



## **ATTACHMENT A**

### **Status of Bills with an Official City Position**

**July 14, 2020**

The following is a list of legislative items of interest in the U.S. Congress and California State Legislature as well as any rule changes outside of the standard legislative process that may impact that City of San Marcos. It provides updates on those measures with an approved City position or that are noted to watch and highlights new bills with recommended City positions.

This list is organized into four sections. Section One contains new bills added to the list and recommended positions. Section Two contains tracked bills with new updates highlighted in yellow. Section Three contains resolved bills, which have either passed or died. Section Four contains pending bills with no changes since the previous submission of this report to council. At times, some sections may be empty.

- **43** pieces of State and Federal legislation total
  - o **23** California State Assembly bills
  - o **18** State Senate bills
  - o **2** United States House of Representatives Resolutions

## SECTION ONE: NEW LEGISLATION – 14 Items

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 1286	Muratsuchi (D)	Shared Mobility Devices	WATCH
			LOCC Position
			SUPPORT
Local Legislator Votes: Senator Jones – no vote yet, Assembly Member Waldron – Yes			
Status: June 25, 2019 – In Senate Judicial Committee.			
Issue areas associated with the City’s Legislative Platform: Support legislation that preserves the municipal authority over the public right-of-way including fair and reasonable compensation for the use of the right-of-way.			
Description: Would require a shared mobility service provider, as defined, to enter into an agreement with, or obtain a permit from, the city or county with jurisdiction over the area of use. The bill would require that the provider maintain a specified amount of commercial general liability insurance and would prohibit the provider from including specified provisions in a user agreement before distributing a shared mobility device within that jurisdiction. The bill would define shared mobility device to mean an electrically motorized board, motorized scooter, electric bicycle, bicycle, or other similar personal transportation device, except as provided.		Analysis: This bill seeks to deal with shared mobility devices, the shared bikes, scooters, etc., that have proliferated in numerous California cities over the last few years. The main thrust of this bill is requiring liability coverage be held by providers of the devices as well as mandate certain elements of an agreement between providers and customers. Six California cities (Camarillo, Concord, Downey, Lomita, Santa Monica, Torrance) support the bill, while several companies that provide the devices (Jump/Uber, Lime, Lyft, Bird) as well as alternative transit activist groups (North American Bikeshare Association, The Micromobility Coalition, People for Bikes) oppose it.	
Most Recent Vote Summary: May 20, 2019 - Assembly Floor – Pass to Senate (49-12).			

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Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 1544	Gipson (D)	Community Paramedicine	WATCH
			LOCC Position
			SUPPORT
Local Legislator Votes: Senator Jones – No (Senate Appropriations), Assembly Member Waldron – Yes (Assembly Floor).			
Status: September 10, 2019 – Ordered to inactive file at the request of Senator Hertzberg.			
Issue areas associated with the City’s Legislative Platform: Oppose any efforts that take away the ability to local agencies to choose their emergency response providers, increase EMS costs, or increase EMS reporting requirements. Support innovative efforts and pilot programs that enable emergency providers to control costs.			
Description: Establishes the Community Paramedicine or Triage to Alternate Destination Act. Authorizes a local EMS agency to develop a community paramedicine or triage to alternate destination program, to provide specified community paramedicine services. Requires the authority to develop regulations to establish minimum standards for a program. Requires the Commission on Emergency Medical Services to review and approve those regulations.		Analysis: Community Paramedicine (CP) is an innovative model of care that seeks to improve the effectiveness and efficiency of health care delivery by using specially trained paramedics in partnership with other health care providers to address the needs of local health care systems. The bill gives local agencies the right of first refusal, and contains provisions requiring local EMS agencies to continue using and coordinating with medical transport providers operating within that agency’s jurisdiction, preserving transport rights to providers who have been in operation since 1980.	
Most Recent Vote Summary: August 30, 2019 – Senate Appropriations – Pass (5-2).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 2345	Gonzalez (D)	Planning and Zoning: Density Bonuses: Annual Report: Affordable Housing	WATCH
			<b>LOCC Position</b>
			OPPOSE UNLESS AMENDED
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – yes.			
<b>Status:</b> June 11, 2020 – In Senate pending Committee Assignment.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support legislation that strengthens the concept of local control for local decision making on land use and zoning matters.			
<b>Description:</b> This measure would greatly expand Density Bonus law and allow developers to receive up to five concessions and incentives from local governments and up to 50 percent more density.		<b>Analysis:</b> Opponents are concerned the density bonus is too low for the corresponding affordability percentage requirement. Proponents point to San Diego where following a similar program was enacted there applications increased by 473% for deed-restricted affordable units.	
<b>Most Recent Vote Summary:</b> June 10, 2020 – Assembly Floor – Pass (74-1)			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 3040	Chiu (D)	Local Planning: Regional Housing Need Assessment	WATCH
			<b>LOCC Position</b>
			SUPPPORT IN CONCEPT
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – yes.			
<b>Status:</b> June 11, 2020 – In Senate pending Committee Assignment.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support legislation that strengthens the concept of local control for local decision making on land use and zoning matters.			

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<b>Description:</b> Would create a voluntary program to incentivize local governments to allow four units per parcel, by-right, in exchange for additional credit towards the city's or county's share of the regional housing need allocation for each site identified under these provisions. The measure would prohibit the cumulative credit received by a local agency from exceeding more than 25 percent of the total units needed to meet its RHNA number.	<b>Analysis:</b> League of California Cities says the bill would provide "a process whereby local governments would have greater certainty that they could accommodate [a] portion of their RHNA by upzoning to allow small multifamily projects in existing neighborhoods with single-family homes." Liveable California calls the bill a weakening of local government.
<b>Most Recent Vote Summary:</b> June 10, 2020 – Assembly Floor – Pass (71-4)	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 3107	Bloom (D), Ting (D)	Planning and Zoning: General Plan: Housing Development	WATCH
			<b>LOCC Position</b>
			WATCH/SEEKING AMENDMENTS
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – no.			
<b>Status:</b> June 11, 2020 – In Senate pending Committee Assignment.			
<b>Issue areas associated with the City’s Legislative Platform:</b> 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.			
<b>Description:</b> This measure would require, notwithstanding any inconsistent provision of a city’s or county’s general plan, specific plan, zoning ordinance, or regulation, a housing development in which at least 20 percent of the units have an affordable housing cost or affordable rent for lower income households shall be an allowable use on a site designated in any element of the general plan for commercial uses.		<b>Analysis:</b> This measure would facilitate the production of more housing by overriding cities’ and counties’ general plans, allowing for production of multifamily housing on land zoned for commercial use. The measure would only be applicable to a city of county until it has completed the rezoning required for the 6 <sup>th</sup> revision of its housing element.	
<b>Most Recent Vote Summary:</b> June 10, 2020 – Assembly Floor – Pass (52-14)			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 45	Allen (D)	Wildfire Prevention, Drinking Water, Drought, and Flood	WATCH
			<b>LOCC Position</b>
			SUPPORT
<b>Local Legislator Votes:</b> Senator Jones – No, Assembly Member Waldron – no vote yet.			
<b>Status:</b> January 30, 2020 – In Assembly. Read First time. Held at Desk.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Actively seek grants for various infrastructure projects, especially those related to the Creek Specific Plan.			
<b>Description:</b> Would enact the Wildfire Prevention, Safe Drinking Water, Drought Preparation, and Flood Protection Bond Act of 2020, which, if approved by the voters, would authorize the issuance of bonds in the amount of \$5,510,000,000 pursuant to the State General Obligation Bond Law to finance projects for a wildfire prevention, safe drinking water, drought preparation, and flood protection program.		<b>Analysis:</b> Would provide local governments the opportunity to tap into billions of dollars in bond funding that will pay for projects that can help prevent or reduce the impacts of climate change-related damage.	
<b>Most Recent Vote Summary:</b> January 1, 2020 – Senate Floor – Pass (29-6)			

