

2025 Planning Commissioners Academy

March 7, 2025



LEAGUE OF
**CALIFORNIA
CITIES**

Strengthening California Cities
through Advocacy and Education

2025 Legislative Briefing

Presenters:

Brady Guertin

Legislative Advocate

Housing, Community, and Economic Development

Agenda overview

- Welcome and Introduction
- Understanding the Current Legislative Landscape
- Budget Update
- Legislative Process
- Upcoming Key Bill Deadlines
- 2024 Legislation

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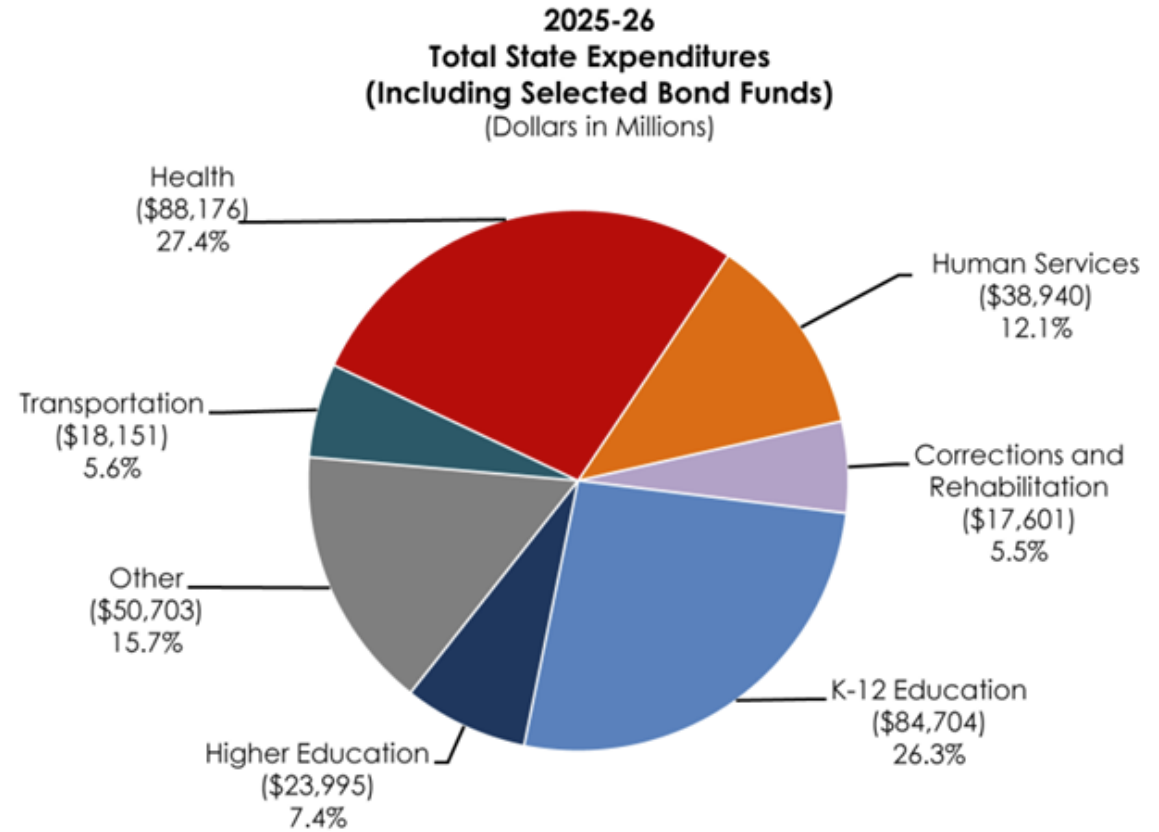


The Current Political Landscape

Budget Update

Hot off the press!

- Governor Newsom unveils his FY 2025-26 spending plan.
- \$322.3 billion balanced budget.
- \$16.9 billion in reserves.
- Modest surplus of \$363 million.



