

South Bay Cities Council of Governments

July 12, 2018

TO: SBCCOG Legislative Briefing

FROM: Jacki Bacharach, SBCCOG Executive Director

RE: Bills to Monitor and for Action – **Status as of July 7, 2018**

Adherence to Strategic Plan:

Goal B: Regional Advocacy. Advocate for the interests of the South Bay

ADMINISTRATIVE PROCEDURES

<p>AB 1250 (Jones-Sawyer)</p>	<p>Counties: contracts for personal services. Would allow a county or county agency to contract for personal services currently or customarily performed by employees, as applicable, when specified conditions are met. Among other things, would require the county to clearly demonstrate that the proposed contract will result in actual overall costs savings to the county and also to show that the contract does not cause the displacement of county workers. Would exempt certain types of contracts from its provisions, and would exempt a city and county from its provisions.</p>	<p>OPPOSE (5/8/17) (Ltr faxed to Asm Approps 5/9/17)</p>	<p>9/5/17 Senate Rules Committee LCC opposition removed</p>
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ECONOMIC DEVELOPMENT

<p>AB 427 (Muratsuchi)</p>	<p>California Aerospace and Aviation Commission: Would establish the California Aerospace and Aviation Commission consisting of 16 members, as specified, to serve as a central point of contact for businesses engaged in the aerospace and aviation industries and to support the health and competitiveness of these industries in California. Would require the commission to make recommendations on legislative and administrative action that may be necessary or helpful to maintain or improve the state's aerospace and aviation industries and would require the commission to report and provide recommendations to the Governor and the Legislature, as specified. Would require the commission to have at least 2 offices within existing operations of</p>	<p>SUPPORT (2/12/18) (Ltr faxed to Sen Rules 3/19/18 & to Sen Bus, Prof & E.D. 5/7/18 & Sen Judiciary 6/6/18)</p>	<p>6/21/18 Senate Appropriations Committee</p>
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	the state, as specified, and would require the operations of the commission to be supported through nonstate moneys. Would also require that funds received by the commission be deposited in the Aerospace and Aviation Account, which the bill would create in the California Economic Development Fund, to be used by the commission upon appropriation by the Legislature.		
SB 822 (Wiener)	Communications: broadband internet access service. HEAVILY AMENDED—AUTHOR NOT SUPPORTIVE. AMENDED AGAIN. Would revise the Consumers Legal Remedies Act to prohibit specified actions by an Internet service provider, as defined, that provides broadband Internet access service, as specified.	MONITOR	6/27/18 Assembly Appropriations Committee

ENVIRONMENT

AB 987 (Kamlager-Dove)	California Environmental Quality Act: sports and entertainment project. Would establish specified administrative and judicial review procedures for the administrative and judicial review of the EIR and approvals granted for a project related to the development of a specified sports and entertainment project in the City of Inglewood meeting certain requirements. Because the lead agency would be required to use these alternative procedures for administrative review of the EIR if the project applicant so chooses, this bill would impose a state-mandated local program. The bill would specify that the decisions of the lead agency regarding certain analyses and impacts shall not be considered as an abuse of discretion if certain conditions are met. This bill would make legislative findings and declarations as to the necessity of a special statute for the City of Inglewood.	RECOMMEND SUPPORT – request from the City of Inglewood	Senate Appropriations Committee Hearing Date: 8/6/18
AB 1775 (Muratsuchi) SB 834 (Jackson)	State lands: leasing: oil and gas. AMENDED 4/18/18. Would prohibit the State Lands Commission and the local trustees of granted public trust lands from entering into any new lease or other conveyance authorizing new construction of oil- and gas-related infrastructure upon tidelands and submerged lands within state waters associated with Outer Continental Shelf leases issued after January 1, 2018. Would apply the exceptions applicable to the California Coastal Sanctuary to these provisions. Would authorize the commission to establish guidelines for the implementation of these provisions.	SUPPORT (2/12/18) AB 1775 - (Ltrs to Asm Nat Res & Asm Approps & Sen Nat. Res & Water 6/12/18) SB 834 - (Ltr to Sen Nat Res &	Senate Appropriations Committee Hearing Date: 8/6/18 SB 834 6/26/18 Assembly Appropriations Committee

		Sen Approps & Asm Nat Res. 6/18/18)	
SB 1133 (Portantino)	Water quality control plans: funding. Would authorize the State Water Resources Control Board, on behalf of itself or a regional board, to accept donations of moneys from a permittee for the purpose of updating a water quality control plan.	SUPPORT (5/24/18) (Ltr to ESTM Comm 5/31/18)	6/27/18 Assembly Appropriations Committee LA County LCC supports. As LA County considers a stormwater parcel tax for the November 2018 ballot, SB 1133 provides an opportunity to fund a crucial and timely update to the Basin Plan.

