



ATTACHMENT A

Status of Bills with an Official City Position

July 13, 2021

SECTION ONE: NEW LEGISLATION – 1 Items

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 602	Grayson (D)	Development fees: impact fee nexus study	Watch
			LOCC Position
			Oppose Unless Amended
Local Legislator Votes: Waldron – Yes.			
Status: June 9, 2021 – Referred to Committees on Governance and Finance and on Housing.			
Issue areas associated with the City’s Legislative Platform: Local Finance.			
Description: This bill, among other things, would require, on and after January 1, 2022, a city, county, or special district that conducts an impact fee nexus study to follow specific standards and practices, including, but not limited to, (1) that prior to the adoption of an associated development fee, an impact fee nexus study be adopted, (2) that the study identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary, and (3) if the study is adopted after July 1, 2022, either calculate a fee levied or imposed on a housing development project proportionately to the square footage of the proposed units, or make specified findings explaining why square footage is not an appropriate metric to calculate the fees.		Analysis: To ensure that any proposed impact fees meet legal requirements, including the essential nexus test and the reasonable relationship test, local governments must conduct a nexus study prior to imposing a new impact fee or increasing a fee above the level of fees allowed by the previous nexus study. These nexus studies often identify the new demand for services from development, usually on a per-unit or per-capita basis, an expected level of service provision, and a maximum level of impact fees needed to fund the facilities to meet that level of service provision. Some nexus studies also consider the feasibility of different levels of fees and their effects on local housing production. Local governments must spend the revenues generated by impact fees on capital projects and cannot use them to support ongoing operations and maintenance.	
Most Recent Vote Summary: May 27, 2021 on Assembly Floor (Pass 76-0-2)			

SECTION TWO: UPDATED LEGISLATION – 24 Items

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 215	Chiu (D)	Housing Element: regional housing need: relative progress determination	Watch
			LOCC Position
			Watch
Local Legislator Votes: Waldron – No.			

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Status: June 23, 2021 – Amended and re-referred to committee on Housing.

Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development

<p>Description: Requires jurisdictions with relatively low progress towards meeting their regional housing needs to have a mid-cycle housing element consultation with the Department of Housing and Community Development (HCD) and adopt pro-housing policies</p>	<p>Analysis: This bill would require local governments to have a mid-cycle housing element consultation with HCD if the housing production in their jurisdiction is below both their pro-rated regional housing share and below the regional average for all housing or housing affordable to lower income households. During the consultation, the local government and HCD would review and update, as necessary, all goals, policies, quantified objectives, financial resources, and scheduled programs.</p>
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Most Recent Vote Summary: June 1, 2021 on Assembly Floor – (Pass 58-11-10)

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 816	Chiu (D)	State and local agencies: homelessness plan	Watch
			LOCC Position
			Watch

Local Legislator Votes: Assm. Member Waldron – Yes.

Status: June 23, 2021 – Amended and re-referred to Committee on Housing.

Issue areas associated with the City’s Legislative Platform: Housing and redevelopment - homelessness

<p>Description: Current law requires the Governor to create the Homeless Coordinating and Financing Council and to appoint up to 19 members of that council, as provided. Current law specifies the duties of the coordinating council, including creating partnerships among state agencies and departments, local government agencies, and specified federal agencies and private entities, for the purpose of arriving at specific strategies to end homelessness. This bill, upon appropriation by the Legislature or upon receiving technical assistance offered by the federal Department of Housing and Urban Development (HUD), if available, would require the coordinating council to conduct, or contract with an entity to conduct, a statewide needs and gaps analysis to, among other things, identify state programs that provide housing or services to persons experiencing homelessness and create a financial model that will assess certain investment needs for the purpose of moving persons experiencing homelessness into permanent housing.</p>	<p>Analysis: This bill would require the state and local governments to assess available resources to address homelessness and provide that analysis to the Council. The Council would review and provide feedback to the entity submitting the analysis. Based on the gaps and needs analysis, the HCD will develop benchmark goals for each state and local agency to reduce homelessness. Based on those goals, the state and local governments will develop an actionable plan and submit it to the Council by January 1, 2023. Each year the plan will be updated and resubmitted. State and local governments are only accountable for planning according to the resources they have available to them at the time the plan is adopted and submitted.</p>
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Most Recent Vote Summary: May 27, 2021 – Assembly (Pass 55-15-8)

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 897	Mullin (D)	Office of Planning and Research: regional climate networks: climate adaptation action plans	Watch
			LOCC Position
			Support

Local Legislator Votes: Waldron – Yes.

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Status: June 16, 2021 – Referred to Committees on Environmental Quality, and on National Resources and Water. Was also referred to Committee on Governance & Finance, though that action was rescinded on June 17, 2021.

Issue areas associated with the City’s Legislative Platform: Sustainability

Description: Current law requires, by July 1, 2017, and every 3 years thereafter, the Natural Resources Agency to update, as prescribed, the state’s climate adaptation strategy, known as the Safeguarding California Plan. Current law establishes the Office of Planning and Research in state government in the Governor’s office. Current law establishes the Integrated Climate Adaptation and Resiliency Program to be administered by the office to coordinate regional and local efforts with state climate adaptation strategies to adapt to the impacts of climate change, as prescribed. This bill would authorize eligible entities, as defined, to establish and participate in a regional climate network, as defined. The bill would require the office to encourage the inclusion of agencies with land use planning authority into regional climate networks. The bill would authorize a regional climate network to engage in activities to address climate change, as specified.

Analysis: Requires the Office of Planning and Research (OPR) to facilitate the creation of regional climate networks (networks) and create standards for the development of a regional climate adaptation action plan (plan) to support the implementation of regional climate adaptation efforts.

Most Recent Vote Summary: June 2, 2021 – Assembly Floor (Pass 64-6-9).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 1029	Mullin (D)	Housing elements: prohousing local policies	Watch
			LOCC Position
			Watch

Local Legislator Votes: Waldron – Yes.

Status: June 16, 2021 – Referred to Committee on Housing.

Issue areas associated with the City’s Legislative Platform: Affordable Housing

Description: Would add preservation of affordable housing units as a pro-housing local policy that the Department of Housing and Community Development (HCD) may consider in developing a pro-housing designation. Specifically, this bill: 1) Would add, to the list of policies that HCD may consider to be a pro-housing policy, the preservation of affordable housing units through the extension of existing project-based rental assistance covenants, if such covenants avoid the displacement of affected tenants or avoid a reduction in available affordable housing units. 2) Would include an urgency clause and states that urgency is necessary in order to ensure that local governments seeking to preserve existing affordable housing units in their communities are included by HCD on the list of communities deemed as a “pro-housing jurisdiction.” 3) Would contain a number of findings and declarations related to the need to preserve existing affordable housing units.