Housing, Community, and Economic Development in the Budget

- No new funding to affordable housing programs or restoration of funds after last year's \$1 billion budget cuts to affordable housing.
- The Governor released 3 priorities for the year: reducing the cost of housing, enhancing accountability of local governments to meet their housing obligations, and removing barriers to infill housing near transit.
- Cal Cities continues to advocate for ongoing funding for affordable housing as budget negotiations continue this spring.

Legislative Process

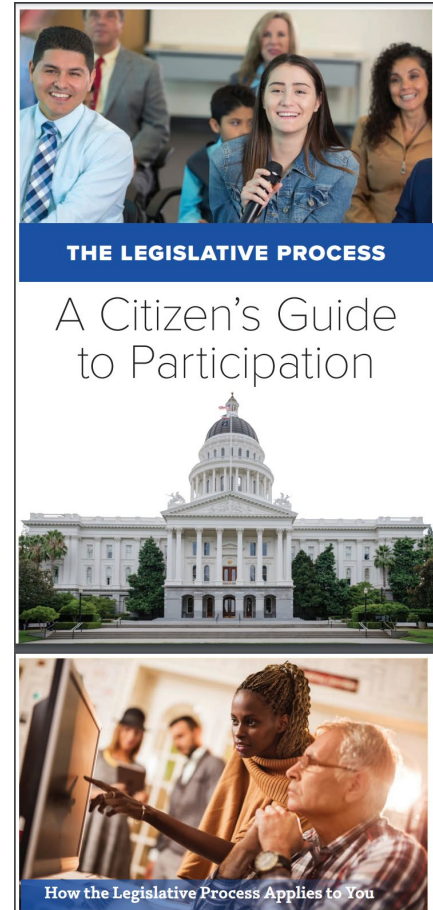
Our State Legislature

- The State Legislature has two houses (bicameral).
- State Assembly
 - 80 legislators
 - Elections every two years
- State Senate
 - 40 legislators
 - Elections every four years



Glossary of Legislative Bill Terms

- **AB:** Assembly bill
- **SB:** Senate bill
- **ACA:** Assembly constitutional amendment
- **SCA:** Senate constitutional amendment
- **AJR:** Assembly joint resolution
- **SJR:** Senate joint resolution
- **ACR:** Assembly concurrent resolution
- **SCR:** Senate concurrent resolution
- **HR:** House resolution (Assembly)
- **SR:** Senate resolution



