



HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT POLICY COMMITTEE

Thursday, March 27, 2025

10:00 a.m. – 2:00 p.m.

Marriott Burbank Airport Hotel, Pasadena/Glendale/Hollywood Room

AGENDA

I. Welcome and Opening Remarks

Speakers: Chair Wes Speake, Council Member, City of Corona

Vice Chair Leslie Castellano, Council Member, City of Eureka

II. Predictability and Stability: How to Bring Development to Your Community *Informational*

Joint panel with the Revenue and Taxation Policy Committee

Speakers:

Skyler Wonnacott, Senior Director of Government Relations, CBPA

Rob Cord, Founding Partner, Advisors Real Estate Asset Services

Phil Tate, Senior VP of Development and Government Affairs, Kilroy Realty Corporation

III. Public Comment

IV. Legislative Agenda

Action

- [AB 306 \(Schultz\)](#) Building regulations: state building standards (*Attachment A*)
- [AB 87 \(Boerner\)](#) Housing development: density bonuses: mixed-use developments: short-term rentals (*Attachment B*)

V. Legislative Update

Informational

[Housing, Community, and Economic Development Hot Bills](#)

[Housing, Community, and Economic Development Priority Bills](#)

VI. Adjourn

Next Meeting - Virtually: Thursday, June 12, 9:30 a.m. - 12:30 p.m.

Brown Act Reminder: The League of California Cities' Board of Directors has a policy of complying with the spirit of open meeting laws. Generally, off-agenda items may be taken up only if:

1) Two-thirds of the policy committee members find a need for immediate action exists and the need to take action came to the attention of the policy committee after the agenda was prepared (Note: If fewer than two-thirds of policy committee members are present, taking up an off-agenda item requires a unanimous vote); or

2) A majority of the policy committee finds an emergency (for example: work stoppage or disaster) exists.

A majority of a city council may not, consistent with the Brown Act, discuss specific substantive issues among themselves at League meetings. Any such discussion is subject to the Brown Act and must occur in a meeting that complies with its requirements.



HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT POLICY COMMITTEE Legislative Agenda

Staff: Brady Guertin, Legislative Affairs Lobbyist
Waleed Hojeij, Legislative Affairs and Policy Analyst

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

Bill Summary:

This measure would put a six-year moratorium on state and local building standards unless the regulations address a small set of specific issues beginning in June 2025 and ending in June 2031.

Bill Description:

Specifically, AB 306 would:

- Impose a six-year moratorium from June 1, 2025, until June 1, 2031, on adopting or modifying state and local building standards affecting residential units.
- The following building standards would be exempt from the law:
 - Emergency standards to protect health and safety.
Building standards related to home hardening and are proposed for adoption by the Office of the State Fire Marshal.
 - Addressing single-exit, single-stairway apartment homes.
 - Address adaptive reuse residential projects.
 - Address water efficiency in new buildings.
- Prohibits a local agency from making changes or modifications to building standards affecting residential units, including green building standards unless the following conditions are met:
 - The changes or modifications are substantially equivalent to changes or modifications previously filed by the local government that were in effect as of January 1, 2025.
 - The California Building Standards Commission deems those changes or modifications necessary as emergency standards to protect health and safety.
 - The changes or modifications are related to home hardening.
 - The building standards relate to home hardening and are proposed for adoption by a fire protection district pursuant to existing provisions governing the proposal of new standards by fire protection districts.

Background: Title 24 of California's Code of Regulations, also known as the California Building Standards Code, is adopted every three years by multiple state agencies and focuses on what regulations construction must comply with to get a permit approved for a residential development project. The standards in Title 24 cover a variety of issues,

including health and safety regulations for new and existing construction, green residential building standards such as solar energy system requirements or electric vehicle charging stations, and other necessary standards that developments must follow to promote public health and safety in the built environment. Local governments are tasked with adopting the building codes locally and may pass more stringent regulations than state law if the local government chooses. These local standards or “reach codes” must get approval from the California Building Standards Commission before implementation.

Building standards undergo a rigorous public review process at the state level every three years, including 18 months of public hearings, feedback, and discussion with the public and construction industry experts. The experts involved in the rulemaking process include developers, engineers, architects, building officials, and other experts in building design and construction. In addition to robust public feedback and review, standards must have a cost-benefit analysis before approval to ensure they are feasible and not overly burdensome to development. Local governments adopt these regulations locally and can go further than the minimum regulations to address local climactic, geographic, or topographic conditions.

After standards are adopted at the state and local level, local building departments and their staff review new development projects for compliance with the most recent California Building Code regulations. These services are provided through inspection and service fees that can be no more than the cost of providing the service locally.