Analysis: Would add the preservation of affordable housing units through the extension of existing project-based rental assistance covenants to avoid the displacement of affected tenants and a reduction in available affordable housing units to the list of specified prohousing local policies.

Most Recent Vote Summary: June 2, 2021 – Assembly Floor (Pass – 61-16-2).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 1401	Friedman (D)	Residential and commercial development: parking requirements	Watch
			LOCC Position
			Oppose

Local Legislator Votes: June 1, 2021 - Assm. Member Waldron, on Assembly Floor: No.

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Status: June 21, 2021 – Re-referred to Committee on Governance & Finance with author’s amendments.

Issue areas associated with the City’s Legislative Platform: Oppose legislation that would limit or restrict local land use decision-making authority, including the imposition of one-size-fits-all, land-use, parking, building and development guidelines.

Description: Would prohibit a local government from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the development is located on a parcel that is within one-half mile walking distance of public transit, as defined. The bill would not preclude a local government from imposing requirements when a project provides parking voluntarily to require spaces for car share vehicles. The bill would prohibit these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a new multifamily or nonresidential development to provide electric vehicle parking spaces or parking spaces that are accessible to persons with disabilities, as specified.

Analysis: Prohibits local governments from enforcing minimum automobile parking requirements for developments located close to public transit. The League of California Cities writes in opposition, “AB 1401 could negatively impact the State’s Density Bonus Law by providing developers parking concessions without also requiring developers to include affordable housing units in the project. The purpose of Density Bonus Law is to provide concessions and waivers to developers in exchange for affordable housing units.”

Most Recent Vote Summary: June 1, 2021 – Assembly Floor (Pass 51-17-11).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 1409	Levine (D)	Planning and zoning: general plan: safety element	Watch
			LOCC Position
			Watch

Local Legislator Votes: Assm. Member Marie Waldron – Assembly Floor – Aye.

Status: June 17, 2021 – Passed from Committee on Governance & Finance to Committee on Appropriations.

Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development

Description: Current law, upon the next revision of a local hazard mitigation plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, requires the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. This bill would also require the safety element to be reviewed and updated to identify evacuation locations. By increasing the duties of local planning officials with respect to the update of general plans, this bill would impose a state-mandated local program.

Analysis: This bill requires each local jurisdiction to review the safety element of a local hazard mitigation plan and update the plan as necessary to identify evacuation locations. Specifically, this bill: 1) Requires, upon the next revision of a local hazard mitigation plan on or after January 1, 2022, or, if a local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, the safety element be reviewed and updated as necessary to identify evacuation locations under disasters scenarios. 2) Allows a county or city that has adopted a local hazard mitigation plan, emergency operations plan or other document that fulfills commensurate goals and objectives to use the information from the document in the safety element to comply with this section and, in that case, summarize and incorporate the other plan or document into the safety element.

Most Recent Vote Summary: May 6, 2021 – Assembly Floor – Pass (77-0-1), sent to Senate.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 4	Gonzalez (D)	Communications: California Advanced Services Fund	Watch
			LOCC Position

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			Support
Local Legislator Votes: Senator Jones – No.			
Status: June 10, 2021 – In Assembly. Referred to Committee on Communications and Conveyance.			
Issue areas associated with the City’s Legislative Platform: Telecommunication			
Description: Would require the Governor's Office of Business and Economic Development to coordinate with other relevant state and local agencies and national organizations to explore ways to facilitate streamlining of local land use approvals and construction permit processes for projects related to broadband infrastructure deployment and connectivity.		Analysis: League of California Cities Draft Letter of Support: “SB 4 is a step in the right direction, ensuring the continued collection of an essential source of broadband funding. This measure not only authorizes the ongoing collection of the existing CASF surcharge but also makes it easier for local governments to access these grants. Additionally, SB 4 would create a Broadband Bond Financing and Securitization Account to fund broadband infrastructure deployment by local governments. These funding opportunities would allow local governments to continue to play a vital role in deploying broadband infrastructure in their communities.”	
Most Recent Vote Summary: June 2, 2021 – Senate Floor (Pass 31-5-4).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 6	Caballero (D)	Local planning: housing: commercial zones	Watch
			LOCC Position
			Watch
Local Legislator Votes: No floor votes yet.			
Status: May 24, 2021 – In Assembly. Held at Desk.			
Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development			
Description: This bill, the Neighborhood Homes Act, would deem a housing development project, as defined, an allowable use on a neighborhood lot, which is defined as a parcel within an office or retail commercial zone that is not adjacent to an industrial use. The bill would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction. The bill would require the housing development to meet all other local requirements for a neighborhood lot, other than those that prohibit residential use, or allow residential use at a lower density than that required by the bill. The bill would authorize a local agency to exempt a neighborhood lot from these provisions in its land use element of the general plan if the local agency concurrently reallocates the lost residential density to other lots so that there is no net loss in residential density in the jurisdiction, as provided.		Analysis: This bill, the Neighborhood Homes Act, would deem a housing development project, as defined, an allowable use on a neighborhood lot, which is defined as a parcel within an office or retail commercial zone that is not adjacent to an industrial use. The bill would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction.	
Most Recent Vote Summary: May 27, 2021 – Senate Floor (Pass 32-2-6).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 8	Skinner (D)	Housing Crisis Act of 2019	Watch

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		LOCC Position
		Watch
Local Legislator Votes: Senator Jones – No Vote Recorded.		
Status: June 23, 2021 – Re-referred from Community on Housing and Community Development to Committee on Local Government.		
Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development		
Description: Existing law, pursuant to the Housing Crisis Act (HCA) of 2019, places restrictions on certain types of development standards, amends the Housing Accountability Act (HAA), and makes changes to local approval processes and the Permit Streamlining Act. This bill would make several amendments to the HCA to clarify approvals.	Analysis: This bill would clarify, for various purposes of the Housing Crisis Act of 2019, that “housing development project” includes projects that involve no discretionary approvals, projects that involve both discretionary and nondiscretionary approvals, and projects that include a proposal to construct a single dwelling unit. The bill would specify that this clarification is declaratory of existing law.	
Most Recent Vote Summary May 24, 2021 – Senate Floor (Pass 30-2-8).		

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 9	Atkins (D)	Housing development: approvals	Oppose
			LOCC Position
			Oppose Unless Amend
Local Legislator Votes: Senator Jones – No.			
Status: June 23, 2021 – Re-referred by Committee on Housing and Community Development to Committee on Appropriations.			
Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development			
Description: Would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.		Analysis: State driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements that are certified by the California Department of Housing and Community Development (HCD). A doubling (or more) of the development intensity could cause overloading of infrastructure as well as major changes to the community character.	
Most Recent Vote Summary: May 26, 2021 – Senate Floor (Pass 28-6-6).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 10	Weiner (D)	Planning and zoning: housing development: density	Watch
			LOCC Position
			Watch
Local Legislator Votes: Senator Jones – Yes.			