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Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 182	Jackson (D)	Local Government: Planning and Zoning: Wildfires	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No (Senate Floor), Assembly Member Waldron – Yes (Assembly Floor).			
<b>Status:</b> January 30, 2020 – In Assembly. Read First time. Held at Desk.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support legislation that strengthens the concept of local control for local decision making on land use and zoning matters.			
<b>Description:</b> This bill would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after January 1, 2020, 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 clearinghouse.		<b>Analysis:</b> The current version of this bill instead requires cities and counties to further the RHNA objective of reducing development pressure in wildfire areas and additionally requires councils of governments (COGs) to incorporate into their RHNA methodology, lower RHNA allocations for cities and counties in very high fire risk areas.	
<b>Most Recent Vote Summary:</b> September 10, 2019 – Assembly Floor – Pass (66-10).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 474	Stern (D)	Very High Fire Hazard Severity Zone: State Responsibility Area: Development Prohibition	OPPOSE
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – Yes (Senate Floor – prior to the bill being amended substantively), Assembly Member Waldron – no votes yet.			
<b>Status:</b> June 29, 2020 – Referred to Assembly Committee on Local Government.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support legislation that strengthens the concept of local control for local decision making on land use and zoning matters.			
<b>Description:</b> Until June 19, this bill would have created a Habitat Conservation Fund. As amended, this bill would, in furtherance of specified state housing production and wildfire mitigation goals, prohibit the creation or approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area.		<b>Analysis:</b> This bill severely limits local control on development and supersedes the judgement and planning of local agencies with regards to land within their jurisdictional boundaries. Further, it imposes a one-size-fits-all approach to prohibit growth within certain zones.	
<b>Most Recent Vote Summary:</b> June 29, 2020 – Assembly Rules Committee – Pass (7-0).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 795	Beall (D)	Economic development: housing: workforce development: climate change infrastructure	WATCH
			<b>LOCC Position</b>
			SUPPORT
<b>Local Legislator Votes:</b> Senator Jones – No (Sen Appropriations), Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 22, 2020 – Read second time. Ordered to Third reading. In Senate Appropriations suspense file.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support legislation that works to solve the state and region’s problems with homelessness as long as it also protects a City’s ability to preserve public safety and livability.			

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**Description:** Current law requires that the California Workforce Development Board and each local workforce development board ensure that programs and services funded by the federal Workforce Innovation and Opportunity Act of 2014 and directed to apprenticeable occupations are conducted in coordination with apprenticeship programs approved by the Division of Apprenticeship Standards, as specified. Current law establishes the Governor’s Office of Business and Economic Development, known as “GO-Biz,” within the Governor’s office to serve the Governor as the lead entity for economic strategy and the marketing of California on issues relating to business development, private sector investment, and economic growth. This bill, upon appropriation by the Legislature, would make up to \$2,000,000,000 available in each fiscal year for the purpose of providing emergency economic recovery and development, climate change, and disaster response.

**Analysis:** SB 795 would continuously appropriate \$10 billion from the General Fund for allocation over five years to specified existing affordable housing, homelessness assistance, and workforce development programs, as well as two new infrastructure and economic development programs established under the Governor’s Office of Business and Economic Development (GO-Biz). Of the amount made available for any fiscal year under its provisions, the bill would require the Controller to allocate \$192,000,000, or a proportional amount of the total available amount for the applicable fiscal year, to GO-Biz, to be used for the Climate, Sea Level, and Natural Disaster Program and the Community Economic Development Program, both of which the bill would establish in GO-Biz.

**Most Recent Vote Summary:** June 18, 2020 – Senate Appropriations – Pass (5-1).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 899	Weiner (D)	Planning and zoning: higher education institutions and religious institutions	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – Yes (Sen. Appropriations), Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 22, 2020 – Read second time and amended. Ordered to second reading.			
<b>Issue areas associated with the City’s Legislative Platform:</b> 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.			
<b>Description:</b> The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. That law allows a development proponent to submit an application for a development that is subject to a specified streamlined, ministerial approval process not subject to a conditional use permit if the development satisfies certain objective planning standards. This bill would require that a housing development project be a use by right upon the request of an independent institution of higher education or religious institution that partners with a qualified developer on any land owned in fee simple by the applicant on or before January 1, 2020, if the development satisfies specified criteria.			<b>Analysis:</b> would establish that affordable housing development projects are a “use by right” on land owned by religious institutions, nonprofit hospitals, and private higher education institutions, as specified.
<b>Most Recent Vote Summary:</b> June 18, 2020 – Senate Appropriations – Pass (7-0).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 915	Leyva (D)	Mobilehome Parks: Emergency Relief: Coronavirus (COVID-19)	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No (Senate Appropriations), Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 22, 2020 – Read second time and amended. Ordered to second reading.			

**Issue areas associated with the City's Legislative Platform:** *Relevant COVID-19 Legislation.*

**Description:** 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.

**Analysis:** The City of San Marcos' eviction moratorium for commercial and residential tenants is effective until June 30, 2020. This would extend eviction protection to all residents of mobilehome parks to 120 days after the local emergency is terminated.