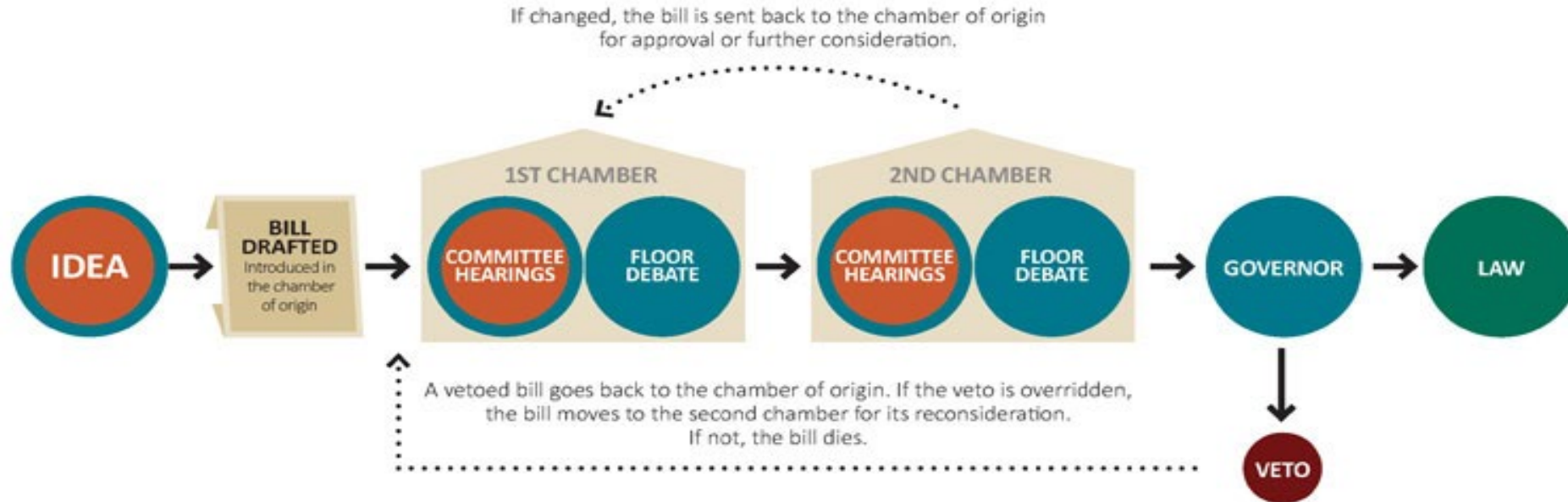
Committees

- Legislative committees play a critical role in the analysis and fate of a bill.
- **Assembly:** 33 standing committees
- **Senate:** 22 standing committees
- Both houses have budget subcommittees and a litany of special, select, joint, and other committees.



How Does a Bill Become a Law in California?

State Legislative Process



Get Involved

The colors indicate how the public can affect legislation at different points in the legislative process above:

Ways to Contact Legislators	Legislature's website	Letters	Emails	Social media	Phone calls	Town halls	Face-to-face meeting
Ways to Participate	Learn the process	View livestream of hearing or floor session	Attend Committee hearing/floor session	Committee testimony	Contact your legislator		

Upcoming Senate and Assembly Important Dates

- **Governor's proposed budget:** Jan. 10
- **Bill introduction deadline:** Feb. 21
- **Policy committee deadline:** May 9
- **House of origin deadline:** June 6
- **Budget must be passed:** June 15
- **Last day for Legislature to act on bills:** Sep. 12

2025 TENTATIVE LEGISLATIVE CALENDAR
COMPILED BY THE OFFICE OF THE ASSEMBLY CHIEF CLERK AND THE OFFICE OF THE SECRETARY OF THE SENATE
Revised 10-16-24

JANUARY						
	S	M	T	W	TH	F S
				1	2	3 4
Wk. 1	5	6	7	8	9	10 11
Wk. 2	12	13	14	15	16	17 18
Wk. 3	19	20	21	22	23	24 25
Wk. 4	26	27	28	29	30	31

FEBRUARY						
	S	M	T	W	TH	F S
						1
Wk. 4						
Wk. 1	2	3	4	5	6	7 8
Wk. 2	9	10	11	12	13	14 15
Wk. 3	16	17	18	19	20	21 22
Wk. 4	23	24	25	26	27	28

MARCH						
	S	M	T	W	TH	F S
						1
Wk. 4						
Wk. 1	2	3	4	5	6	7 8
Wk. 2	9	10	11	12	13	14 15
Wk. 3	16	17	18	19	20	21 22
Wk. 4	23	24	25	26	27	28 29
Wk. 1	30	31				

APRIL						
	S	M	T	W	TH	F S
			1	2	3	4 5
Wk. 1						
Wk. 2	6	7	8	9	10	11 12
Spring Recess	13	14	15	16	17	18 19
Wk. 3	20	21	22	23	24	25 26
Wk. 4	27	28	29	30		

MAY						
	S	M	T	W	TH	F S
					1	2 3
Wk. 4						
Wk. 1	4	5	6	7	8	9 10
Wk. 2	11	12	13	14	15	16 17
Wk. 3	18	19	20	21	22	23 24
Wk. 4	25	26	27	28	29	30 31

DEADLINES

- Jan. 1 Statutes take effect (Art. IV, Sec. 8(c)).
- Jan. 6 Legislature reconvenes (J.R. 51(a)(1)).
- Jan. 10 Budget bill must be submitted by Governor (Art. IV, Sec. 12(a)).
- Jan. 20 Martin Luther King, Jr. Day observed.
- Jan. 24 Last day to submit bill requests to the Office of Legislative Counsel.