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Status: June 23, 2021 – Re-refer from Committee on Housing and Community Development to Committee on Local Government.

Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development

Description: Would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2023, based on specified criteria.

Analysis: This bill would provide local jurisdictions the ability to approve market rate development in any parcels declared to be urban infill, transit rich, or jobs rich. The bill would specify that an ordinance adopted under these provisions, and any resolution to amend the jurisdiction’s General Plan, ordinance, or other local regulation adopted to be consistent with that ordinance, is not a project for purposes of the California Environmental Quality Act.

Most Recent Vote Summary: June 2, 2021 – Senate Floor (Pass 27-7-6).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 12	McGuire (D)	Local government: planning and zoning: wildfires	Watch
			LOCC Position
			Watch

Local Legislator Votes: Senator Jones – No.

Status: June 24, 2021 – Passed from Committee on Local Government to the Committee on Housing and Community Development.

Issue areas associated with the City’s Legislative Platform: Local Control

Description: This bill imposes certain fire hazard planning responsibilities on local governments; requires cities and counties to make specified findings on fire standards prior to permitting development in very high fire hazard severity zones (VHFHSZ); and incorporates fire hazard planning into regional housing needs allocation (RHNA) objectives and methodology.

Analysis: This bill would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after July 1, 2024, whichever occurs first, to be reviewed and updated as necessary to include a comprehensive retrofit strategy to reduce the risk of property loss and damage during wildfires, as specified, and would require the planning agency to submit the adopted strategy to the Office of Planning and Research for inclusion into the above-described clearinghouse.

Most Recent Vote Summary: June 1, 2021 – Senate Floor (Pass 31-8-1)

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 15	Portantino (D)	Housing development: incentives: rezoning of idle retail sites.	Watch
			LOCC Position
			Watch

Local Legislator Votes: Senator Jones – No Vote Recorded.

Status: June 2, 2021 – In Assembly. Read first time. Held at Desk.

Issue areas associated with the City’s Legislative Platform: Housing and Redevelopment

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<p>Description: SB 15 would establish a program administered by the Department of Housing and Community Development (HCD), upon appropriation of funding by the Legislature on or after January 1, 2023, to provide grants to cities and counties that rezone idle or underutilized big box retailer or commercial shopping center properties and instead provide for the development of specified lower and moderate income housing.</p>	<p>Analysis: This bill seeks to incentivize local governments to convert idle retail sites into affordable housing by requiring HCD to issue grants to cities that rezone commercial sites to make residential an allowable use. In order to receive a grant, a city would need to rezone the site as a use by right, approve a housing development project affordable to households earning up to 120% AMI, impose certain labor standards, and issue a certificate of occupancy. The grant would be equal to seven times the average amount of annual sales and use tax revenue generated by each idle site identified in the local government’s application over the seven years immediately preceding the date of the local government’s application. The goal of the grant is to offset the lost sales tax revenue that would have been generated from a commercial property.</p>
<p>Most Recent Vote Summary: June 1, 2021 – Senate Floor (Pass 38-0-2)</p>	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 44	Allen (D)	California Environmental Quality Act: streamlined judicial review: environmental leadership transit projects	Watch
			LOCC Position
			Watch
<p>Local Legislator Votes: Senator Jones – No Vote Recorded.</p>			
<p>Status: June 24, 2021 – Passed from Committee on Natural Resources to Committee on Judiciary.</p>			
<p>Issue areas associated with the City’s Legislative Platform: Sustainability</p>			
<p>Description: Would establish specified procedures for the administrative and judicial review of the environmental review and approvals granted for an environmental leadership transit project, as defined, proposed by a public or private entity or its affiliates.</p>		<p>Analysis: This bill would make certain transit projects eligible for expedited administrative and judicial review under the California Environmental Quality Act (CEQA).</p>	
<p>Most Recent Vote Summary: May 26, 2021 – Senate Floor (Pass 37-0-3).</p>			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 63	Stern (D)	Fire prevention: vegetation management: public education: grants: defensible space: fire hazard severity zones: forest management	Watch
			LOCC Position
			Watch
<p>Local Legislator Votes: Senator Jones – Yes.</p>			
<p>Status: June 23, 2021 – Re-referred from Committee on Natural Resources to Committee on Housing and Community Development.</p>			
<p>Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development</p>			
<p>Description: Would, among other things, require the Director of Forestry and Fire Protection to identify areas of the state as moderate and high fire hazard severity zones and would require a local agency to make this information available for public review and comment, as provided.</p>		<p>Analysis: This bill would requires CalFIRE to identify moderate and high fire hazard severity zones in LRAs and requires local agencies to make information regarding these zones available for public review and comment within 30 days, as specified; Require the SFM and HCD to propose that the building standards that provide for comprehensive site and structure fire risk reduction to protect structures from fire risk, be expanded to also apply to high fire severity zones. Requires the CBSC to adopt the expanded building standards in the regularly occurring code adoption cycle; Requires the SFM and HCD to consider whether it is appropriate to also expand the building standards in (2) to moderate fire severity zones and, if so, to recommend such an expansion to the CBSC.</p>	

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Most Recent Vote Summary: May 28, 2021 – Senate Floor (Pass 38-0-2)

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 290	Skinner (D)	Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints	Watch
			LOCC Position
			Watch
Local Legislator Votes: Senator Jones – No.			
Status: June 23, 2021 – Re-referred from Committee on Housing and Community Development to Committee on Local Government.			
Issue areas associated with the City’s Legislative Platform: Housing and Redevelopment			
Description: This bill would require a unit designated to satisfy the inclusionary zoning requirements of a city or county to be included in the total number of units on which a density bonus and the number of incentives or concessions are based. The bill would require a city or county to grant one incentive or concession for a student housing development project that will include at least 20% of the total units for lower income students.			Analysis: See description. Pending staff’s analysis.
Most Recent Vote Summary: May 24, 2021 – Senate (Pass 33-4-3)			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 378	Gonzalez (D)	Local government: broadband infrastructure development project permit processing: microtrenching permit processing ordinance	Watch
			LOCC Position
			Watch
Local Legislator Votes: Senator Jones – Yes.			
Status: June 14, 2021 – Re-referred to Committee on Communications and Conveyance.			
Issue areas associated with the City’s Legislative Platform: Telecommunications, Land Use/Planning and Economic Development			
Description: This bill establishes a definition for microtrenching and requires local governments to allow fiber installers to use microtrenching as a method for installing fiber unless the local government makes a specified finding that permitting microtrenching would adversely impact public health and safety.		Analysis: Would require a local agency to allow, except as provided, microtrenching for the installation of underground fiber if the installation in the microtrench is limited to fiber. The bill would also require, to the extent necessary, a local agency with jurisdiction to approve excavations to adopt or amend existing ordinances, codes, or construction rules to allow for microtrenching. The bill would provide that these provisions do not supersede, nullify, or otherwise alter the requirements to comply with specified safety standards.	
Most Recent Vote Summary: May 20, 2021 – Senate (Pass 35-0-5)			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 477	Weiner (D)	General plan: annual report	Watch

