



## Staff Report

**TO:** City Council  
**FROM:** Elizabeth Gibbs, City Manager  
Darron Usher, Principal Management Analyst  
**DATE:** October 7, 2025  
**SUBJECT:** Legislative Update – October 2025

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**Description:** Legislative Update – October 2025; AB 130, AB339, SB634, SB415, AB735, AB920, AB992, SB31, SB707, SB423, AB1207, SB840, AB825 and SB254.

### **Background and Analysis:**

With the legislative session coming to a close, the Governor has until October 13<sup>th</sup> to either sign or veto the hundreds of bills on his desk. Below are the bills we have been tracking this session with the assistance of our legislative consultant, CPPG, and our position on each bill, as well as bills that do not immediately have an impact on our City but may evolve in the next few years to affect our community.

All of these bills are on the governor's desk for signature, and another legislative update will take place on October 21<sup>st</sup> to confirm which bills have been approved or vetoed.

**Position Legislation** – Bills that fall within our 2025 Legislative Platform that have had position letters signed by the Mayor.

### **AB 130 (Budget Committee) – Housing and ADUs**

- **Summary:** Modifies CEQA by creating a new statutory exemption for qualifying infill housing development projects and related approvals, codified at Public Resources Code §21080.66, to reduce litigation delays and accelerate infill and infrastructure-aligned housing. Also makes permanent key housing production provisions (e.g., timelines under the Housing Accountability Act and Permit Streamlining Act, plus a 60-day clock for ministerial projects) and temporarily limits adoption of new local residential building standards until June 1, 2031, with narrow exceptions.
- **Position:** Support
- **Bill Status:** Signed by the Governor on June 30, 2025.

### **AB 339 (Ortega) – Local Public Employee Organizations: Notice Requirements**

- **Summary:** Requires local agency governing bodies to give recognized employee organizations advance written notice before issuing RFPs/RFQs or renewing/expanding contracts for work within represented classifications, and to provide specified information in that notice. The bill effectively adds a new pre-procurement step for cities with represented employees, increasing timelines and administrative requirements.
- Position: Oppose
- Status: On the governor’s desk for signature.

#### **SB 634 (Pérez) – Local Government: Homelessness**

- **Summary:** Prohibits a local jurisdiction from adopting or enforcing ordinances that ban individuals or organizations from providing basic survival support (e.g., food, water, medical/legal services) to people experiencing homelessness. The measure limits local regulatory tools around certain public-space activities by protecting the provision of survival assistance.
- Position: Oppose

#### **SB 415 (Reyes) – Planning and Zoning: Logistics Use Developments: Truck Routes**

- **Summary:** Makes clarifying and technical changes to AB 98 (2024) governing warehouse/logistics developments, including renaming to “logistics use development,” truck-routing plan refinements, and targeted exemptions (e.g., short-duration agricultural uses). SB 415 is substantially identical to AB 735, which was moved to the inactive file.
- Position: Neutral

#### **AB 735 (Carrillo) – Planning and Zoning: Logistics Use Developments: Truck Routes**

- **Summary:** Companion to SB 415 with parallel clarifications to AB 98, including agricultural-road usage and limited exemptions for agricultural buildings operating 90 days or less annually. Substantive provisions proceeded via SB 415.
- Position: Neutral

#### **AB 920 (Caloza) – Permit Streamlining Act: Housing Development Projects: Centralized Application Portal**

- **Summary:** Requires cities/counties with populations ≥150,000 to provide a centralized online portal that lets housing applicants submit and track project applications and view status updates. The portal increases transparency and standardization while clarifying that localities aren’t required to display statuses for permits controlled by other agencies/utilities.
- Position: Watch

#### **AB 992 (Irwin) – Peace Officers**

- **Summary:** Beginning January 1, 2031, establishes new post-academy education pathways (degrees/certificates/experience) that California peace officer

candidates must complete within a set timeframe, with specified exemptions (e.g., certain CDCR roles, prior out-of-state law enforcement, military service). The bill updates minimum standards recommended by oversight bodies while aiming not to hinder recruitment.

- Position: Watch

### **SB 31 (McNerney) – Water Quality: Recycled Water**

- **Summary:** Updates definitions and usage provisions for recycled water to facilitate safe, expanded outdoor and common-area irrigation and clarifies that certain storm-event discharges aren't "unauthorized" when recycled water offsets evaporation. The bill supports drought resilience and local landscape maintenance using non-potable supplies.
- Position: Watch

**Legislation of Interest** – Bills that fall within our 2025 Legislative Platform that we have not taken a position on, as they have minimal to no impact on our City in their current form.

### **SB 707 (Durazo) – Open Meetings: Teleconference Requirements**

- **Summary:** Recasts statewide teleconferencing rules for local legislative bodies, standardizing notice, accessibility, and public-comment provisions, and extends alternative teleconference options (including for disability accommodation and certain emergencies) to January 1, 2030. Requires two-way audiovisual or telephonic access and live webcast options, and mandates identification of remote participants in the minutes.

### **SB 423 (Gonzalez) – Housing: Real Property Transfer Taxes: Affordability Covenants**

- **Summary:** Limits Los Angeles' authority to apply documentary transfer taxes (Measure ULA-related) to properties with recently issued certificates of occupancy and authorizes agencies to modify affordable housing regulatory agreements to cure defaults, with specified preemption of conflicting covenants. The bill focuses on tax treatment of newer multifamily/commercial properties and on protecting affordability covenants.

### **AB 1207 (Irwin) – Climate Change: Market-Based Compliance Mechanism: Extension**

- **Summary:** Extends/updates Cap-and-Trade (market-based compliance mechanism) framework and sets reporting/oversight requirements to the Legislature when CARB pursues major rulemakings, through January 1, 2046. Also refines priorities for Greenhouse Gas Reduction Fund (GGRF) investments and related legislative oversight.

### **SB 840 (Limon) – Greenhouse Gases: Greenhouse Gas Reduction Fund: Studies**

- **Summary:** Reconfigures GGRF allocations beginning FY 2026-27, including specified set-asides (e.g., high-speed rail) and a new climate bureau at Legislative Counsel, and removes/updates prior continuous appropriations. Enacted as an urgency statute to provide near-term budget direction for cap-and-invest proceeds.

### **AB 825 (Petrie-Norris) – Energy: Electricity**

- **Summary:** Advances the Pathways/Western regional market framework by authorizing CAISO and participating utilities to use independent regional energy markets only if consumer-protection and transparency conditions are met; requires CPUC findings and preserves CAISO capabilities. Also addresses bill-affordability levers, including financing structures and limits on rate-basing certain undergrounding costs.

### **SB 254 (Becker) – Electricity: Wildfire Mitigation; Ratepayer Assistance; POWER Program**

- **Summary:** Creates the Policy-Oriented and Wildfire Electric Reimbursement (POWER) Program and related financing tools to lower electricity bills, including public financing of transmission, securitization, and cost-effective wildfire-mitigation measures; also establishes a replenishment mechanism for the state Wildfire Fund. Directs the I-Bank and GO-Biz to stand up a Transmission Infrastructure Accelerator and revolving fund to speed least-cost grid build-out.

Veto and signature letters were drafted and signed by the Mayor for legislation we have a position on and that fall within our 2025 Legislative Platform.

#### **Fiscal Impact:**

The estimated cost of preparing this staff report is \$300.

#### **Recommended Action:**

Receive and file this report.