**Most Recent Vote Summary:** June 18, 2020 – Senate Appropriations – Pass (5-2)

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 999	Umberg (D)	Mobilehome Park Residencies: Rent Control: Exemption	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No (Floor), Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 22, 2020 – In Assembly. Held at Desk.			
<b>Issue areas associated with the City’s Legislative Platform:</b>		Relevant to Mobilehome Lease Accords.	
<b>Description:</b> The Mobilehome Residency Law prescribes various terms and conditions of tenancies in mobilehome parks. Current law exempts a rental agreement in a mobilehome park that is in excess of 12 months’ duration, and that meets other specified requirements, from local ordinances and initiative measures that establish a maximum amount that a landlord may charge a tenant for rent, commonly referred to as rent control. This bill would prohibit the above-described exemption from rent control in mobilehome parks for rental agreements from applying to a rental agreement entered into on and after February 13, 2020. The bill would repeal these provisions on January 1, 2025. The bill would declare that these provisions are severable.		<b>Analysis:</b> Nothing in this bill prohibits residents and parks from entering into long term leases. The only difference would be that, where a local rent control ordinance is in place, the terms of any long-term lease would have to comply with that rent control ordinance. Under existing law, local governments are powerless to force leases of over a year in length to comply with their mobilehome rent control ordinances. Under this bill, local governments would have that option. Nothing in this bill requires local jurisdictions to apply rent control to long-term leases. Any local jurisdiction that likes the currently existing exemption from rent control for long-term leases would be free to maintain it, or add it, as a provision of their local ordinance.	
<b>Most Recent Vote Summary:</b> Senate Floor – Passed (25-11).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 1299	Portantino (D)	Housing development: incentives: rezoning of idle retail sites	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – Yes (Senate floor); Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 24, 2020 – In Assembly. Read first time. Held at Desk.			

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**Issue areas associated with the City's Legislative Platform:** Support legislation that provides incentives or grant opportunities for community improvements at the local level.

**Description:** Current law establishes, among other housing programs, the Workforce Housing Reward Program, which requires the Department of Housing and Community Development to make local assistance grants to cities, counties, and cities and counties that provide land use approval to housing developments that are affordable to very low and low-income households. This bill, upon appropriation by the Legislature, would require the department to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing. The bill would define various terms for these purposes. In order to be eligible for a grant, the bill would require a local government, among other things, to apply to the department for an allocation of grant funds and provide documentation that it has met specified requirements.

**Analysis:** This bill would allow cities to receive from HCD the average of the annual amount of sales tax revenue generated by the big box retail or commercial shopping center site for the previous seven years if the site has been rezoned, housing has been constructed or occupied. The bill seeks to address one of the hurdles to rezoning commercial sites into residential sites: the loss of sales tax and transient occupancy tax. This is especially true in cities that receive very little property tax.

**Most Recent Vote Summary:** June 24, 2020 – Senate Floor – Pass (39-0).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 1410	Portantino (D)	COVID-19 emergency: tenancy	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No (Senate Floor), Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 29, 2020 – Referred to Assembly Judiciary Committee.			
<b>Issue areas associated with the City’s Legislative Platform:</b> <i>Relevant COVID-19 Legislation</i>			
<b>Description:</b> This bill creates a tenant-towner COVID-19 eviction relief agreement, restricts rental property owners from evicting tenants for unpaid rent accrued during the state of emergency, and allows a tax credit to owners that defer rent for tenants in connections with the COVID-19 pandemic.		<b>Analysis:</b> gutted and amended to include the Senate Democratic "renter stabilization agreement” that is considered part of the Senate housing package of bills. Under the proposal, landlord that opt-in to the proposed program, would allow tenants to defer rent without fear of being evicted and have up to 10 years to make-up unpaid rent (beginning in 2024). The State would in turn, assume the renter’s debt and provide tax credits to the landlord equal to the value of the lost rents, spread equally over tax years 2024-2033.	
<b>Most Recent Vote Summary:</b> June 26, 2020 – Senate Floor – Pass (28-9).			

## SECTION TWO: UPDATED LEGISLATION – 12 Items

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 725	Wicks (D)	Housing Plans: Above Moderate Income Housing	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – No (Assembly Floor).			

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**Status:** June 23, 2020 – Referred to Committee on Housing.

**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.

<p><b>Description:</b> Prohibits more than 20 percent of a jurisdiction's share of regional housing need for above moderate income housing from being allocated to sites with zoning restricted to single family development.</p>	<p><b>Analysis:</b> The Planning and Zoning Law requires a city or county to adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. That law requires that the housing element include, among other things, an inventory of land suitable for residential development, to be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need determined pursuant to specified law. This bill would prohibit more than 20% of a jurisdiction’s share of regional housing need for above moderate-income housing from being allocated to sites with zoning restricted to single-family development. By imposing additional requirements on the manner in which a city or county may satisfy its regional housing need, this bill would impose a state-mandated local program.</p>
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**Most Recent Vote Summary:** January 30, 2020 – Assembly Floor - Pass (48-22)

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 953	Ting (D)	Land use: accessory dwelling units	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – Yes (Assembly Floor)			
<b>Status:</b> June 23, 2020 – Referred to Committee on Governance and Finance.			
<b>Issue areas associated with the City’s Legislative Platform:</b> 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.			
<b>Description:</b> This bill would deem a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit approved if the local agency has not acted upon the completed application within 60 days.		<b>Analysis:</b> Current law requires a local agency to ministerially approve or deny a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. This bill would automatically approve permit applications for an accessory dwelling unit or junior accessory dwelling unit after 60 days.	
<b>Most Recent Vote Summary:</b> January 30, 2020 – Assembly Floor - Pass (76-0).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 992	Mullin (D)	Open meetings: local agencies: social media	WATCH
			LOCC Position
			SUPPORT
Local Legislator Votes: Senator Jones – no vote yet, Assembly Member Waldron – Yes (Assembly Floor).			
Status: June 23, 2020 – Referred to Committee on Governance and Finance			
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.			