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		LOCC Position
		Watch
Local Legislator Votes: Senator Jones – Yes		
Status: June 24, 2021 – Amended and re-referred to Committee on Local Government.		
Issue areas associated with the City’s Legislative Platform: Housing and Redevelopment		
Description: SB 477 would require cities and counties to submit additional detailed information on housing development projects in annual progress reports (APRs) submitted to the Department of Housing and Community Development (HCD), as specified. The bill would also authorize HCD to assess the accuracy of information submitted as part of the APR and require local planning agencies to correct any inaccurate information	Analysis: Additionally required elements of the annual report would include specified information on costs, standards, and applications for proposed housing development projects and specified information on housing development projects within the jurisdiction.	
Most Recent Vote Summary: May 28, 2021 – Senate (Pass 36-0-4).		

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 478	Weiner (D)	Planning and Zoning Law: housing development projects	Watch
			LOCC Position
			Watch
Local Legislator Votes: Senator Jones – Yes.			
Status: June 24, 2021 – Amended and re-referred to Committee on Local Government.			
Issue areas associated with the City’s Legislative Platform: Housing and Redevelopment			
Description: SB 478 would prohibit a local agency from imposing a floor-to-area ratio (FAR) of less than 1.0 for a housing development project of three to seven units, or a FAR of less than 1.25 for a project of eight to 10 units, if the project is located in a multifamily zone or mixed-use zone, as specified.	Analysis: The Planning and Zoning Law requires the Department of Housing and Community Development to notify a local jurisdiction and authorizes the department to notify the Attorney General, that the local jurisdiction is in violation of state law if the department finds that the housing element or an amendment to that element, or any specified action or failure to act, does not substantially comply with the law as it pertains to housing elements or that any local government has taken an action in violation of certain housing laws. Would prohibit a local agency, as defined, from imposing a floor-to-area ratio standard that is less than 1.0 on a housing development project that consists of 3 to 7 units, or less than 1.25 on a housing development project that consists of 8 to 10 units. The bill would prohibit a local agency from imposing a lot coverage requirement that would preclude a housing development project from achieving the floor-to-area ratios described above.		
Most Recent Vote Summary: May 26, 2021 – Senate (Pass 29-5-6).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 555	McGuire (D)	Local Agencies: transient occupancy taxes: short-term rental facilitator: collection	Watch
			LOCC Position
			Watch
Local Legislator Votes: Senator Jones – Yes.			
Status: June 22, 2021 – Passed from Committee on Revenue and Taxation to Committee on Judiciary.			

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Issue areas associated with the City’s Legislative Platform: Local Finance

Description: Would authorize a local agency, defined to mean a city, county, or city and county, including a charter city, county, or city and county, to enact an ordinance exclusively delegating its authority to collect any transient occupancy tax imposed by that local agency on short-term rentals to the California Department of Tax and Fee Administration and to enter into a contract with the department for purposes of registration, rate posting, collection, and transmission of revenues necessary to collect and administer any transient occupancy tax imposed on a short-term rental as specified in this bill.

Analysis: SB 555 would (1) establish a system by which local governments may require short-term rental platforms to collect local charges, and (2) contract with the California Department of Tax and Fee Administration (CDTFA) to collect those charges from the short-term rental platforms and remit them to the local governments.

Most Recent Vote Summary: June 1, 2021 – Senate (Pass 39-0-1).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 556	Dodd (D)	Street light poles, traffic signal poles: small wireless facilities attachments	Oppose
			LOCC Position
			Oppose

Local Legislator Votes: Senator Jones – Yes.

Status: June 10, 2021 – Passed from Committee on Local Government to Committee on Communication and Conveyance.

Issue areas associated with the City’s Legislative Platform: Telecommunication, Land Use/Planning and Economic Development

Description: This bill would prohibit a local government or local publicly owned electric utility from unreasonably denying the leasing or licensing of its street light poles or traffic signal poles to communications service providers for the purpose of placing small wireless facilities on those poles. The bill would require that street light poles and traffic signal poles be made available for the placement of small wireless facilities under fair, reasonable, and non-discriminatory fees, as provided. The bill would authorize a local government or local publicly owned electric utility to condition access to its street light poles or traffic signal poles on reasonable terms and conditions, including reasonable aesthetic and safety standards. The bill would specify time periods for various actions relative to requests for placement of a small wireless facility by a communications service provider on a street light pole or traffic signal pole.

Analysis: SB 556 directly conflicts with the Federal Communications Commission's (FCC) adopted regulations on wireless services deployment, which cities and counties across the nation are actively implementing. This measure requires local governments to make space available to telecommunications providers without recognizing local authority to manage the public right-of-way preserved in federal law

Most Recent Vote Summary: May 13, 2021 – Senate (Pass 31-2-7)

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 581	Atkins (D)	General Plan	Watch
			LOCC Position
			Watch

Local Legislator Votes: Senator Jones – Yes.

Status: June 9, 2021 – Passed from Committee on Housing and Community Development to Committee on Appropriations on Consent Calendar.

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Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development

Description: The Planning and Zoning Law, requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development. The law requires that the annual report include, among other specified information, the number of housing development applications received and the number of units approved and disapproved in the prior year. This bill would additionally require the planning agency include in the annual report whether the city or county is a party to a court action related to a violation of state housing law, and the disposition of that action.

Analysis: This bill adds to the reporting requirements for the annual progress report (APR) that local governments are required to submit to the state Department of Housing and Community Development (HCD) each year in relation to their housing elements, whether the city or county is party to a court action related to a violation of state housing law. This bill requires a city or county to report in its APR whether it is party to a court action related to a violation of state housing law, and the disposition of that action, including but not limited to: 1) Housing element law. 2) The Housing Accountability Act. 3) Streamlining for permanent supportive housing. 4) Streamlined ministerial approval for certain housing projects. 5) Density bonus law. 6) The Housing Crisis Act.

Most Recent Vote Summary: May 10, 2021 – Senate (Pass 37-0-3).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 619	Laird (D)	Organic waste: reduction regulations	Support LOCC Position Support in Concept

Local Legislator Votes: Senator Jones – Yes.