According to the author of AB 306, “This moratorium will bring more certainty to the home construction industry and help stem further construction cost increases, given the demand surge from the volume of homes and apartments that will need to be rebuilt in Los Angeles. Freezing the codes affecting residential construction will prevent further cost increases for new homes and apartments. Pausing further changes will also allow the current contractor workforce and local building officials to absorb the newest code requirements and have certainty that they will remain in place for six years such that they will not have to take time to relearn and reconfigure certain practices every 18-to-36 months.”

Existing Cal Cities Policy:

Building Standards

Cal Cities supports flexibility in the adoption and implementation of health and safety standards contained in the building codes. Statutes should maximize local control over standards applying to local conditions. Cal Cities opposes new standards imposed by statute rather than regulation. Cal Cities opposes attempts to have multiple state agencies develop specific or subject-related building standards. New building standards should be proposed through the California Standards Commission. Cal Cities supports authorizing cities to adopt independent occupancy standards to prevent overcrowding and associated health and safety hazards, including fire-related fatalities.

Green Building Guidelines

Cal Cities encourages state agencies to provide leadership in developing voluntary, model statewide residential green building guidelines that will provide information to local

jurisdictions on how to evaluate and use different green building strategies. Additionally, Cal Cities encourages cities to adopt voluntary residential green building guidelines as a reference guide, to evaluate available green building programs and adopt those best suited for their communities, and to explore incentives to encourage green building by private developers of residential construction projects.

Energy and Water Conservation and Efficiency

Cal Cities encourages energy efficiency, water efficiency, and sustainable building practices in new and existing public, residential, and commercial buildings and facilities. This may include using the U.S. Green Building Council's LEED program or similar systems.

Fiscal Impact:

None

Staff Comments:

Historically, local governments and the state have exempted residential construction from building codes except when necessary to protect health and safety when rebuilding after a natural disaster such as a wildfire or flood. This measure would extend those protections statewide for all new construction during the next six years. Building codes add costs to development but also provide tools to help implement other state and local priorities, such as reducing greenhouse gas emissions, implementing new technological advancements, and responding to local climactic, geographic, or topographic conditions. It should be noted that the 2025 Building Code Regulations are currently working through the code adoption process this year. Local governments would be tasked with adopting the new regulations locally in January of next year under current law; however, should this bill get signed into law, local agencies would not need to adopt this year's regulations as the moratorium begins in June unless the new code proposals meet one of the exemptions listed in the measure.

Support:

American Planning Association, California Chapter
California Apartment Association
California Building Industry Association
California Housing Consortium
California Housing Partnership Corporation
Valley Industry and Commerce Association

Opposition:

350 Bay Area Action
350 Conejo / San Fernando Valley
350 Humboldt
350 Marin
350 Sacramento
350 Southland Legislative Alliance
Acterra: Action for A Healthy Planet
Active San Gabriel Valley

Ban Sup (single Use Plastic)
California building Officials
California Solar & Storage Association
California State Association of Electrical Workers
California State Pipe Trades Council
Carbon Free Palo Alto
Carbon Free Silicon Valley
Climate Action California

Climate Action Campaign
Climate Action Petaluma
Climate Reality Contra Costa County
Policy Action Squad
Climate Reality Project San Diego
Climate Reality Project, California
Coalition
Climate Reality Project, Los Angeles
Chapter
Climate Reality Project, Orange County
Climate Reality Project, San Fernando
Valley
Cool Petaluma
Design Avenues LLC
Elders Climate Action, NorCal and
SoCal Chapters
Glendale Environmental Coalition
Greenbank Associates
Habitable Designs
Home Energy Analytics, INC.
Leading Change Consulting and
Coaching
Marin Conservation League
Marin/Sonoma Building Electrification
Squad
Mothers Out Front California
Mothers Out Front Silicon Valley
Natural Resources Defense Council

Negawatt Consulting
Peninsula Interfaith Climate Action
Project Green Home
Public Citizen
Resilient Palisades
San Diego Building Electrification
Coalition
San Francisco Baykeeper
Sandiego350
Santa Cruz Climate Action Network
SoCal 350 Climate Action
Sonoma County Climate Activist
Network
Sustainable San Mateo County
Third ACT SoCal
Transformative Wealth Management
LLC
Trinity Respecting Earth and Environment
(TREE)
U.S. Green Building Council - Los
Angeles
Vector Green Power, LLC
Western States Council Sheet Metal, Air,
Rail and Transportation

Staff Recommendation:

Staff recommends the committee discuss AB 306 and make a recommendation to the Board.

