

11-2020

Assembly Local Government Committee, 2020 Legislative Summary

Assembly Local Government Committee

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2•0•2•0 LEGISLATIVE SUMMARY



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Shannon Flores



November 15, 2020

TO ALL INTERESTED PARTIES:

To say that 2020 has been unusual would be an understatement. This year – when COVID-19 transformed our state, our country, and the world – an indelible mark was also made on the Assembly Local Government Committee and the work of the entire California Legislature.

This Committee's 2020 experience was very much like that of most Committees. We managed a significant overhaul of the hearing schedule and process. We witnessed a marked reduction in the number of bills that could be heard within the year's severely truncated timeframes. And – perhaps most importantly – we were handed a starkly different lens through which we were compelled to view and evaluate policy.

By way of comparison, in 2019, the Local Government Committee heard 108 measures over the course of 10 bill hearings. In 2020, the Committee heard only 29 measures in just four bill hearings. This year's legislative summary reflects these realities (as you undoubtedly will have noticed by virtue of its slim profile). A total of 79 bills were referred to the Committee, including 62 Assembly Bills and 17 Senate Bills. The Committee ultimately heard 14 Assembly Bills and 15 Senate Bills.

This summary includes a brief description of all bills the Committee heard, divided into the following categories: Contracting and Procurement; Elections; Energy and Telecommunications; Finance; Governance; Housing and Land Use; Powers and Duties; Transparency and Accountability; Transportation; and, Water.

The summary's organization has also changed slightly from prior years. An appendix has been added for bills that were referred but not heard, including referrals that were rescinded due to the eventual elimination of double-referrals. For quick and easy reference, please see the table of contents in the beginning of this document or the index located at the end.

In addition to bill hearings, and despite the operational restrictions the pandemic placed on our hearing schedule and process, the Committee also held non-bill hearings on the following topics:

The Price of Civilization: Benefits and Costs of Impact Fees on Housing in California. Joint Informational Hearing of the Assembly Committees on Local Government and Housing and Community Development; and, Senate Committees on Governance and Finance and Housing.

Initiative to Increase Funding for Public Schools, Community Colleges, and Local Government Services by Changing Tax Assessment of Commercial and Industrial Property. Joint Initiative Hearing of the Assembly Committees on Revenue and Taxation and Local Government.

While the circumstances of the pandemic may have narrowed our opportunities to work on all that we had wished for at the beginning of the year, the Committee (along with members of the Legislature generally) prioritized competing needs during a time of crisis. As we head into what looks to be a similar Legislative session in 2021, I wish you all health, safety and security for the remainder of 2020 and throughout the year ahead.

If you need additional information regarding this summary, please contact the Assembly Local Government Committee at (916) 319-3958.

Sincerely,

A handwritten signature in black ink, reading "Cecilia M. Aguiar-Curry". The signature is written in a cursive style with a large, looping "C" at the end.

Cecilia M. Aguiar-Curry, Chair

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2020 ASSEMBLY LOCAL GOVERNMENT COMMITTEE LEGISLATIVE SUMMARY

BILLS REFERRED TO COMMITTEE AND HEARD:

The following bills are categorized by subject area. Some are listed in more than one category. A single asterisk (*) indicates a bill was heard in 2019, with final disposition determined in 2020.

CONTRACTING & PROCUREMENT

AB 2932 (O'Donnell)

City of Long Beach: design-build process.

Allows the City of Long Beach to use the design-build contracting process to award contracts for curb ramps that are compliant with the Americans with Disabilities Act.

Status: Chapter 54, Statutes of 2020

ELECTIONS

AB 1276 (Bonta)

Local redistricting.

Makes various changes to the process counties and cities use when adjusting the boundaries of their governing bodies' electoral districts.

Status: Chapter 90, Statutes of 2020

ENERGY & TELECOMMUNICATIONS

AB 1551 (Arambula)

Property assessments: requirements and disclosures.

Adds prohibitions and requirements related to a Property Assessed Clean Energy assessment contract.