- Feb. 17 Presidents' Day observed.
- Feb. 21 Last day for bills to be introduced (J.R. 61(a)(1), J.R. 54(a)).

- Mar. 31 Cesar Chavez Day observed.

- Apr. 10 Spring Recess begins upon adjournment (J.R. 51(a)(2)).
- Apr. 21 Legislature reconvenes from Spring Recess (J.R. 51(a)(2)).

- May 2 Last day for policy committees to hear and report to fiscal committees fiscal bills introduced in their house (J.R. 61(a)(2)).
- May 9 Last day for policy committees to hear and report to the Floor nonfiscal bills introduced in their house (J.R. 61(a)(3)).
- May 16 Last day for policy committees to meet prior to June 9 (J.R. 61(a)(4)).
- May 23 Last day for fiscal committees to hear and report to the Floor bills introduced in their house (J.R. 61(a)(5)).
- Last day for fiscal committees to meet prior to June 9 (J.R. 61(a)(6)).
- May 26 Memorial Day observed.

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Revised 10-16-24

JUNE						
	S	M	T	W	TH	F S
No Hrgs.	1	2	3	4	5	6 7
Wk. 1	8	9	10	11	12	13 14
Wk. 2	15	16	17	18	19	20 21
Wk. 3	22	23	24	25	26	27 28
Wk. 4	29	30				

JULY						
	S	M	T	W	TH	F S
			1	2	3	4 5
Wk. 4						
Wk. 1	6	7	8	9	10	11 12
Wk. 2	13	14	15	16	17	18 19
Summer Recess	20	21	22	23	24	25 26
Summer Recess	27	28	29	30	31	

AUGUST						
	S	M	T	W	TH	F S
Summer Recess						1 2
Summer Recess	3	4	5	6	7	8 9
Summer Recess	10	11	12	13	14	15 16
Wk. 3	17	18	19	20	21	22 23
Wk. 4	24	25	26	27	28	29 30
No Hrgs.	31					

SEPTEMBER						
	S	M	T	W	TH	F S
No Hrgs.		1	2	3	4	5 6
No Hrgs.	7	8	9	10	11	12 13
Interim Recess	14	15	16	17	18	19 20
Interim Recess	21	22	23	24	25	26 27
Interim Recess	28	29	30			

- June 2-6 Floor Session only. No committee may meet for any purpose except Rules Committee, bills referred pursuant to A.R. 77.2, and Conference Committees (J.R. 61(a)(7)).
- June 6 Last day for each house to pass bills introduced in that house (J.R. 61(a)(8)).
- June 9 Committee meetings may resume (J.R. 61(a)(9)).
- June 15 Budget bill must be passed by midnight (Art. IV, Sec. 12(c)(3)).

- July 4 Independence Day observed.
- July 18 Last day for policy committees to hear and report bills (J.R. 61(a)(10)).
- Summer Recess begins upon adjournment, provided Budget Bill has been passed (J.R. 51(a)(3)).

- Aug. 18 Legislature reconvenes from Summer Recess (J.R. 51(a)(3)).
- Aug. 29 Last day for fiscal committees to hear and report bills to the Floor (J.R. 61(a)(11)).

- Sept. 1 Labor Day observed.
- Sept. 2-12 Floor session only. No committees may meet for any purpose, except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees (J.R. 61(a)(12)).
- Sept. 5 Last day to amend on the Floor (J.R. 61(a)(13)).
- Sept. 12 Last day for each house to pass bills (J.R. 61(a)(14)).
- Interim Recess begins upon adjournment (J.R. 51(a)(4)).

