

South Bay Cities Council of Governments

October 23, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Bills to Monitor – Status as of October 16, 2025

NEW LAWS

GOVERNANCE		
<p>SB 707 (Durazo)</p>	<p>Open meetings: meeting and teleconference requirements. This bill would make significant changes to the Brown Act including, but not limited to: Create a new “eligible legislative body” including a city council with city population over 30k; a county board of supervisors with a county population over 30k; a city council of a city located in a county with a population over 600k; and the board of directors of a special district who has a website and meets any of the listed conditions related to population, full-time equivalent employees, or budget. An “eligible legislative body” would have to:</p> <ul style="list-style-type: none"> - Provide two-way phone/AV access for all meetings and halt meetings in the event of a service disruption - Translate agendas into all “applicable languages” defined as those spoken jointly by 20% or more of the population if 20% or more of the population in that city/county speaks English less than “very well” - Designate a physical location for “community translations” and allow members of the public to post their own translations without any standards/limits - Expand outreach efforts to groups not traditionally participating in public meetings - Create and maintain a dedicated, multi-language webpage for public meetings on its website - Develop and maintain electronic systems for agenda requests 	<p>OPPOSE UNLESS AMENDED</p> <p>LCC: OPPOSE UNLESS AMENDED</p>
HOUSING		
<p>AB 253 (Ward)</p>	<p>California Residential Private Permitting Review Act: residential building permits. This bill would allow an applicant for specified residential building permits (1-10 residential units and having no floors used for human occupancy more than 40ft above ground level) to contract with or employ a private professional provider to check plans and specifications if the county/city building</p>	<p>OPPOSE</p> <p>LCC: NEUTRAL</p>

	department estimates a timeframe for this plan-checking function that exceeds 30 days, or does not complete this plan-checking function within 30 days.	
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.	OPPOSE LCC: OPPOSE UNLESS AMENDED
AB 670 (Quirk-Silva)	Planning and zoning: housing element: converted affordable housing units. This bill would authorize a planning agency to include the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions that require the unit to be available to persons of low, very low, extremely low, or acutely low income at an affordable rent or housing cost for at least 55 years.	SUPPORT LCC: SUPPORT
AB 726 (Avila Farias)	Planning and zoning: annual report: rehabilitated units. This bill would allow a local government to include in its annual progress report on RHNA progress, the number of units of existing deed-restricted affordable housing with an average affordability no greater than 45% of area median income that are at least 15 years old and have been substantially rehabilitated with at least \$60,000 per unit in funds awarded from the city or, for unincorporated areas, the county, inclusive of forgiveness of principal or interest on existing debt. The units would not be considered in determining requirements for purposes of an application for streamlined, ministerial approval process under SB 35.	SUPPORT LCC: SUPPORT
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 half-mile radius of a main campus for a UC, CSU, California Community College, or private postsecondary educational institute.	OPPOSE LCC: OPPOSE UNLESS AMENDED
AB 1061 (Quirk-Silva)	Housing developments: urban lot splits: historical resources. This bill would limit some of the historical district exemptions for SB 9 projects (urban lot splits on single-family zoned parcels). Instead of disallowing SB 9 projects in historic districts, local governments may only disallow the project if it is on a historical landmark or if it is a contributing structure within a historic district.	OPPOSE LCC: OPPOSE
AB 1154 (Carrillo)	Accessory dwelling units: junior accessory dwelling units. This measure would prohibit local agencies from having owner-occupancy requirements for Junior ADUs if they have sanitation facilities separate from the main residence and requires that the rental of a Junior ADU be for a term longer than 30 days, prohibiting them from being used as short term rentals.	OPPOSE LCC: NEUTRAL
SB 79 (Wiener)	Planning and zoning: housing development: transit-oriented development. This bill would require cities to approve higher-density residential projects up to 7 stories near public transit stops ministerially regardless of local zoning codes, limit the use of local development standards on the	OPPOSE LCC: OPPOSE

	proposed project, and allow transit agencies full land authority over residential and commercial development on property they own or lease.	
SB 358 (Becker)	Mitigation Fee Act: Mitigating Vehicular Traffic Impacts. This bill 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 three or more from the following: a restaurant, coffee shop, supermarket, grocery store, hardware store, park, pharmacy, drugstore, or bar.	OPPOSE LCC: OPPOSE
REVENUE / TAXATION		
AB 888 (Rubio)	California Safe Homes grant program. 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. By depositing general fund money into a continuously appropriated account, the bill would make an appropriation. The bill would require the department to collect specified information about the performance of the program and, on or before January 1, 2027, and every 2 years thereafter, to publish a performance report that would be posted to its internet website and submitted to the Legislature.	SUPPORT LCC: SUPPORT
SB 346 (Durazo)	Local agencies: transient occupancy taxes: short-term rental facilitator. This bill would require short-term rental facilitators, at the request of a city, to provide the property address of a short-term rental listing to a city and would provide cities audit authority for transient occupancy taxes collected and remitted by short-term rental facilitators.	SUPPORT LCC: SPONSOR
TRANSPORTATION		
AB 875 (Muratsuchi)	Vehicle removal. This bill would authorize a peace officer to remove an electric bike operated on the highway that is capable of speeds greater than any speed permitted for an electric bicycle as specified. This bill would also authorize a peace officer to remove a bicycle operated by a person who (1) is under 16 years of age and is operating a class 3 electric bicycle or (2) is operating, or riding upon, a class 3 electric bicycle without a helmet, as specified.	SUPPORT LCC: SUPPORT

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EMERGENCY MANAGEMENT		
AB 986 (Muratsuchi)	State of emergency and local emergency: landslides and climate change. This bill would include a landslide among those conditions constituting a state of emergency or local emergency.	SUPPORT LCC: SUPPORT
ENVIRONMENTAL		
SB 454 (McNerney)	State Water Resources Control Board: PFAS mitigation program. This bill would, upon appropriation by the Legislature, create the PFAS Mitigation Fund to support cities and local water agencies treat and remediate PFAS from water and wastewater supplies.	SUPPORT LCC: SPONSOR