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<b>Description:</b> Provides that the Ralph M. Brown Act does not apply to the posting, commenting, liking, interaction with, or participation in, internet-based social media platforms that are ephemeral, live, or static, by a majority of the members of a legislative body, provides that a majority of the members do not discuss among themselves the business of a specific nature that is within subject matter jurisdiction of the legislative body.	<b>Analysis:</b> The Ralph M. Brown Act generally requires that the meetings of legislative bodies of local agencies be conducted openly. That act defines “meeting” for purposes of the act and expressly excludes certain activities from the application of the act. This bill would provide that the act does not apply to the posting, commenting, liking, interaction with, or participation in, internet-based social media platforms that are ephemeral, live, or static, by a majority of the members of a legislative body, provided that a majority of the members do not discuss among themselves business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency.
<b>Most Recent Vote Summary:</b> January 30, 2020 – Assembly Floor - Pass (57-13).	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 2782	Stone (D)	Mobilehome Parks: Change of Use	WATCH
			LOCC Position
			WATCH
Local Legislator Votes: Senator Jones – No votes yet, Assembly Member Waldron – No (Assembly Floor).			
Status: July 1, 2020 – Referred to Senate Judiciary Committee.			
Issue areas associated with the City’s Legislative Platform: Support the protection of existing local funding sources and the authorities that provide funding to the City of San Marcos. This support may include the preservation of state-shared revenues, and the ability to collect revenue for the use of public rights-of-way or city-owned facilities.			
Description: This bill would increase noticing periods from 15 to 60 days for termination of tenancy in mobilehome parks when terminations are due to a change of use of the mobilehome park and make alterations to the noticing procedures.		Analysis: The Mobilehome Residency Law, requires the management of a mobilehome park to comply with notice and specified other requirements in order to terminate a tenancy in a mobilehome park due to a change of use of the mobilehome park, including giving homeowners at least 15 days’ written notice that the management will be appearing before a local governmental board, commission, or body to request permits for the change of use. This bill would instead require the management to give homeowners at least 60 days’ written notice that the management will be appearing before a local governmental board, commission, or body to obtain local approval for the intended change of use of the mobilehome park.	
Most Recent Vote Summary: June 10, 2020 – Assembly Floor – Pass (51-20).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 2895	Quirk-Silva (D)	Mobilehome Parks: Rent Caps	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No votes yet, Assembly Member Waldron – No (Assembly Floor).			
<b>Status:</b> July 1, 2020 – Referred to Senate Judiciary Committee.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support the protection of existing local funding sources and the authorities that provide funding to the City of San Marcos. This support may include the preservation of state-shared revenues, and the ability to collect revenue for the use of public rights-of-way or city-owned facilities.			

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<b>Description:</b> The proposed would cap increases in rental rates at mobilehome parks based on cost of living increases with a max percentage increase of 10% and limit increases to twice in a 12-month period.	<b>Analysis:</b> The proposed bill would extend existing rental rate caps to residents of mobilehome parks by expanding the relevant state code's definition of "residential real property" to include any dwelling or unit in a mobilehome park.
<b>Most Recent Vote Summary:</b> June 10, 2020 – Assembly Floor – Pass (50-18).	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 902	Weiner (D)	Planning and zoning: neighborhood multifamily project: use by right	WATCH
			LOCC Position
			WATCH
Local Legislator Votes: Senator Jones – Yes (Senate Floor), Assembly Member Waldron – no vote yet.			
Status: June 29, 2020 – Referred to Assembly Committee on Local Government.			
Issue areas associated with the City’s Legislative Platform: Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body.			
Description: Current law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that satisfies specified planning objective standards to be subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit. This bill would provide that a neighborhood multifamily project is a use by right in zones where residential uses are permitted if the project is not located in a very high fire severity zone, does not demolish sound rental housing or housing that has been placed on a national or state historic register, follows specified local objective criteria, and meets specified density requirements.		Analysis: Allows local governments to pass a zoning ordinance that is not subject to CEQA for projects that allow up to 10 units, if they are located in one of the following priority areas: A transit-rich area; A jobs-rich area; An urban infill site. This bill further allows for additional small-scale infill development for local governments who want to spur more housing production. It provides cities with a new tool to rezone for density in a streamlined, expedited way. Currently, cities that want to rezone for more housing – or are required to due to state mandates – face years of process and lawsuits, costing significant taxpayer funds. It is important to note this measure does not waive any existing or proposed new standards that a local government applies to new housing in their jurisdiction.	
Most Recent Vote Summary: June 22, 2020 – Senate Floor – Pass (33-3).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 995	Atkins (D)	Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2011: housing projects	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No (Senate Floor), Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 29, 2020 – Referred to Assembly Committee on Natural Resources.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body.			

## Attachment A

<b>Description:</b> Provides California Environmental Quality Act (CEQA) relief by expanding the existing AB-900 process for Environmental Leadership Development Projects for housing projects, particularly affordable housing. This bill would require a lead agency to prepare a master EIR for a general plan, plan amendment, plan element, or specified plan for housing projects where the state has provided funding for the preparation of the master EIR.	<b>Analysis:</b> This creates a new tool for housing developers who may have been interested in utilizing the AB 900 process, but did not meet the existing dollar threshold. In addition to creating housing units, it also could carry the benefit of creating numerous construction jobs. According figures compiled by the Governor's Office of Planning and Research and Senate Office of Research, since 2011, 10,573 housing units have been constructed or proposed under projects certified under AB 900, and the law helped create 46,949 high-wage, permanent construction jobs.
<b>Most Recent Vote Summary:</b> June 25, 2020 – Senate Floor – Pass (32-4).	

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 1079	Skinner (D)	Residential Property Warehousing	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No (Senate Floor), Assembly Member Waldron – no votes yet.			
<b>Status:</b> June 29, 2020 – Referred to Assembly Judiciary Committee.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support legislation that works to solve the state and region’s problems with homelessness as long as it also protects a City’s ability to preserve public safety and livability.			
<b>Description:</b> Would authorize a local agency to acquire a residential property within its jurisdiction by eminent domain if the property has been vacant for at least 90 days, the property is owned by a corporation or a limited liability company in which at least one member is a corporation, and the local agency provides just compensation to the owner based on the lowest assessment obtained for the property by the local agency. The bill would require the local agency that obtains residential property pursuant to these provisions to maintain the property and make the property available at affordable rent to persons and families of low or moderate income or sell it to a community land trust or housing sponsor, as specified.		<b>Analysis:</b> This bill would authorize a local agency to acquire a residential property within its jurisdiction by eminent domain if the property has been vacant for at least 90 days, the property is owned by a corporation or a limited liability company in which at least one member is a corporation. The bill would require the local agency maintain the property and make the property available at affordable rent to persons and families of low or moderate income or sell it to a community land trust or housing sponsor, as specified. This bill would authorize a local agency to adopt an ordinance that imposes a civil penalty on an owner of residential property located within its jurisdiction if the residential property has been vacant for at least 90 calendar days and the property is owned by a corporation or a limited liability company in which at least one member is a corporation. The bill would require the local agency to use the moneys collected for homeless diversion, rental assistance, and other affordable housing purposes.	
<b>Most Recent Vote Summary:</b> June 26, 2020 – Senate Floor – Passed (30-10).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 1085	Skinner (D)	Density Bonus Law: qualifications for incentives or concessions: student housing for lower incoming students: moderate-income persons and families: local government constraints	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No (Senate Floor), Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 29, 2020 – Referred to Assembly Committee on Housing and Community Development			

## Attachment A

**Issue areas associated with the City's Legislative Platform:** Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body. Oppose any new program mandates that are unfunded and/or partially funded.

**Description:** The Density Bonus Law requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents, including lower income students. Current law defines "incentives or concessions" to include, among other things, regulatory incentives or concessions proposed by the developer or the city or county that result in identifiable and actual cost reductions to provide for affordable housing costs, as specified. This bill would revise that definition of "incentives or concessions" to include those proposed regulatory incentives or concessions that the developer determines result in identifiable and actual cost reductions to provide for affordable housing costs.