Status: June 23, 2021 – Pass from Committee on Natural Resources to Committee on Appropriations.

Issue areas associated with the City’s Legislative Platform: Sustainability

Description: Current law requires the Department of Resources Recycling and Recovery, in consultation with the state board, to adopt regulations to achieve those targets for reducing organic waste in landfills, and authorizes those regulations to require local jurisdictions to impose requirements on generators or other relevant entities within their jurisdiction, to authorize local jurisdictions to impose penalties on generators for noncompliance, and to include penalties to be imposed by the department for noncompliance. Current law provides that those regulations shall take effect on or after January 1, 2022, except that the imposition of penalties by local jurisdictions pursuant to the regulations shall not take effect until 2 years after the effective date of the regulations. This bill, until January 1, 2023, would require the department to only impose a penalty on a local jurisdiction, and would require a penalty to only accrue, for a violation of the regulations if the local jurisdiction did not make a reasonable effort, as determined by the department, to comply with the regulations.

Analysis: Requires, until January 1, 2023, CalRecycle to only impose a penalty on a local jurisdiction, and would require a penalty to only accrue, for a violation of the regulations if the local jurisdiction did not make a reasonable effort, as determined by the department, to comply with the regulations.

Most Recent Vote Summary: May 20, 2021 – Senate (Pass 35-0-5).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 640	Becker (D)	Transportation financing: jointly proposed projects	Support LOCC Position

		Support
Local Legislator Votes: No floor votes yet.		
Status: June 22, 2021 – Passed from Committee on Transportation to Committee on Appropriations.		
Issue areas associated with the City’s Legislative Platform: Local Finance, Transportation		
Description: Current law provides for the deposit of various funds, including revenues from certain increases in fuel taxes and vehicle fees, for the program into the Road Maintenance and Rehabilitation Account. After certain allocations for the program are made, existing law requires the remaining funds available for the program to be continuously appropriated 50% for allocation to the department for maintenance of the state highway system or for the State Highway Operation and Protection Program and 50% for apportionment to cities and counties by the Controller pursuant to a specified formula. Current law requires a city or county to submit to the California Transportation Commission a list of proposed projects, as specified, to be eligible for an apportionment of those funds. This bill would authorize cities and counties to jointly propose projects to be funded by the cities and counties’ apportionments of those funds, as specified.		Analysis: SB 640 would enable two or more eligible cities or one or more cities and a county to combine resources on projects affecting multiple jurisdictions. This measure would also consolidate reporting requirements into a single report. These changes will save cities money and assist with project delays incurred when contractors must treat multiple projects in the same region independently.
Most Recent Vote Summary: June 1, 2021 – Senate (Pass 39-0-1).		

SECTION THREE: PENDING LEGISLATION – 3 Items

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 33	Ting (D)	Energy Conservation Assistance Act of 1979: energy storage systems and transportation electrification infrastructure	Watch
			LOCC Position
			Watch
Local Legislator Votes: Waldron – Yes.			
Status: June 3, 2021 – Referred to Committee on Energy, Utilities and Communications.			
Issue areas associated with the City’s Legislative Platform: Sustainability			

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<p>Description: The Energy Conservation Assistance Act of 1979 states the intent of the Legislature that the Energy Commission administer the State Energy Conservation Assistance Account to provide grants and loans to local governments and public institutions to maximize energy use savings, including technical assistance, demonstrations, and identification and implementation of cost-effective energy efficiency measures and programs in existing and planned buildings or facilities. This bill would require the Energy Commission, in administering the account, to provide grants and loans to local governments and public institutions to maximize energy use savings, expand installation of energy storage systems and expand the availability of transportation electrification infrastructure, including technical assistance, demonstrations, and identification and implementation of cost-effective energy efficiency, energy storage, and transportation electrification infrastructure measures and programs in existing and planned buildings or facilities.</p>	<p>Analysis: This bill previously was written to prohibit the approval of or provision of funding for the construction of new school buildings that have natural gas connections. Subsequent amendments entirely reworked the bill to provide incentives and financial support to local governments to maximize energy savings and expand the availability of state assistance in several electrification infrastructure measures and programs that are existing and planned. Staff is analyzing this for potential support, as it may provide funding that can be leveraged by the city for measures identified in its Climate Action Plan.</p>
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Most Recent Vote Summary: May 20, 2021 on Assembly Floor – (Pass 76-0-2).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
ACA 1	Aguiar-Curry (D)	Local government financing: affordable housing and public infrastructure: voter approval	Watch
			LOCC Position
			Watch
Local Legislator Votes: No votes yet.			
Status: April 22, 2021 – Referred to Committee on Appropriation			
Issue areas associated with the City’s Legislative Platform: Local Finance			
<p>Description: The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to this limit that would authorize a local agency to levy an ad valorem tax to service bond debt incurred to fund the production of certain types of affordable housing if the proposition is approved by 55% of voters in the jurisdiction.</p>		<p>Analysis: This bill would lower the threshold for local government general obligation bonds, sales taxes or transactions from 2/3rds to 55%. New taxes could fund construction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing.</p>	
Most Recent Vote Summary: No votes yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 52	Dodd (D)	State of emergency: local emergency: planned power outage.	Watch
			LOCC Position
			Support
Local Legislator Votes: Senator Jones – Yes.			
Status: May 13, 2021 – Referred to Committee on Emergency Management.			
Issue areas associated with the City’s Legislative Platform: Public Safety			
<p>Description: Existing law, the California Emergency Services Act, authorizes the Governor to proclaim a state of emergency, and local officials and local governments to proclaim a local emergency, when specified conditions of disaster or extreme peril to the safety of persons and property exist, and authorizes the Governor or the appropriate local government</p>		<p>Analysis: This bill would expand the definition of “sudden and severe energy shortage” to include a “deenergization event,”</p>	

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to exercise certain powers in response to that emergency. Existing law defines the terms “state of emergency” and “local emergency” to mean a duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the state or the territorial limits of a local government caused by, among other things, a sudden and severe energy shortage. This bill would define a “deenergization event” as a planned power outage, as specified, and would make a deenergization event one of those conditions constituting a local emergency, with prescribed limitations. (Based on text date 4/12/2021)	defined as a planned power outage, as specified, and would make a deenergization event one of those conditions constituting a state of emergency and a local emergency.
Most Recent Vote Summary: April 29, 2021 – Senate Floor (Pass 36-0-4).	