Legislative Update

Recapping 2024 Legislative Trends

- Cal Cities had a position on 30 bills, 12 made it to the Governor's desk, and the Governor vetoed 1 of the 12.
- Cal Cities was the lead opposition witness consistently in committee hearings throughout last year's legislative session for housing issues.

Trends:

- Accountability for a lack of housing element compliance including fines and putting in statute builder's remedy requirements.
- New general plan requirements.
- Impact Fees
- Accessory Dwelling Units (ADU)
- Ministerial approval expansion and "improvements" to recent streamlining laws.

Upcoming bill deadlines

- February 21st: Last day for legislators to introduce bills.
- March 17th: Last day for spot bill amendments to be submitted to rules.
- End of March/Early April: Policy committee hearings begin.
- May 2nd: Last day for policy committees to report fiscal bills.
- May 9th: Last day for policy committees to report nonfiscal bills.

2025-2026 Legislative Stats

- 2,527 Bills introduced during the 2025-2026 Legislative Session.
- HCED has 165 bills in its portfolio so far.
- 16 bills sponsored by Cal Cities this year, including 1 in the housing portfolio and an additional one in tandem with the environmental quality portfolio.

Trends and Issue Areas

- Sponsored Bills
- Housing Element/Annual Progress Reports
- Land Use/Permitting
- Permit Fees
- ADUs
- Housing Finance
- Other Topics (Time permitting)

Planning and zoning

AB 650 (Papan) Planning and Zoning: Housing Element: Regional Housing Needs Allocation.

Currently a spot bill, this measure **will be amended** to significantly improve 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. This 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/Support

Coastal

AB 996 (Pellerin) Public Resources: California Coastal Act of 1976: California Coastal Planning Fund.

This measure would establish the California Coastal Planning Fund to support local governments in planning for coastal resources protection and public access.

Cal Cities Position: Sponsor/Support

Housing Element

AB 36 (Soria) Housing Elements: Prohousing Designation

This measure would require the Department of Housing and Community Development (HCD) to evaluate materials submitted in a jurisdiction's housing element for programs that qualify for the pro-housing designation starting during the 7th Regional Housing Needs Allocation (RHNA) Cycle.

Cal Cities Position: Preliminary Support

Housing Element

AB 610 (Alvarez) Housing Element: Governmental Constraints: Disclosure Statement.

This measure would require local jurisdictions in the 7th RHNA Cycle to provide an analysis identifying new governmental constraints adopted after the due date of the previous housing element and a governmental constraint under consideration or proposed to be adopted during the current planning period. It also prohibits local jurisdictions from adopting a governmental constraint during the planning period unless it was disclosed in the housing element approved by HCD.

Cal Cities Position: Pending

Housing Element

AB 670 (Quirk-Silva) Planning and Zoning: Housing Element: Converted Affordable Housing Units

This measure requires local jurisdictions to include in their Annual Progress Reports the total number of replacement housing units entitled, permitted, and approved by income level in the previous year and report on the number of housing units demolished in the previous year. Additionally, the measure would allow jurisdictions to get credit for a maximum of 25% of the units for each income level for existing multi-family buildings converted to affordable housing through a new long-term affordability covenant for at least 55 years in the previous year.

Cal Cities Position: Preliminary Support

Housing Element

AB 726 (Avila Farias) Planning and Zoning: Annual Report: Rehabilitated Units

This measure would allow local agencies to get credit for their RHNA progress for deed-restricted affordable housing units that are more than 15 years old and meant for an average affordability of 45% of Area Median Income that local governments have provided at least \$60K per unit in local funds to rehabilitate the development project.

Cal Cities Position: Preliminary Support

Housing Element

AB 906 (Gonzalez, Mark) Planning and Zoning: Housing Elements.