**Analysis:** Enhances existing Density Bonus Law by increasing the number of incentives provided to developers in exchange for providing more affordable units. Increasing the amount of affordable housing for low-income families remains a top priority for the Senate. Unfortunately, the current budget environment doesn't provide for additional public subsidy. Enhancing the Density Bonus Law would allow developers to expand projects, thereby enhancing their profitability, and adding more affordable housing units at no cost to taxpayers.

**Most Recent Vote Summary:** June 26, 2020 – Senate Floor – Pass (31-1).

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 1120	Atkins (D)	Subdivisions: tentative maps	WATCH
			LOCC Position
			WATCH
Local Legislator Votes: Senator Jones – no vote yet, Assembly Member Waldron – no vote yet.			
Status: June 29, 2020 – Referred to Assembly Committee on Local Government.			
Issue areas associated with the City’s Legislative Platform: Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body. Oppose legislation that would limit or restrict local land use decision-making authority, including the imposition of one-sized-fits-all, land-use, parking, building and development guidelines.			
Description: Would require a proposed housing development containing 2 residential units to be considered ministerially, without discretionary review or hearing, in zones where allowable uses are limited to single-family residential development if the proposed housing development meets certain requirements, including that the proposed housing development would not require demolition or alteration requiring evacuation or eviction of an existing housing unit 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.		Analysis: Builds off state Accessory Dwelling Unit (ADU) law that allows for at least three units/parcel; further encourages small-scale neighborhood development spearheaded by homeowners by creating a ministerial approval process for duplexes and lot splits that meet local zoning, environmental and tenant displacement standards. Promotes small-scale neighborhood development (i.e. adding capacity to an existing, typically single-family residential area) in a meaningful way to increase production. Housing stock is being increased thanks to the ADU law, and the small-scale nature of SB 1120 would make success that much more achievable, and could help bolster finances for individual homeowners.	
Most Recent Vote Summary: June 24, 2020 – Senate Floor – Pass (39-0).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 1138	Wiener (D)	Housing element: emergency shelters: rezoning of sites	WATCH
			<b>LOCC Position</b>

## Attachment A

			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No (Senate Floor), Assembly Member Waldron – no votes yet.			
<b>Status:</b> June 29, 2020 - Referred to Assembly Committee on Housing and Community Development.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support legislation that works to solve the state and region’s problems with homelessness as long as it protects a City’s ability to preserve public safety and livability.			
<b>Description:</b> This bill would revise the requirements of the housing element, as described above, in connection with identifying zones or zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.		<b>Analysis:</b> The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Current law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and to make adequate provision for the existing and projected needs of all economic segments of a community. This bill would revise the requirements of the housing element, as described above, in connection with identifying zones or zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. If an emergency shelter zoning designation where residential use is a permitted use is unfeasible, the bill would permit a local government to designate zones for emergency shelters in a nonresidential zone if the local government demonstrates that the zone is connected to amenities and services, as specified, that serve homeless people.	
<b>Most Recent Vote Summary:</b> June 22, 2020 – Senate Floor – Pass (30-8).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 1385	Caballero (D) and Rubio (D)	Local planning: housing: commercial zones	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – Yes (Senate Floor), Assembly Member Waldron – no vote yet.			
<b>Status:</b> June 29, 2020 – Referred to Assembly Committee on Local Government.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body. Oppose legislation that would limit or restrict local land use decision-making authority, including the imposition of one-sized-fits-all, land-use, parking, building and development guidelines.			
<b>Description:</b> The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. This bill, the Neighborhood Homes Act, would deem a housing development project, as defined, an authorized use on a neighborhood lot that is zoned for office or retail commercial use under a local agency’s zoning code or general plan. This 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. Additionally this bill would allow streamlined approval of housing projects on land zoned for office or retail commercial use when the site has been vacant or severely underutilized (less than 50% of available square footage) for at least 3 years if the project met existing requirements.		<b>Analysis:</b> This bill would unlock existing land zoned for commercial office and retail for potential residential development by making housing an eligible use on those sites. Even before COVID-19, many large-scale commercial developers were moving toward mixed-use projects that integrate live/work/play uses into one neighborhood. This trend has only been accelerated by the COVID-19 crisis, and this bill reflects the need to update the development landscape statewide to embrace that evolution and create much-needed housing alongside office and retail.	

**Most Recent Vote Summary:** June 24, 2020 – Senate Floor – Pass (39-0).

## SECTION THREE: RESOLVED LEGISLATION – 9 Items

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 516	Chiu (D)	Authority to Remove Vehicles	OPPOSE
			<b>LOCC Position</b>
			OPPOSE
<b>Local Legislator Votes:</b> Senator Jones – Yes (Senate Appropriations), Assembly Member Waldron – No.			
<b>Status:</b> No longer moving forward this legislative session.			
<b>Issue areas associated with the City’s Legislative Platform:</b> 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.			
<b>Description:</b> Eliminates the ability for cities and law enforcement to adequately enforce state and local vehicle violations. Specifically, this bill would eliminate the ability for cities and law enforcement to 1) “immobilize,” or place a boot on a vehicle, for motorists who ignore paying five or more parking tickets; 2) remove vehicles with expired registration that are operating illegally; and 3) remove vehicles in violation of parking time restrictions.		<b>Analysis:</b> This bill would delete the authority of a peace officer or public employee to remove or immobilize a vehicle under certain circumstances. The bill would also modify the authority to remove a vehicle parked or left standing for 72 or more consecutive hours in violation of a local ordinance by requiring the vehicle to remain parked or left standing for 10 or more business days after a notice is affixed to the vehicle specifying the date and time after which the vehicle may be removed. The bill would repeal the related authority to conduct a lien sale to cover towing and storage expenses. The bill would make various conforming and technical changes.	
<b>Most Recent Vote Summary:</b> August 12, 2019 – Senate Appropriations – Pass (7-0)			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 2062	Boerner Horvath (D)	San Diego Association of Governments: LOSSAN Rail	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – no vote yet.			
<b>Status:</b> No longer moving forward this legislative session.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Support dedicated and ongoing measures to finance local and regional transportation programs and improvements, including alternative modes of transportation and transportation demand management systems.			
<b>Description:</b> 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 LOSSAN Rail Corridor in the County of San Diego. 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.		<b>Analysis:</b> The 351-mile Los Angeles – San Diego – San Luis Obispo Rail Corridor (LOSSAN Corridor) travels through a six-county coastal region in Southern California and is the second busiest intercity passenger rail corridor in the United States and the busiest state-supported Amtrak route. The LOSSAN Corridor service includes 41 stations and more than 150 daily passenger trains, with an annual ridership of nearly 3 million on Amtrak Pacific Surfliner intercity trains and 5 million on Metrolink and COASTER commuter trains.	