SECTION FOUR: RESOLVED LEGISLATION – 20 Items

Sub-section A: Enrolled Legislation

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 7	Atkins (D)	Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021	Watch
			LOCC Position
			Watch
Local Legislator Votes: March 1, 2021 - Sen. Brian Jones – Senate Floor – Aye; May 10, 2021 – Assm. Member Marie Waldron – Assembly Floor – Aye.			
Status: May 13, 2021 – Enrolled and presented to the Governor at 11:30 AM <i>awaiting Governor’s action as of May 19, 2021 at 1 PM.</i>			
Issue areas associated with the City’s Legislative Platform: Sustainability			
Description: This bill would <i>enact the Jobs and Economic Improvement Through Environmental Leadership Act of 2021, which would</i> reenact the former leadership act, with certain changes, and would authorize the Governor, until January 1, 2024, to certify projects that meet specified requirements for streamlining benefits related to CEQA.		Analysis: This bill would reenact the Jobs and Economic Improvement Through Environmental Leadership Act (AB 900) of 2011 until January 1, 2026, and would expand the Act’s eligibility to include smaller housing projects. AB 900 expired January 1, 2021. This bill would expand streamlining eligibility to small housing development projects that are located on an infill site and meet certain criteria specified in a sustainability communities or alternative planning strategy. The bill would, except for those housing development projects, require the quantification and mitigation of the impacts of a project from the emissions of greenhouse gases, as provided. The bill would revise and recast the labor-related requirements for projects undertaken by both public agencies and private entities.	
Most Recent Vote Summary: May 10, 2021 – Assembly Floor – Pass (71-2-5).			

Sub-section B: Two-Year Legislation*

*This is legislation that failed to exit its assigned policy committee by the April 30, 2021 deadline to continue on for calendar year 2021, but is still eligible to be taken up pending the resumption of the two-year legislative session in 2022.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 11	Ward (D)		Watch

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	Climate change: regional climate change authorities	LOCC Position Watch
Local Legislator Votes: No votes yet.		
Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.		
Issue areas associated with the City’s Legislative Platform: Sustainability		
Description: Existing law required the Strategic Growth Council, until October 1, 2029, to establish and administer a regional climate collaborative program to assist under-resourced communities, as defined, in a region to access statewide public and other grant moneys, as specified, for climate change mitigation and adaption projects. This bill would require the council, by January 1, 2023, to establish up to 12 regional climate change authorities to coordinate climate adaptation and mitigation activities in their regions and coordinate with other regional climate change authorities, state agencies, and other relevant stakeholders. The bill would authorize the regional climate change authorities to engage in certain activities to address climate change. The bill would require the regional climate change authorities to annually submit to the council a report on their activities.	Analysis: Would require the Strategic Growth Council, by January 1, 2023, to establish up to 12 regional climate change authorities to coordinate climate adaptation and mitigation activities in their regions, and coordinate with other regional climate adaptation authorities, state agencies, and other relevant stakeholders.	
Most Recent Vote Summary: No votes yet.		

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 15	Chiu (D)	COVID-19 relief: tenancy: Tenant Stabilization Act of 2021	Watch LOCC Position Watch
Local Legislator Votes: No votes yet.			
Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.			
Issue areas associated with the City’s Legislative Platform: COVID-19 legislation			
Description: The COVID-19 Tenant Relief Act of 2020, established certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. AB 15, among other things, prohibits a tenant that delivers a declaration, under penalty of perjury, of COVID-19-related financial distress from being deemed in default with regard to the COVID-19 rental debt, as specified. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and January 31, 2021. Existing law repeals the Tenant Relief Act on February 1, 2025.	Analysis: This bill would extend the definition of “COVID-19 rental debt” as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and December 31, 2021. The bill would also extend the repeal date of the act to January 1, 2026.		
Most Recent Vote Summary: No votes yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 16	Chiu (D)	Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021.	Watch LOCC Position Watch

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Local Legislator Votes: No votes yet.	
Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.	
Issue areas associated with the City’s Legislative Platform: COVID-19 legislation	
Description: The COVID-19 Tenant Relief Act of 2020, established certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act prohibits a tenant that delivers a declaration of COVID-19-related financial distress from being deemed in default with regard to the COVID-19 rental debt, as specified. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and January 31, 2021. Existing law repeals the act on February 1, 2025. AB 16 would establish the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Program.	Analysis: The bill would authorize the Director of Housing and Community Development to direct an existing office or program within the Department of Housing and Community Development to implement the program. The bill would establish in the State Treasury the COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Fund, and, upon appropriation by the Legislature, distribute all moneys in the fund to the department to carry out the purposes of the program. The bill would require the program be implemented only to the extent that funding is made available through the Budget Act. The bill would specify that it is the intent of the Legislature to prioritize the use of available federal funds before using General Fund moneys for the program.
Most Recent Vote Summary: No votes yet.	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 49	Petrie-Norris (D)	California Debt Limit Allocation Committee: elimination and allocation of duties	Watch
			LOCC Position
			Watch
Local Legislator Votes: No votes yet.			
Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.			
Issue areas associated with the City’s Legislative Platform: Local Finance			
Description: Existing law establishes the California Debt Limit Allocation Committee for purposes of apportioning debt among agencies in connection with specified federal law that established a volume ceiling on the aggregate amount of private activity bonds that a state is permitted to issue. Under state law, the state ceiling for each calendar year is allocated to the committee to further allocate to state and local agencies. Existing law establishes the California Tax Credit Allocation Committee, which administers low-income housing tax credits established by federal law. This bill would state the intent of the Legislature to enact future legislation that would eliminate the California Debt Limit Allocation Committee and that would transfer the duties and authority of that committee to the California Tax Credit Allocation Committee.		Analysis: Would state the intent of the Legislature to enact future legislation that would eliminate the California Debt Limit Allocation Committee and that would transfer the duties and authority of that committee to the California Tax Credit Allocation Committee. Staff will be monitoring for substantial changes to the bill.	
Most Recent Vote Summary: No votes yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 59	Gabriel (D)	Mitigation Fee Act: fees: notice and timelines	Watch
			LOCC Position
			Watch
Local Legislator Votes: No votes yet.			

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Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.

Issue areas associated with the City’s Legislative Platform: Local Control

Description: This bill would increase, for fees and service charges and for fees for specified public facilities, the time for mailing the notice of the time and place of the meeting to at least 45 days before the meeting. The bill would require the local agency to make that information available to the public at least 30 days before the meeting. The bill would require a local agency to additionally make available to the public all of the data demonstrating the requisite relationship between the amount of a fee for public facilities and the need for the public facilities. The bill would require the data to also be made available to the public on the local agency’s internet website.

Analysis: This bill would increase, for fees and service charges and for fees for specified public facilities, the time for mailing the notice of the time and place of the meeting to at least 45 days before the meeting.

Most Recent Vote Summary: No votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 71	Rivas (D)	Homelessness funding: Bring California Home Act	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: June 3, 2021 – Ordered to inactive file at the request of author.