Status: Chapter 156, Statutes of 2020

AB 2421 (Quirk)

Land use: permitting: wireless communications: emergency standby generators.

Requires expedited permitting of emergency standby generators for macro cell towers.

Status: Chapter 255, Statutes of 2020

FINANCE

AB 1551 (Arambula) *

Property assessments: requirements and disclosures.

Adds prohibitions and requirements related to a Property Assessed Clean Energy assessment contract.

Status: Chapter 156, Statutes of 2020

AB 2040 (Bigelow)

Property tax: revenue allocations: County of Madera.

Would have required the Auditor of the County of Madera to reallocate an amount of \$4,627,723 from the County's Educational Revenue Augmentation Fund to correct errors made by the County in the years 2005-06 through 2013-14, as specified.

Status: Vetoed

FINANCE (continued)

AB 2107 (Rodriguez and Gray)

Local government: securitized limited obligation notes.

Extends the sunset date for special districts' authority to issue securitized limited obligation notes until December 31, 2024.

Status: Chapter 213, Statutes of 2020

SB 998 (Moorlach)

Local Government: investments.

Expands local agencies' investment options and makes other changes to their ability to invest surplus funds.

Status: Chapter 235, Statutes of 2020

SB 1349 (Glazer)

Transactions and use taxes: County of Contra Costa.

Provides Contra Costa County, and cities within Contra Costa County, additional flexibility to impose local transactions and use taxes.

Status: Chapter 369, Statutes of 2020

SB 1386 (Moorlach)

Local government: assessments, fees, and charges: water: hydrants.

Provides that fire hydrants are a part of water service for the purposes of Proposition 218 (1996).

Status: Chapter 240, Statutes of 2020

GOVERNANCE

SB 625 (Bradford)

Central Basin Municipal Water District: receivership.

Would have dissolved the Board of Directors of the Central Basin Municipal Water District (CBMWD) and required the Water Replenishment District of Southern California to act as the receiver for CBMWD, among other changes.

Status: Senate Rules Committee

SB 1212 (Rubio) Joint powers authorities: San Gabriel Valley Regional Housing Trust: board of directors.

Changes the membership and term requirements for the San Gabriel Valley Regional Housing Trust's board of directors.

Status: Chapter 206, Statutes of 2020

HOUSING & LAND USE

AB 953 (Ting and Bloom)

Land use: accessory dwelling units

Would have made technical corrections to Accessory Dwelling Unit law.

Status: Senate Governance and Finance Committee

AB 1775 (Reyes)

Local planning: environmental justice goals: notification: Department of Justice.

Would have required a city or county to notify the Department of Justice before that city or county adopts or reviews their environmental justice (EJ) element, or related EJ goals, policies, and objectives in other elements.

Status: Amended to address a subject matter outside of Local Government Committee jurisdiction

HOUSING & LAND USE (continued)

AB 1851 (Wicks)

Religious institution affiliated housing development projects: parking requirements.

Allows a religious institution to develop an affordable housing project at a place of worship owned by the religious institution even if the development requires the religious institution to reduce the number of religious-use parking spaces available at the place of worship.

Status: Chapter 196, Statutes of 2020

AB 2421 (Quirk)

Land use: permitting: wireless communications: emergency standby generators.

Requires expedited permitting of emergency standby generators for macro cell towers.

Status: Chapter 255, Statutes of 2020

AB 3153 (Robert Rivas)

Parking and zoning: bicycle and car-share parking credits.

Would have allowed development proponents to reduce, by up to 30%, the number of vehicle parking spaces they are required to provide for housing developments if they provide a minimum number of long-term bicycle spaces, car-share parking spaces, or both.

Status: Senate Governance and Finance Committee

AB 3234 (Gloria)

Subdivision Map Act.

Would have defined small lot subdivisions and authorized local governments to adopt small lot ordinances that streamline certain provisions of the Subdivision Map Act for subdivisions of land that meet the definition of a small lot subdivision.