This measure would require local agencies to at least one year before their deadline to adopt a housing element to identify how the local agency is Affirmatively Furthering Fair Housing (AFFH) for a meaningful portion of its share of their RHNA for lower-income households on sites located in higher income, racially exclusive areas if they exist within the jurisdiction.

Cal Cities Position: Pending

Housing Element

AB 1131 (Ta) General Plan: Annual Report: Congregate Care For The Elderly.

This measure would allow local agencies to get credit for their RHNA progress in the development of senior residential living facilities within the jurisdiction.

Cal Cities Position: Preliminary Support

Housing Element

SB 262 (Wahab) Housing Element: Prohousing Designations: Prohousing Local Policies.

This measure would allow residential rent stabilization ordinances, safe parking programs for individuals and families living in their vehicles, safe camping programs for individuals experiencing homelessness, and funding of legal services for eviction defense and prevention as programs that can qualify as pro-housing policies.

Cal Cities Position: Pending

Housing Element

SB 457 (Becker) General Plan: Annual Report: Suite-Style Student Housing Quarters.

This measure would require local jurisdictions in their Annual Progress Reports for the 7th RHNA Cycle and beyond to include the number of suite-style student housing quarters in the report. Additionally, it would allow local jurisdictions to get RHNA credits for suite-style student housing quarters for up to 25% of the progress in meeting its share of its regional housing needs for any income level.

Cal Cities Position: Preliminary Support

Housing Element

SB 733 (Wahab) Planning And Zoning: Annual Progress Report: Low Barrier Navigation Centers.

This measure would require local jurisdictions to include the number of Low Barrier Navigation Centers within the jurisdiction in its Annual Progress Report.

Cal Cities Position: Watch

Land Use

AB 11 (Lee) The Social Housing Act.

This measure would create a state housing authority to build residential development in communities across California to meet the state's RHNA goals for extremely low and very low-income housing, without regard for local housing elements approved by the state. This measure would only require the authority to consult with local jurisdictions' preferences for the specific site of development, the number of stories, the number of units, or the development timeline. The agency would not need to follow local regulations, zoning codes, and height limits.

Cal Cities Position: Pending

Land Use

AB 507 (Haney) Adaptive Reuse: Streamlining: Incentives.

This measure would require local governments to ministerially approve adaptive reuse office-to-residential conversion projects statewide. It would also exempt these projects from all impact fees not directly related to the impacts resulting from the site's change of use from non-residential to residential or mixed-use.

Cal Cities Position: Pending

Land Use

AB 648 (Zbur) Community Colleges: Housing: Local Zoning Regulations: Exemption.

This measure would exempt the construction of faculty, staff, and student housing projects on property owned or leased by a community college district from local zoning regulations.

Cal Cities Position: Pending

Land Use

AB 893 (Fong) Housing Development Projects: Objective Standards: Campus Development Zone.

This measure would require local agencies to ministerially approve a residential project for low-income faculty, staff, and students if the project is proposed on parcels within a one-mile radius of a main campus for a UC, CSU, California Community College, or private postsecondary educational institute.

Cal Cities Position: Pending

Land Use

AB 945 (Fong) Density Bonus Law: Incentives and Concessions: Green Housing Developments.

This measure would require local agencies to grant additional density bonuses if a developer is going to build a green housing development project as defined in the proposed measure.

Cal Cities Position: Pending

Land Use

AB 1021 (Wicks) Housing: Local Educational Agencies.

This measure would require local agencies to deem a development project an allowable use on property owned by a local education agency and significantly increase the height and density limit the project can have higher than local zoning regulations permit. Additionally, the project can use objective standards for the closest zone in the community that allows multifamily residential projects, or if no zone exists, the objective standards shall be for the zone that allows the greatest density in the local jurisdiction.

Cal Cities Position: Pending

Land Use

AB 1061 (Quirk-Silva) Housing Developments: Urban Lot Splits: Historical Resources.

This measure would eliminate the historical district protections that SB 9 projects (urban lot splits on single-family zoned parcels) must comply with. Instead of disallowing SB 9 projects in historic districts, local governments may only disallow the project if it is on a historical landmark.