Issue areas associated with the City’s Legislative Platform: Housing and Redevelopment

Description: This bill, for taxable years beginning on or after January 1, 2022, would include a taxpayer’s global low-taxed income in their gross income for purposes of the Personal Income Tax Law, in modified conformity with the above-described federal provisions. The bill would exempt any standard, criterion, procedure, determination, rule, notice, or guideline established or issued by the Franchise Tax Board to implement its provisions from the rulemaking provisions of the Administrative Procedure Act. This bill contains other related provisions and other existing laws.

Analysis: This bill would enact the Bring California Home Act. The bill would require the Controller to annually transfer specified amounts, determined as provided by the Franchise Tax Board based on the above-described changes made by this bill to the Personal Income Tax Law and the Corporation Tax Law, fund that the Act. The Department of Housing and Community Development (HCD) would be tasked with allocating \$400,000,000 to developers and require a set aside of \$200,000,000 for bonus awards, 40% of which would be set aside for large cities for homeless related programs. Funding would be allocated as a grant.

Most Recent Vote Summary: No votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 111	Boerner-Horvath (D)	San Diego Association of Governments: LOSSAN Rail Corridor: study.	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.

Issue areas associated with the City’s Legislative Platform: Transportation

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Description: This bill would appropriate \$5,000,000 from the General Fund to the San Diego Association of Governments to conduct a study of higher speed and safety alternatives for the Los Angeles-San Diego-San Luis Obispo passenger rail corridor in the County of San Diego.	Analysis: As a condition of receiving the funding, the bill would require the San Diego Association of Governments to conduct the study, as specified, and would require the San Diego Association of Governments to submit a report to the Legislature and specified committees of the Legislature summarizing the results of the study.
Most Recent Vote Summary: No votes yet.	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 115	Bloom (D)	Planning and zoning: commercial zoning: housing development	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.

Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development

Description: This bill, notwithstanding any inconsistent provision of a city’s or county’s general plan, specific plan, zoning ordinance, or regulation, would require that a housing development be an authorized use on a site designated in any local agency’s zoning code or maps for commercial uses if certain conditions apply. Among these conditions, the bill would require that the housing development be subject to a recorded deed restriction requiring that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, as those terms are defined, and located on a site that satisfies specified criteria.	Analysis: The bill would require the city or county to apply certain height, density, and floor area ratio standards to a housing development that meets these criteria. The bill would deem a housing development consistent, compliant, and in conformity with local development standards, zoning codes or maps, and general plan if it meets the requirements of the bill. The bill would require a jurisdiction to comply with these requirements only until it has completed the rezoning, required as described above, for the 6th revision of its housing element. The bill would repeal these provisions as of January 1, 2031.
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Most Recent Vote Summary: No votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 244	Rubio (D)	Affordable housing cost study: housing plan addendum	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.

Issue areas associated with the City’s Legislative Platform: Housing and Redevelopment

Description: This bill would require state agencies charged with enabling the development of affordable housing (the California Tax Credit Allocation Committee, the Department of Housing and Community Development, the California Housing Finance Agency, and the California Debt Limit Allocation Committee) to conduct an affordable housing cost study that measures the factors that influence	Analysis: The bill would require the study to consider data from projects that have received funding from the various programs and funding sources presently available. The bill would require the development of the cost study only as existing resources permit without restructuring funding priorities, or as private resources
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the cost of building affordable housing, breaks down total development costs for affordable housing, and enables the state to maximize resources allocated for affordable housing.	are made available. The bill would require the California Tax Credit Allocation Committee to publish the study by January 1, 2028.
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Most Recent Vote Summary: No votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 258	Villapudua (D)	Emergency shelters and transitional housing: Emergency Housing and Assistance Program: pets	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: June 4, 2021 – Converted to two-year bill after failing to leave house of origin by deadline.

Issue areas associated with the City’s Legislative Platform: Housing and Redevelopment

Description: This bill would for purposes of the Emergency Housing and Assistance Program, in addition to other eligibility requirements, specify that an applicant or grantee under the program that provides emergency shelter or transitional housing for homeless persons shall not prohibit the keeping of not more than one pet, as defined, by a homeless person. The bill would authorize an applicant or grantee to require the removal of any pet whose conduct or condition is determined to constitute a threat or nuisance to the other occupants of the emergency shelter or transitional housing.	Analysis: The bill would specify that its provisions do not prohibit an applicant or grantee from adopting reasonable regulations relating to the keeping of pets in an emergency shelter or transitional housing accommodation. The bill would further specify, among other things, that its provisions do not relieve a homeless person from any liability otherwise imposed by law for damages caused by such pet. The bill would encourage applicants and grantees, where available, to partner with organizations within the community to provide food and veterinary care for the pet if necessary.
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Most Recent Vote Summary: No floor votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 361	Rivas (D)	Open meetings: local agencies: teleconferences	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.

Issue areas associated with the City’s Legislative Platform: Operational Consideration

Description: Existing law, the Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. The bill would require legislative bodies that hold teleconferenced meetings under these abbreviated teleconferencing procedures to give notice of the meeting and post agendas, as described, to allow members of the public to access the meeting and address	Analysis: This bill would declare the Legislature’s intent, consistent with the Governor’s Executive Order No. N-29-20, to improve and enhance public access to local agency meetings during the COVID-19 pandemic and future
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the legislative body, to give notice of the means by which members of the public may access the meeting and offer public comment, as provided, to conduct the meeting in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body.

emergencies by allowing broader access through teleconferencing options. Staff will continue to monitor the bill for substantial amendments.

Most Recent Vote Summary: No votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 5	Atkins (D)	Affordable Housing Bond Act of 2022	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.

Issue areas associated with the City’s Legislative Platform: Housing and Redevelopment

Description: This bill would state the intent of the Legislature to enact legislation that would authorize the issuance of bonds and would require the proceeds from the sale of those bonds to be used to finance housing-related programs that serve the homeless and extremely low income and very low income Californians.

Analysis: Would state the intent of the Legislature to enact legislation that would authorize the issuance of bonds and would require the proceeds from the sale of those bonds to be used to finance housing-related programs that serve the homeless and extremely low income and very low income Californians. Staff will continue to monitor for substantial amendments to this bill.

Most Recent Vote Summary: No votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 30	Cortese (D)	Building decarbonization	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: June 4, 2021 – Converted to two-year bill after failing to leave house of origin by deadline.