Status: Amended to address a subject matter outside of Local Government Committee jurisdiction

SB 902 (Wiener)

Planning and zoning: housing development: density.

Would have allowed counties and cities to pass ordinances to zone any parcel for up to 10 units of residential density per parcel in transit-rich or jobs-rich areas or urban infill sites, and exempted these ordinances from the California Environmental Quality Act.

Status: Assembly Appropriations Committee

SB 1120 (Atkins, et al.)

Subdivisions: tentative maps.

Would have required ministerial approval of housing developments with two units (duplexes) and subdivision maps that meet certain conditions, and would have increased the length of time that cities and counties can extend the validity of existing subdivision maps.

Status: Senate, pending concurrence

SB 1385 (Caballero and Rubio)

Local planning: housing: commercial zones.

Would have established housing as an allowable use on parcels zoned for office or retail uses, and allowed for ministerial approval of those developments under specified conditions.

Status: Assembly Local Government Committee

POWERS & DUTIES

AB 2275 (Nazarian)

State armories: homeless shelters: security.

Changes a requirement that cities and counties ensure that local law enforcement visit a state armory each night it is used as a shelter, to a requirement that cities and counties request that law enforcement visit each night it is used as a shelter.

Status: Chapter 145, Statutes of 2020

AB 3172 (Gray)

Park property: City of Modesto: Beard Brook Park.

Would have allowed the City of Modesto to dispose of specified park property, subject to certain conditions.

Status: Senate Governance and Finance Committee

AB 3312 (Gray)

Local agency formation: annexation: City of Merced.

Authorizes the City of Merced to annex the territory comprising the campus of the University of California, Merced, as specified.

Status: Chapter 56, Statutes of 2020

SB 928 (Governance and Finance)

Validations.

Validates the organization, boundaries, acts, proceedings, and bonds of the state government, counties, cities, special districts and school districts, among other public bodies.

Status: Chapter 132, Statutes of 2020

SB 929 (Governance and Finance)

Validations.

Validates the organization, boundaries, acts, proceedings, and bonds of the state government, counties, cities, special districts and school districts, among other public bodies.

Status: Chapter 133, Statutes of 2020

SB 930 (Governance and Finance)

Validations

Validates the organization, boundaries, acts, proceedings, and bonds of the state government, counties, cities, special districts and school districts, among other public bodies.

Status: Chapter 134, Statutes of 2020

SB 1049 (Glazer)

Cities and counties: ordinances: short-term rentals.

Would have established enhanced fines for violations of short-term rental ordinances.

Status: Senate Inactive File

SB 1307 (Rubio)

Street lighting systems: City of Rosemead.

Allows the Landscaping and Lighting District of the City of Rosemead to perform maintenance and make improvements under the Landscaping and Lighting Act of 1972.

Status: Chapter 135, Statutes of 2020

POWERS AND DUTIES (continued)

SB 1473 (Governance and Finance)

Local Government Omnibus Act of 2020.

Enacts the Local Government Omnibus Act of 2020, which makes a number of non-controversial changes to existing laws governing the powers and duties of local agencies.

Status: Chapter 371, Statutes of 2020

TRANSPARENCY & ACCOUNTABILITY

AB 992 (Mullin) *

Open meetings: local agencies: social media.

Creates a new exception to a prohibition in the Ralph M. Brown Act (Brown Act) against serial communications by a majority of a local legislative body's members, if they are using social media in specified ways.

Status: Chapter 89, Statutes of 2020

SB 146 (Beall)

Regional transportation plans: sustainable communities strategies: procedural requirements.

Makes changes to the procedural requirements for adopting sustainable communities strategies.

Status: Chapter 177, Statutes of 2020

TRANSPORTATION

AB 1273 (Brough) *

County of Orange: joint exercise of powers agreements: toll roads.

Would have made various changes to the powers and duties of the Transportation Corridor Agency.

Status: Assembly Local Government Committee)

SB 146 (Beall)

Regional transportation plans: sustainable communities strategies: procedural requirements.