**Most Recent Vote Summary:** No votes yet.

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 2620	Boerner Horvath (D)	North County Transit District: Pilot Program	SUPPORT
			LOCC Position
			WATCH
Local Legislator Votes: Senator Jones – No votes yet, Assembly Member Waldron – no votes yet.			
Status: No longer moving forward this legislative session.			
Issue areas associated with the City’s Legislative Platform: Support programs that will reduce traffic congestion throughout the City of San Marcos. Support dedicated and ongoing measures to finance local and regional transportation programs and improvements, including alternative modes of transportation and transportation demand management systems.			
Description: The proposed pilot program would allocate funding to the North County Transit District to purchase shuttles for use in a three-year pilot program to implement and operate an on-demand shared ride service as a transit option for specified cities within the district.		Analysis: Current law creates the North County Transit District, with various powers and duties relative to the planning and operation of a transit system in north San Diego County. This bill would state the intent of the Legislature to enact subsequent legislation that would allocate funding to the North County Transit District to purchase shuttles for use in a 3-year pilot program to implement and operate an on-demand shared ride service as a transit option for specified cities within the district.	
Most Recent Vote Summary: No floor votes yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 2722	McCarty (D)	Development fees and charges: deferral	OPPOSE
			LOCC Position
			WATCH
Local Legislator Votes: Senator Jones – No votes yet, Assembly Member Waldron – no votes yet.			
Status: No longer moving forward this legislative session.			
Issue areas associated with the City’s Legislative Platform: Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body.			
Description: This bill would prohibit noncompliant local agencies that impose fees or charges on a qualified development from requiring the payment of those fees or charges until 20 years from the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first.		Analysis: Current law prohibits a local agency that imposes fees or charges on a residential development from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except under specified circumstances. This bill would similarly prohibit a noncompliant local agency, defined as a local agency that did not meet its RHNA numbers during the most recent complete RHNA cycle, that imposes any fees or charges on a mixed income residential developments proposed by a nonprofit housing developer with at least 40 percent units reserved for low or moderate income families, from requiring the payment of those fees or charges until 20 years from the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first.	
Most Recent Vote Summary: No floor votes yet.			

## Attachment A

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 2843	Chu (D)	Local employer affordable housing fees: Affordable Housing Assistance Fund	OPPOSE
			LOCC Position
			WATCH
Local Legislator Votes: Senator Jones – No votes yet, Assembly Member Waldron – no votes yet.			
Status: No longer moving forward this legislative session.			
Issue areas associated with the City’s Legislative Platform: Oppose statewide attempts to preempt local budgetary control or remove the ability of a local government to set its own policy.			
Description: This bill would require cities to collection annual fees from all businesses with business licenses to create an Affordable Housing Assistance Fund. Money from this fund would be used for first-time homebuyer programs, vouchers for individuals experiencing homelessness, funding and subsidizing affordable housing development project, rental assistance, along with other specified purposes.		Analysis: Would require a local agency to collect an additional annual fee from any applicant for a local business license in an amount depending on the number of employees employed by the business, as specified. The bill is silent on a fee amount for businesses between 50 and 199 employees, would add \$75 per employee for businesses between 200 and 999 employees and \$150 per employee for businesses with 1,000 and more employees. No fee would be required for businesses with less than 50 employees. The bill would require the local entity to create a fund, entitled the “Affordable Housing Assistance Fund,” in which the fees collected under these provisions would be deposited. The bill would require the moneys in the fund to be used for specified purposes, including first-time homebuyer programs, vouchers for individuals experiencing homelessness, funding and subsidizing affordable housing development projects, and rental assistance.	
Most Recent Vote Summary: No floor votes yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 3144	Grayson (D)	Housing Cost Reduction Incentive Program	WATCH
			LOCC Position
			WATCH
Local Legislator Votes: Senator Jones – No votes yet, Assembly Member Waldron – no votes yet.			
Status: No longer moving forward this legislative session.			
Issue areas associated with the City’s Legislative Platform: Support legislation that provides incentives or grant opportunities for community improvements at the local level.			
Description: The proposed would provide grant money to cities for development impact fee waivers in an amount equal to 50% of the amount of development impact fees waived or reduced by each city.		Analysis: Would establish the Housing Cost Reduction Incentive Program, to be administered by the Department of Housing and Community Development, for the purpose of reimbursing cities, counties, and cities and counties for development impact fee waivers or reductions provided to qualified rental housing developments. Upon appropriation, the bill would require the department to provide grants to applicants in an amount equal to 50% of the amount of development impact fee waived or reduced for a qualified rental housing development by issuing a Notice of Funding Availability for each calendar year in which funds are made available for the program, as provided. The bill would require an applicant that receives a grant under the program to use those funds solely for those purposes for which the development impact fee that was waived or reduced would have been used.	
Most Recent Vote Summary: No floor votes yet.			

## Attachment A

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 3145	Grayson (D)	Local government: housing development projects: fees and exactions cap	OPPOSE
			LOCC Position
			WATCH
Local Legislator Votes: Senator Jones – No votes yet, Assembly Member Waldron – no votes yet.			
Status: No longer moving forward this legislative session.			
Issue areas associated with the City’s Legislative Platform: Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body.			
Description: The proposed would cap specific fees at 12% of median home prices within cities and county, with certain exception as applied for through the Department of Housing and Community Development.		Analysis: Would prohibit a city or county from imposing a specified fee or exaction if the total dollar amount of the fees and exactions that a city or county would impose on a proposed housing development is greater than 12 percent of the city’s or county’s median home price unless approved by the Department of Housing and Community Development. The bill would authorize a city or county to seek approval from the department to impose a fee or an exaction that would result in the total dollar amount of fees and exactions exceeding that limitation by making a specified finding and submitting a completed application for a waiver.	
Most Recent Vote Summary: No floor votes yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 3148	Chiu (D)	Planning and zoning: density bonuses: affordable housing: fee reductions	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – No votes yet, Assembly Member Waldron – no votes yet.			
<b>Status:</b> No longer moving forward this legislative session.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body.			
<b>Description:</b> The proposed would require local agencies to reduce impact fees imposed on deed restricted affordable housing units to a percentage of charges imposed on market rate units depending on the affordability of the unit.		<b>Analysis:</b> Would require a city, county, special district, water corporation, utility, or other local agency, except a school district, to reduce an impact fee or other charges imposed on the construction of a deed restricted affordable housing unit that is built pursuant to a density bonus, to amounts that are, depending on the affordability restriction on the unit, a specified percentage of the impact fee or other charge that would be imposed on a market rate unit within the development. The bill would exempt from these provisions units that are required to be affordable pursuant to a local inclusionary housing ordinance. The bill would define “impact fee” for purposes of these provisions. By imposing requirements on local agencies with respect to density bonuses, this bill would impose a state-mandated local program.	
<b>Most Recent Vote Summary:</b> No floor votes yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 592	Wiener (D)		OPPOSE
			LOCC Position

