications, under penalty of perjury, relating to the use of the property. By expanding the duties of local tax officials, and by expanding the crime of perjury, this bill would impose a state-mandated local program.

Cal Cities Position: Pending MCCMC Position: TBD

ACTION ITEMS (2):

a. AB 650 (Papan): Discontinuance of parks

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB650

This bill is currently a spot bill, but will be amended significantly to address the housing element review process by encouraging local jurisdictions to begin planning earlier and providing greater clarity and certainty to a difficult and complex process. The measure would allow local jurisdictions to begin the housing element update six months earlier than what is required under existing law; support good faith actors that are working through the housing element review process; and require HCD to provide written communication that identifies specific deficiencies in the draft and text or analysis that HCD believes needs to be included to comply with the law.

Cal Cities Position: Sponsor MCCMC Position: TBD

b. SB 445 (Wiener): Transportation Projects: Permitting



https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB445

This bill would require a lead agency to provide a written notice with specified information to a third-party entity, defined by the bill to mean a local agency, electrical corporation, or private telecommunications provider, regarding its need to use, relocate, alter, change, or otherwise improve facilities, publicly owned and managed utilities, public spaces, or other publicly or privately owned facilities under the third-party entity's jurisdiction or ownership for the implementation of a sustainable transportation project. This bill would define "sustainable transportation project" to mean a project where the lead agency is a state agency, operator, or local agency that proposes the construction or modification of facilities meeting at least one of several specified criteria, including that it is exempt from CEQA pursuant to the above-described provisions.

Cal Cities Position: Oppose MCCMC Position: Oppose

BILLS WITH POSITION (7):

- a. **AB 1 (Connolly). Vehicles: Residential property insurance: wildfire risk.**
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1

This bill would require the department, on or before January 1, 2030, and every 5 years thereafter, to consider whether or not to update its regulations to include additional building hardening measures for property-level mitigation efforts and communitywide wildfire mitigation programs. As part of this consideration, the bill would require the department to consult with specified agencies to identify additional building hardening measures to consider.

Cal Cities Position: Support MCCMC Position: Support

- b. **AB 262 (Caloza): California Individual Assistance Act**
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB262

This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance 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.



Cal Cities Position: Sponsor /Support MCCMC Position: Support
w/Funding

c. **AB 846 (Connolly): Endangered species: incidental take: wildfire preparedness activities**

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB846

This bill would authorize a city, county, city and county, special district, or other local agency to submit to the department a wildfire preparedness plan to conduct wildfire preparedness activities on land designated as a fire hazard severity zone, as defined, that minimizes impacts to wildlife and habitat for candidate, threatened, and endangered species. The bill would require the wildfire preparedness plan to include, among other things, a brief description of the planned wildfire preparedness activities, the approximate dates for the activities, and a description of the candidate, endangered, and threatened species within the plan area. The bill would require the department, if sufficient information is included in the wildfire preparedness plan for the department to determine if an incidental take permit is required, to notify the local agency within 90 days of receipt of the wildfire preparedness plan if an incidental take permit or other permit is needed, or if there are other considerations, exemptions, or streamlined pathways that the wildfire preparedness activities qualify for, including, but not limited to, the State Board of Forestry and Fire Protection's California Vegetation Treatment Program.

Cal Cities Position: Sponsor/Support MCCMC Position: Support

d. **SB 346 (Durazo): Local agencies: transient occupancy taxes: short-term rental facilitator**

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260SB346

This bill would authorize a local agency, defined to mean a city, county, or city and county, to enact an ordinance to require a short-term rental facilitator, as defined, to report, in the form and manner prescribed by the local agency, the assessor parcel number of each short-term rental, as defined, during the reporting period, as well as any additional information necessary to identify the property as may be required by the local agency. The bill would authorize the local agency to impose an administrative fine or penalty for failure to file the report, and would authorize the local agency to initiate an audit of a short-term rental facilitator, as described.

Cal Cities Position: Sponsor/Support MCCMC Position: Support

e. **SB 677 (Wiener): Housing development: streamlined approvals**



https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260SB677

This bill would require ministerial approval for proposed housing developments containing no more than 2 residential units on any lot hosting a single-family home or zoned for 4 or fewer residential units, notwithstanding any covenant, condition, or restriction imposed by a common interest development association.

Cal Cities Position: Oppose MCCMC Position: Oppose

f. SB 79 (Wiener): Planning and zoning: housing development: transit-oriented development

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260SB79

This bill would additionally include land leased to support public transit operations in the definition of “agency’s use,” as described above. The bill would also revise the definition of “agency’s use” with respect to commercial or industrial uses to instead provide that a district or a public transit operator may use land for commercial or industrial uses or activities, as described above.

Cal Cities Position: Oppose MCCMC Position: Oppose

g. SB 445 (Wiener): Transportation Projects: Permitting

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB445

This bill would require a lead agency to provide a written notice with specified information to a third-party entity, defined by the bill to mean a local agency, electrical corporation, or private telecommunications provider, regarding its need to use, relocate, alter, change, or otherwise improve facilities, publicly owned and managed utilities, public spaces, or other publicly or privately owned facilities under the third-party entity’s jurisdiction or ownership for the implementation of a sustainable transportation project. This bill would define “sustainable transportation project” to mean a project where the lead agency is a state agency, operator, or local agency that proposes the construction or modification of facilities meeting at least one of several specified criteria, including that it is exempt from CEQA pursuant to the above-described provisions.

Cal Cities Position: Concerns MCCMC Position: Oppose



BILLS TO WATCH (4):

a. AB 1154 (Carrillo): Accessory dwelling units: junior accessory dwelling units

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB1154

This bill would additionally prohibit a local agency from imposing any parking standards if the accessory dwelling unit is 500 square feet or smaller.

Cal Cities Position: TBD MCCMC Position: TBD

b. SB 63 (Wiener): San Francisco Bay area: local revenue measure: transportation funding.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB63

Would state the intent of the Legislature to enact legislation authorizing a revenue measure to invest in transportation in the San Francisco Bay area.

Cal Cities Position: TBD MCCMC Position: TBD

c. AB 300 (Lackey): Fire hazard severity zones: State Fire Marshal

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB300

This bill would instead require the State Fire Marshall to do the above-described classification and review of lands within state responsibility areas as fire hazard severity zones, and identification and review of areas in the state as moderate, high, and very high fire hazard severity zones, as specified, every 5 years.

Cal Cities Position: TBD MCCMC Position: TBD

d. AB 6 (Ward): Residential developments: building standards

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB6

This bill would require the department to convene a working group no later than December 31, 2026, to research and consider identifying and recommending amendments to state building standards allowing residential developments to be built, as specified. The bill would require the department, no later than December 31, 2027, to provide a one-time report of its findings to the Legislature in the annual report described above.

Cal Cities Position: TBD MCCMC Position: TBD



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.