Issue areas associated with the City’s Legislative Platform: Sustainability

Description: Would, on or after January 1, 2022, prohibit a state agency from designing or constructing a state facility that is connected to the natural gas grid. The bill would require the department to develop the California State Building Decarbonization Plan that will lead to the operational carbon-neutrality of all state-owned buildings by January 1, 2035. The bill would, except as provided, prohibit state agencies from providing funding or other support for

Analysis: By prohibiting the approval of or provision of funding for the construction of new school buildings that have natural gas connections, this bill would shift the State of California’s stance away from the usage of natural gas, including renewable natural gas – which is produced from recovered organic waste, as an energy resource. Meanwhile, the State of California Department of Recycling (CalRecycle) is enforcing newly promulgated regulations resulting from the passage of SB 1383 (2016) that

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projects for the construction of residential and nonresidential buildings that are connected to the natural gas grid.	requires local governments to procure products produced using recovered organic waste, including renewable natural gas.
Most Recent Vote Summary: No votes yet.	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 32	Cortese (D)	Energy: general plan: building decarbonization requirements.	Watch
			LOCC Position
			Watch

Local Legislator Votes: No votes yet.

Status: June 4, 2021 – Converted to two-year bill after failing to leave house of origin by deadline.

Issue areas associated with the City’s Legislative Platform: Sustainability

Description: This bill would require each city and county to make a one-time amendment to any of the following during the next update occurring after January 1, 2023 to identify goals and strategies to decarbonize new buildings, as specified: (1) its general plan; (2) a climate action or greenhouse gas (GHG) reduction plan; or (3) building standards. The bill would authorize the State Energy Resources Conservation and Development Commission (CEC) to review the proposed amendments and provide specified feedback to the city or county.

Analysis: This bill could potentially require the City of San Marcos to revisit and amend its Climate Action Plan. Staff is analyzing the requirements against the CAP as adopted to better understand the impacts to the City.

Most Recent Vote Summary: No votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 45	Portantino (D)	Wildfire Prevention, Safe Drinking Water, Drought Preparation, and Flood Protection Bond Act of 2022.	Watch
			LOCC Position
			Pending

Local Legislator Votes: Sen. Brian Jones – motion to place on suspense file - Aye

Status: June 1, 2021 – Ordered to inactive file on request by author.

Issue areas associated with the City’s Legislative Platform: Public Safety

Description: This bill would enact the Wildfire Prevention, Safe Drinking Water, Drought Preparation, and Flood Protection Bond Act of 2022, which authorizes the sale of \$5.595 billion in general obligation bonds, upon approval by voters at the November 2021 statewide general election. Bond funds would be used for projects related to wildfire prevention, safe drinking water, drought preparation, and flood protection.

Analysis: Among the planned expenditures that would result from the passage of this bill are \$175 million to restore areas impacted by wildfire, flood, drought, or other natural disasters, \$280 million to Natural Resources Agency for projects to reduce the risk of wildfire spreading into populated areas, and \$75 million to CalFire to enhance California’s fire prevention, fuel management, and fire response.

Most Recent Vote Summary: No floor votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 54	Allen (D)		Watch

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	Plastic Pollution Producer Responsibility Act	LOCC Position Support in Concept
Local Legislator Votes: No votes yet.		
Status: May 20, 2021 – Ordered to inactive file on request by author.		
Issue areas associated with the City’s Legislative Platform: Sustainability		
Description: This bill would establish the Plastic Pollution Producer Responsibility Act, which would prohibit producers of single-use, disposable packaging or single-use, disposable food service ware products from offering for sale, selling, distributing, or importing in or into the state such packaging or products that are manufactured on or after January 1, 2032, unless they are recyclable or compostable.	Analysis: Follow up to last session’s failed SB 54. Numerous local agencies in California have begun passing and enforcing single use plastic product bans and other forms of control ordinances in advance of an anticipated state action such as this one. SB 54 was introduced and failed twice, both times in the 2019-2020 legislative session. It is unclear what amendments might have been made to the version introduced last year absent COVID and the truncated legislative session that followed, or if the bill might have still failed altogether. Staff anticipates this bill to pass in some form this legislative session.	
Most Recent Vote Summary: No floor votes yet.		

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 55	Stern (D)	Very high fire hazard severity zone: state responsibility area: development prohibition.	Watch
			LOCC Position
			Watch
Local Legislator Votes: No votes yet.			
Status: April 30, 2021 – Failed Policy Committee Deadline, may be acted upon January 2022.			
Issue areas associated with the City’s Legislative Platform: Land Use/Planning and Economic Development			
Description: This bill would, in furtherance of specified state housing production and wildfire mitigation goals, prohibit the creation of approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area.	Analysis: This bill would remove the responsibility of determining these high fire hazard zones from local authorities and place control and “blanket” determination of these zones by the state. This bill severely limits local control on development and planning.		
Most Recent Vote Summary: No votes yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 64	Leyva (D)	Mobilehome parks: emergency relief: coronavirus (COVID-19)	Watch
			LOCC Position
			Watch
Local Legislator Votes: No floor votes yet.			
Status: June 3, 2021 – Ordered to inactive file on request of Senator McGuire.			
Issue areas associated with the City’s Legislative Platform: COVID Related Legislation			

Attachment A

<p>Description: This bill would prohibit the management of a mobilehome park from terminating or attempting to terminate the tenancy of a homeowner or resident who is impacted by the coronavirus (COVID-19) pandemic, as specified, on the grounds of failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement or failure to pay rent, utility charges, or reasonable incidental service charges during a declared state of emergency or local emergency related to the coronavirus (COVID-19) pandemic, and during a 120-day time period after the state of emergency or local emergency is terminated, unless necessary to protect the public health and safety.</p>	<p>Analysis: Would essentially expand the rental protections afforded to tenants of more typical rental situations to those residents who rent mobilehome spaces from a management company.</p>
<p>Most Recent Vote Summary: No votes yet.</p>	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 617	Weiner (D)	Residential solar energy systems: permitting	Oppose
			LOCC Position
			Oppose
<p>Local Legislator Votes: No votes yet.</p>			
<p>Status: June 4, 2021 – Converted to two-year bill after failing to leave house of origin by deadline.</p>			
<p>Issue areas associated with the City’s Legislative Platform: Local Control</p>			
<p>Description: Would require every city and county to implement an online, automated permitting platform that verifies code compliance and instantaneously issues permits for a solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating and an energy storage system paired with a solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating, as specified. The bill would require a city or county to amend a certain ordinance to authorize a residential solar energy system and an energy storage system to use the online, automated permitting platform. The bill would prescribe a compliance schedule for satisfying these requirements, which would exempt a county with a population of less than 150,000 and all cities within a county with a population of less than 150,000.</p>	<p>Analysis: Under SB 617, cities over 10,000 population would be required to implement an online automated permitting platform that instantaneously issues permits for solar and storage systems by 2023. While the bill encourages cities to adopt the SolarAPP+ created by the Federal Government, in order to ensure compliance with the law, cities may need to develop their own online permitting systems.</p>		
<p>Most Recent Vote Summary: No floor votes yet.</p>			

Attachment A