Committee Recommendation:

Board Action:

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT POLICY COMMITTEE
Legislative Agenda
March 27, 2025

Staff: Brady Guertin, Legislative Affairs Lobbyist

1. [AB 87](#) (Boerner) Housing development: density bonuses: mixed-use developments: short-term rentals

Bill Summary:

This measure would create new requirements for what kind of mixed-use development projects qualify for density bonuses as required by the Density Bonus Law.

Bill Description:

Specifically, AB 87 would:

- Require any proposed mixed-use development project using the Density Bonus Law to provide a minimum of 70% of the square footage designated for residential uses.
- Prohibit the project from using any square footage designated for use as a hotel, motel, bed and breakfast inn, or other visitor-service purpose.
- Require the applicant to agree with the local agency to record a land use restriction or covenant that the unit will not be listed as a short-term rental unit.

Background:

Density Bonus Law was first established in 1979. Over the years, it has been amended numerous times. The purpose of the law is to require cities and counties to grant concessions and incentives to developers in exchange for them donating land or building senior housing or affordable housing units in the jurisdiction. In exchange for affordable housing, the local government provides concessions and incentives around development standards such as height limits, setback requirements, and reduced parking requirements, among others, to offset the cost of building affordable housing. To qualify for density bonuses provided in Density Bonus Law, a residential project must include multifamily development, and these projects must contain one of the following:

- At least 5% of the housing units are restricted to very low-income residents.
- At least 10% of the housing units are restricted to lower-income residents.
- At least 10% of the housing units in a for-sale common interest development are restricted to moderate-income residents.
- 100% of the housing units (other than manager's units) are restricted to very low, lower, and moderate-income residents (with a maximum of 20 percent moderate).
- At least 10% of the housing units are for transitional foster youth, disabled veterans, or homeless persons, with rents restricted at the very low-income level.
- At least 20% of the housing units are for low-income college students in housing dedicated for full-time students at accredited colleges.

- The project donates at least one acre of land to the city or county for very low-income units, and the land has the appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing.
- The project is a senior citizen housing development (no affordable units required).
- The project is a mobilehome park age-restricted to senior citizens (no affordable units required).

According to the author, "AB 87 would ensure that Density Bonus Law is achieving its intended purpose of creating more affordable residential housing. The intention of Density Bonus Law is to incentivize the creation of additional affordable housing. However, density bonus law has been utilized to create marginally more affordable housing while unintentionally incentivizing developers to build visitor serving facilities that do not meet the original intention of the 1979 law."

Existing Cal Cities Policy:

Support Vibrant City Centers

Give preference to the redevelopment and reuse of city centers and existing transportation corridors by supporting and encouraging:

- Mixed-use development;
- Housing opportunities for all income levels;
- Safe, reliable, and efficient multi-modal transportation systems; and
- Retaining existing businesses and promoting new business opportunities that produce quality local jobs.

Well-Planned New Growth

Cal Cities Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that:

- De-emphasizes automobile dependency;
- Integrates the new growth into existing communities;
- Creates a diversity of affordable housing near employment centers; and
- Provides job opportunities for people of all ages and income levels.

Zoning

Cal Cities believes local zoning is a primary function of cities and is an essential component of home rule. The process of adoption, implementation, and enforcement of zoning ordinances should be open and fair to the public and enhance the responsiveness of local decision-makers. State policy should leave local siting and use decisions to the city and not interfere with local prerogative beyond providing a constitutionally valid procedure for adopting local regulations. State agency siting of facilities, including campuses and office buildings, should be subject to local notice and hearing requirements in order to meet concerns of the local community. Cal Cities oppose legislation that seeks to limit authority over parking requirements.

Fiscal Impact: None

Staff Comments:

The Density Bonus Law provides a large package of incentives for affordable housing projects to “pencil out” for developers; however, recently, there have been questions about what types of projects should benefit from these incentives. In the City of San Diego, a proposed 22-story mixed-use tower with a height limit of 239 feet was proposed by a developer who cited the Density Bonus Law as the reason the project could be built nearly eight times the local height limit. The project includes 213 development units, including 74 apartment units, 139 units designated as hotel rooms, and only 10 residential units reserved for very low and middle-income families. As a result, the legislature is considering a few measures in response to the ongoing issue in San Diego. The committee may need to consider if the Density Bonus Law is meant for strictly affordable housing development or if creating mixed-use buildings through density bonuses provides the right balance of residential and economic development in local communities.

Support: None on file.

Opposition: None on file.

Staff Recommendation:

Staff recommends the committee discuss AB 87 and make a recommendation to the Board.

Committee Recommendation:**Board Action:**