	<del>Housing development: Housing Accountability Act: permit streamlining Jury Service</del>	OPPOSE UNLESS AMENDED
<b>Local Legislator Votes:</b> Senator Jones – Yes, Assembly Member Waldron – No.		
<b>Status:</b> Gutted and Amended – now focuses on Jury Service – Not relevant. Will be removed from watch list.		
<b>Issue areas associated with the City’s Legislative Platform:</b> 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.		
<b>Description:</b> The author of the bill used a “gut and amend” maneuver to completely rewrite this bill in an attempt to close loopholes in the state’s Housing Accountability Act. The original SB 592 addressed licensure for barbers and cosmetologists. The new version clarifies that a housing development doesn’t have to be a multi-unit project to be covered by the HAA. The HAA current law says a city can’t vote to reject a housing project that complies with its zoning and general plan. SB 592 would change “vote” to “take action” regarding a housing project.	<b>Analysis:</b> Applies the existing Housing Accountability Act (HAA) to any land use decisions. It modifies the HAA by including single unit, ADUs and bedroom additions to existing residential property. In addition, it modifies the actions the City must take to disapprove housing development projects, allow developers to seek compensatory damages for violations of the HAA, and provides that a general plan, zoning, or subdivision standard or criterion is not “applicable” for purposes of the HAA if the project could be approved without the standard or criterion being met.	
<b>Most Recent Vote Summary:</b> August 28, 2019 – Assembly Appropriations – Pass (16-0).		

## SECTION FOUR: PENDING LEGISLATION – 8 items

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
H.R. 1497	Rep. Peter DeFazio (D-OR-4), Rep. Grace Napolitano (D-CA-32), Rep. Don Young (R-AK-24), Rep. John Katko (R-NY-24)	Water Quality Protection and Job Creation Act	Watch
			NLOC Position
			SUPPORT
Local Legislator Votes: Senator Feinstein – no vote yet, Senator Harris – no vote yet.			
Status: October 29, 2019 – Ordered to be amended by voice vote in Committee on Transportation and Infrastructure.			
Issue areas associated with the City’s Legislative Platform: Support legislation that will increase number and amount of available grants and other funding mechanisms for sustainability and energy efficiency programs at the local level.			
Description: The “Water Quality Protection and Job Creation Act of 2019,” authorizes approximately \$23.5 billion in direct infrastructure investment over the next five years to address America’s crumbling wastewater infrastructure and local water quality challenges.		Analysis: This bipartisan bill would reauthorize and increase funding for the Clean Water State Revolving Fund (SRF) program, which is an essential tool for communities to provide clean and safe water for residents and businesses. The bill would also extend the authorization of sewer overflow control grants to enable communities to better manage their wet weather flows and invest in green infrastructure and water and energy efficiency projects.	
Most Recent Vote Summary: No votes have been taken yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
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## Attachment A

H.R. 1764	Rep. John Garamendi (D-CA-3), Rep. Ken Calvert (R-CA-42), and Rep. Rob Woodall (R-GA-7)	To amend the Federal Water Pollution Control Act with respect to permitting terms, and for other purposes	Watch
			NLOC Position
			SUPPORT
Local Legislator Votes: Senator Feinstein – none, Senator Harris – none.			
Status: March 15, 2019 – Referred to the House Transportation Subcommittee on Water Resources and Environment.			
Issue areas associated with the City’s Legislative Platform: Support the incremental revision of stormwater regulation and stormwater permitting in a manner that retains local flexibility to determine how best to meet the State’s water quality objectives.			
Description: Amends the Federal Water Pollution Control Act with respect to permitting terms, and for other purposes. Primarily extending the maximum term for National Pollutant Discharge Elimination System (NPDES) permits issued under the federal Clean Water Act from 5 to 10 years.		Analysis: Current Federal law only provides for 5-year NPDES permits terms, which does not reflect construction schedules for public water and wastewater treatment projects. The American Society of Civil Engineers rates the nation’s wastewater infrastructure at D+ grade and suggests that \$271 billion in public investment over the next 25 years will be needed. According to the U.S. Conference of Mayors, 95% of spending on water infrastructure is made at the local level. This bill supports upgrades on aging water treatment plants to ensure projects are built on time and on budget in an effort to bring certainty to ratepayers and long-term efficiency to water suppliers. The bill will also extend the maximum term for NPDES permits issued under the federal Clean Water Act from 5 to 10 years, to better reflect the construction schedules for public agencies.	
Vote Summary: No votes have been taken yet.			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 69	Ting (D)	Land use: accessory dwelling units.	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – Aye, Assembly Member Waldron – Aye.			
<b>Status:</b> September 6, 2019 – To Inactive File.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body.			
<b>Description:</b> This bill would require the department to propose small home building standards governing accessory dwelling units smaller than 800 square feet, junior accessory dwelling units, and detached dwelling units smaller than 800 square feet, as specified, and to submit the small home building standards to the California Building Standards Commission for adoption on or before January 1, 2021.		<b>Analysis:</b> This measure, the partner to AB 68, would set up a new set of rules, the Small Home Building Standard Code, for ADU’s under 800 square feet that will be developed by HCD and then submitted to the California Building Standards Commission for adoption. Such as prohibiting local jurisdictions from imposing lot coverage standards and minimum lot size; four-foot side and rear yard setback for all other ADUs; require off-street parking when pre-existing parking is demolished; requiring the correction of nonconforming zoning conditions; installation of fire sprinklers in an ADU if sprinklers are not required in the primary residence. Allows the Department of Housing and Community Development to submit written findings to the local agency as to whether the ordinance complies with ADU law, and requires HCD to notify the local agency if it is in violation. Prohibits a local agency from issuing a certificate of occupancy for an ADU before the local agency issues a certificate of occupancy for the primary dwelling and would allow for JADUs to be constructed within new single-family residences.	
<b>Most Recent Vote Summary:</b> August 30, 2019 - From committee: Do pass. (Ayes 7. Noes 0.) (August 30).			