Makes changes to the procedural requirements for adopting sustainable communities strategies.

Status: Chapter 177, Statutes of 2020

WATER

SB 1386 (Moorlach)

Local government: assessments, fees, and charges: water: hydrants.

Provides that fire hydrants are a part of water service for the purposes of Proposition 218 (1996).

Status: Chapter 240, Statutes of 2020

APPENDIX

BILLS REFERRED TO COMMITTEE BUT NOT HEARD:

A single asterisk (*) indicates a second referral to the Committee was eliminated due to the shortened session. A double asterisk (**) indicates the bill was amended out of the Committee's jurisdiction.

AB 315 (Garcia)

Local government: lobbying associations: expenditure of public funds.

AB 1857 (Chen) **

Local government: redevelopment: revenues from property tax override rates.

AB 1924 (Grayson)

Housing development: fees.

AB 1934 (Voepel)

Planning and zoning: affordable housing: streamlined, ministerial approval process.

AB 1957 (Gallagher)

Paradise Irrigation District: water pipeline: design-build process.

AB 2050 (Arambula)

Fresno Metropolitan Flood Control District: contracts.

AB 2095 (Cooper) **

Water theft: enhanced penalties.

AB 2137 (Wicks)

Planning and Zoning Law: court orders: housing development projects.

AB 2168 (McCarty, et al.)

Planning and zoning: electric vehicle charging stations: permit application: approval.

AB 2186 (Grayson)

Public contracting: contractor retention withholding.

AB 2224 (Mayes)

Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.

AB 2237 (Berman)

Bay area county transportation authorities: contracting.

AB 2284 (Calderon)

Local Agency Public Construction Act: change orders.

AB 2303 (Aguiar-Curry)

Resource conservation districts.

AB 2323 (Friedman and Chiu) *

California Environmental Quality Act: specific plan: exemption.

AB 2343 (Eggman)

Local planning: housing element: emergency shelters.

AB 2345 (Gonzalez) *

Planning and zoning: density bonuses: affordable housing.

AB 2370 (Limón)

Ventura Port District: aquaculture plots: federal waters.

AB 2395 (Lackey)

State mandates: claims.

AB 2470 (Kamlager)

Splitting multifamily dwelling units: streamlined ministerial approval.

AB 2514 (Luz Rivas)

Los Angeles County Metropolitan Transportation Authority: contracting.

AB 2580 (Eggman) *

Conversion of motels and hotels: streamlining.

AB 2611 (Santiago)

Conservancies: Lower Los Angeles River Working Group.

AB 2629 (Mayes)

Imperial Irrigation District: retail electric service.

AB 2632 (Patterson)

Williamson Act: subvention payments: appropriation.

AB 2661 (Chu)

Santa Clara Valley Transportation Authority: board of directors.

AB 2666 (Boerner Horvath) *

Starter Home Revitalization Act of 2020.

AB 2711 (Eggman)

San Joaquin Regional Transit District.

AB 2722 (McCarty)

Development fees and charges: deferral.

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Alameda-Contra Costa Transit District.

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Redevelopment: successor agencies: administrative cost allowance.

AB 3107 (Bloom and Ting) *

Planning and zoning: commercial zoning: housing development.

AB 3122 (Santiago)

Housing element: emergency shelters, temporary housing, and supportive housing.

AB 3144 (Grayson)

Housing Cost Reduction Incentive Program.

AB 3145 (Grayson)

Local government: housing development projects: fees and exactions cap.

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Housing data: collection and reporting.

AB 3147 (Gabriel)

Fees for development projects.

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Mitigation Fee Act: fees: notice: publicly available data.

AB 3155 (Robert Rivas) *

Subdivision Map Act: small lot divisions.

AB 3173 (Bloom)

Microunit buildings.

AB 3284 (Bauer-Kahan)

Short-term rentals: business licenses: transient occupancy taxes.

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Housing development: permits and other entitlements: extension.

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Very high fire hazard severity zone: state responsibility area: development prohibition.

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