Cal Cities Position: Pending

Land Use

AB 1206 (Harabedian) Single-Family and Multifamily Housing Units: Preapproved Plans.

This measure would require local agencies to develop a program for preapproving single-family and multifamily residential housing plans by January 1, 2026. Additionally, the measure sets a shot clock on local governments to approve or deny the application of a preapproved single-family and multifamily project within 30 days of receiving a completed application, or it is deemed approved.

Cal Cities Position: Pending

Land Use

SB 92 (Blakespear) Housing Development: Density Bonuses: Mixed-Use Developments.

This measure would require a mixed-use development project that uses the Density Bonus Law to designate at least two-thirds of the development's square footage for residential use.

Cal Cities Position: Preliminary Support

Land Use

SB 607 (Wiener) California Environmental Quality Act: Categorical Exemptions: Infill Projects.

This measure would exempt rezoning to comply with housing element law from the California Environmental Quality Act (CEQA). Additionally, the measure makes it easier for local agencies to determine categorical exemptions from CEQA for infill housing development. Finally, the measure requires the Office of Land Use and Climate Innovation to map out parcels across the state that qualify for the specific categorical exemptions from CEQA.

Cal Cities Position: Pending

Planning and zoning

SB 677 (Wiener) Housing Development: Streamlined Approvals.

This measure would limit local government's ability to impose objective standards on SB 9 projects with 1,750 net habitable square feet in the floor area. It would also eliminate local agencies' ability to provide setback requirements, height limits, lot coverage limits, floor area ratios, or any other standard that would limit residential development capacity for these projects. Finally, this measure would prohibit local governments from collecting impact fees for projects less than 1,750 square feet.

Cal Cities Position: Pending

Permit Fees

AB 874 (Avila Farias) Mitigation Fee Act: Waiver of Fees: Affordable Rental Housing.

This measure would require local agencies to waive all fees or charges for a residential development project that has a 55-year regulatory agreement with at least 49% of the total units reserved for lower-income households at an affordable rent. AB 874 only allows the local agency to collect fees to fund code enforcement, inspection services, or other fees to pay for enforcing local ordinances or state law.

Cal Cities Position: Pending

Permit Fees

SB 358 (Becker) Mitigation Fee Act: Mitigating Vehicular Traffic Impacts.

This measure would require local agencies to reduce traffic impact fees by at least 50% if a proposed development project is located within a transit priority area or if a major transit stop is planned to be completed before or within one year from the scheduled completion and occupancy of the housing development or if the development project is located a half a mile from a store that provides necessities such as groceries.

Cal Cities Position: Pending

Accessory Dwelling Units (ADU)

AB 1154 (Carrillo) Accessory Dwelling Units: Junior Accessory Dwelling Units.

This measure would prohibit local agencies from requiring parking on ADUs less than 500 square feet and remove owner-occupancy requirements for some Junior ADUs.

SB 9 (Arreguin) Accessory Dwelling Units: Owner-Occupant Requirements.

This measure would prohibit local agencies from requiring owner-occupancy requirements on existing or new ADUs.

Cal Cities Position: Pending

Housing Finance

AB 736 (Wicks) The Affordable Housing Bond Act of 2026.

This measure would create a \$10 billion housing bond to finance affordable rental housing and homeownership programs.

Cal Cities Position: Support

Housing Finance

SB 417 (Cabaldon) The Affordable Housing Bond Act of 2026.

This measure would create a \$10 billion housing bond to finance affordable rental housing and homeownership programs.

Cal Cities Position: Support

Housing Finance

ACA 4 (Jackson) Homelessness and Affordable Housing.

This measure would create an ongoing funding source in the affordable housing and homelessness budget, requiring a 5% General Fund allocation to support these efforts across the state.

Cal Cities Position: Pending

QUESTIONS?

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