## Attachment A

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 134	Bloom (D)	Safe, clean, affordable, and accessible drinking water.	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – No vote recorded.			
<b>Status:</b> June 12, 2019 – Referred to Senate Committees on Environmental Quality and Natural Resources and Water. June 25, 2019 – Hearing canceled at the request of author.			
<b>Issue areas associated with the City’s Legislative Platform:</b> 1) Support the incremental revision of stormwater regulation and stormwater permitting in a manner that retains local flexibility to determine how best to meet the State’s water quality objectives. 2) Oppose one-size-fits-all stormwater permitting mandates and guidelines.			
<b>Description:</b> Requires funding from a Safe Drinking Water Fund (Fund) or Safe and Affordable Drinking Water Fund (Fund) to be displayed in the Governor's annual budget and requires at least every five years the Legislative Analyst Office's (LAO) to provide an assessment of the effectiveness of expenditures from the Fund.		<b>Analysis:</b> Existing law, the California Safe Drinking Water Act, requires the State Water Resources Control Board to administer provisions relating to the regulation of drinking water to protect public health. This bill would state findings and declarations relating to the intent of the Legislature to adopt policies to ensure that every Californian has the right to safe, clean, affordable, and accessible drinking water. Unknown direct impacts to San Marcos at this time.	
<b>Most Recent Vote Summary:</b> May 29, 2019 – Assembly Floor - Pass (59-0).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 1112	Friedman (D)	Shared mobility devices: local regulation	OPPOSE
			<b>LOCC Position</b>
			OPPOSE
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – Yes (Assembly Floor).			
<b>Status:</b> June 19, 2019 – in Senate Com. on Transportation.			
<b>Issue areas associated with the City’s Legislative Platform:</b> 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.			
<b>Description:</b> Eliminates the ability for cities to fully regulate corporations that offer shared motorized scooters. Specifically, it prohibits cities from requiring speed limits slower than statewide speed limits, it requires cities to arbitrarily lower fees, and would restrict the trip data local governments can access.		<b>Analysis:</b> This bill would define a “shared mobility device” as a bicycle, electric bicycle, motorized scooter, electrically motorized board, or other similar personal transportation device, that is made available to the public for shared use and transportation, as provided. The bill would require shared mobility devices to include a single unique alphanumeric ID. The bill would allow a local authority to require a shared mobility device provider to provide the local authority with deidentified and aggregated trip data as a condition for operating a shared mobility device program. The bill would prohibit the sharing of individual trip data, except as provided by the Electronic Communications Privacy Act. The bill would prohibit a local authority from imposing any unduly restrictive requirements on mobility device providers that have the effect of prohibiting the operation of all shared mobility providers in its jurisdiction. The bill would allow a local authority to require shared mobility device providers to deploy shared mobility devices in accordance with fleet caps, reasonable insurance and indemnification requirements, equitable access requirements, and speed limits, as a condition of operating a shared mobility fleet. The bill would prohibit a local authority from subjecting users of shared mobility devices to requirements more restrictive than those applicable to users of personally owned similar transportation devices.	
<b>Most Recent Vote Summary:</b> May 22, 2019 – Assembly Floor – Pass (73-1).			

## Attachment A

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 1279	Bloom (D)	Planning and zoning: housing development: high-resource areas	OPPOSE
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – No (Assembly Floor).			
<b>Status:</b> April 24, 2020 – in Committees on Housing and Equality, and Governance and Finance.			
<b>Issue areas associated with the City’s Legislative Platform:</b> Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body.			
<b>Description:</b> Requires certain development sites in high resource areas to allow for more density and height and makes these sites subject to “use by-right” approval.		<b>Analysis:</b> This bill requires the Department of Housing and Community Development to determine “high-resource areas” which are areas of high opportunity and low residential density not experiencing displacement or gentrification. The bill would, in high-resource areas, provide by-right approval for up to 100 units and 55 feet, if the project meets affordability requirement and site limitations.	
<b>Most Recent Vote Summary:</b> May 29, 2019 – Assembly Floor – Pass (46-20).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
AB 1484	Grayson (D)	Mitigation Fee Act: housing developments	WATCH
			<b>LOCC Position</b>
			WATCH
<b>Local Legislator Votes:</b> Senator Jones – no vote yet, Assembly Member Waldron – Yes (Assembly Floor).			
<b>Status:</b> September 9, 2019 – in Senate Rules Com. pursuant to Senate Rule 29.10(b).			
<b>Issue areas associated with the City’s Legislative Platform:</b> Oppose any legislation or proposed regulation that preempts local authority or weakens the independence of charter cities. Each community has unique needs and characteristics that are best addressed by the local governing body.			
<b>Description:</b> Requires local agencies to publish fees for housing development projects on their internet website and freezes “impact and development fees that are applicable to housing developments” for two-years after a development application is deemed complete.		<b>Analysis:</b> Prohibits a local agency from imposing a fee unless the type and amount of the exaction is identified on the agency’s website at the time the development application is deemed complete. Freezes impact and development fees for 2 years after application is deemed complete.	
<b>Most Recent Vote Summary:</b> July 10, 2019 – Senate Governance and Finance – Pass (6-0).			

Bill Number	Author(s)	Bill Title	San Marcos Recommended Position
SB 266	Leyva (D)	Public Employees’ Retirement System: disallowed compensation: benefit adjustments.	OPPOSE
			<b>LOCC Position</b>
			OPPOSE
<b>Local Legislator Votes:</b> Senator Jones – No (Senate Floor), Assembly Member Waldron – Yes (Assembly Floor).			
<b>Status:</b> September 13, 2019 – Ordered held at the Desk (Senate).			
<b>Issue areas associated with the City’s Legislative Platform:</b> 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.			

## Attachment A

Support efforts to enact workers' compensation and pension reform that lowers employers' costs while still protecting workers. Support legislation that limits the ability of employees to receive workers' compensation benefits for occupational injuries/illnesses that result from stress, disciplinary action or performance evaluations or consultations.

**Description:** Establishes new procedures for employees covered by the California Public Employees Retirement System (CalPERS) in cases where their pensionable benefits are erroneously calculated and reported to CalPERS by their employer.

**Analysis:** This bill would require a public agency to pay from its General Fund any shortfall of a benefit should CalPERS determine that a retiree has received disallowed compensation. It would establish new procedures under PERL for cases in which PERS determines that the benefits of a member or annuitant are, or would be, based on compensation that conflicts with PEPPRA and other specified laws and thus impermissible under PERL. The bill would also apply these procedures retroactively to determinations made on or after January 1, 2017, if an appeal has been filed and the employee member, survivor, or beneficiary has not exhausted their administrative or legal remedies. At the threshold, after determining that compensation for an employee member reported by the state, school employer, or a contracting agency is disallowed, the bill would require the applicable employer to discontinue the reporting of the disallowed compensation. The bill would require that contributions made on the disallowed compensation, for active members, be credited against future contributions on behalf of the state, school employer, or contracting agency that reported the disallowed compensation and would require that the state school employer, or contracting agency to return to the member any contributions paid by the member or on the member's behalf.

**Most Recent Vote Summary:** September 12, 2019 – Senate Floor (Ayes 32. Noes 7.)