FINANCE

SCA 20 (Glazer)	Local Sales Taxes: Online Sales. Would change Bradley-Burns Local Sales Tax law: Online sales would be consummated at the place of delivery rather than place of sale on or after 1/1/2020.	MONITOR	5/22/18 Senate Appropriations Suspense File
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HOUSING

AB 1771 (Bloom)	Planning and zoning: regional housing needs assessment. Would revise the objectives required to be addressed in the regional housing needs allocation plan and additionally require the plan to include an objective to increase access to areas of high opportunity for lower-income residents, while avoiding displacement and affirmatively furthering fair housing. It requires greater analysis of the number of housing units available at different income levels. Would allow HCD and Housing Organizations greater oversight over the process.	MONITOR	Senate Appropriations Committee Hearing Date: 8/6/18 LCC watch CALCOG oppose unless amended
AB 2890 (Ting)	Land use: accessory dwelling units. Would prohibit the imposition of lot coverage standards or requirements on minimum lot size, lot coverage, or floor area ratio, and would prohibit an ordinance from establishing size requirements for accessory dwelling units that do not permit at least an 800 square foot unit of at least 16 feet in height to be constructed. Would require local jurisdictions to consider permit applications for ADUs within 60 days of receipt instead of currently up to 120 days. Would also require that	OPPOSE (6/26/18)	Senate Appropriations Committee Hearing Date: 8/6/18 LCC opposes

	jurisdictions that condition permits on owner-occupancy to not monitor those units more than once per year. Would expand the law to allow for ministerial approval of ADUs on both single-family and multifamily lots, and prohibit certain requirements such as lot coverage standards, minimum lot size, and floor area ratio. If passed, HCD would be required to proposed small building standards by 2020, which would provide further oversight into local ordinances. If an ordinance is found to be in violation of the law, HCD could additionally notify the Attorney General.		
AB 3194 (Daly)	Housing Accountability Act: project approval. Would specify that a <i>proposed</i> housing development project is not inconsistent with the applicable zoning <i>standards and criteria</i> , and would prohibit a local government from requiring a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. <i>Would authorize a local agency, provided that the local agency has complied with specified provisions, to require the proposed housing development project to comply with the objective standards and criteria of the zoning that are consistent with the general plan, and would require the local agency to apply those standards and criteria to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.</i> Would declare the Legislature's intent that the conditions that would have a specific, adverse impact upon the public health and safety arise infrequently.	OPPOSE (6/26/18) RECONSIDER OPPOSITION?	7/5/18 Senate 2nd reading Bill amended 6/21/18 – League position changed to neutral
SB 831 (Wieckowski w/ Atkins, Skinner & Wiener)	Land Use: accessory dwelling units. AMENDED 6/21/18 Would require jurisdictions to designate, in their ADU ordinances, any areas where ADUs would be excluded because of certain health and safety concerns. Would delete the authority to include lot coverage standards. Would also prohibit jurisdictions from taking the square footage of the proposed ADU into account when determining the allowable FAR or lot coverage. In addition, a permit for the development of an ADU would be automatically approved if not considered within 60 days of its submittal. Would prohibit requirements to replace off-street parking that is lost due to the development of an ADU. Would also prohibit the use of any other local policy, ordinance, or regulation as a means to inhibit the development of ADUs. Would not only prohibit local ordinances from owner-occupancy conditions, but also make void any such	OPPOSE (6/26/18)	6/27/18 Assembly Local Government Comm. LCC opposes

	existing requirements. Would also prohibit a jurisdiction from considering an ADU as a “new residential use,” for purposes of determining fees. Would prohibit a local agency from requiring that offstreet parking spaces be replaced when a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit. Would prohibit another local ordinance, policy, or regulation from being the basis for the delay of the issuance of a building permit or use permit for an accessory dwelling unit. Would delete provisions authorizing a local agency to require owner occupancy by the permit applicant and would declare an agreement with a local agency to maintain owner occupancy as void and unenforceable.		
SB 961 (Allen)	Enhanced infrastructure financing districts. Would create districts major transit stops in which an enhanced tax increment would be created from increased property and sales taxes within the district. The incremental revenues would be dedicated for specified types of investments within the district. Would require the Office of Planning and Research, on or before January 1, 2021, to complete a study on the effectiveness of tax increment financing tools for increasing housing production, including a comparison of the relative advantages and disadvantages of infrastructure financing districts, enhanced infrastructure financing districts, affordable housing authorities, use of the Neighborhood Infill Finance and Transit Improvements Act, and use of the Second Neighborhood Infill Finance and Transit Improvements Act, as specified.	MONITOR	6/27/18 Assembly Appropriations Committee

PUBLIC SAFETY

SB 10 (Hertzberg)	Bail: pretrial release. Would declare the intent of the Legislature to enact legislation that would safely reduce the number of people detained pretrial, while addressing racial & economic disparities in the pretrial system, & to ensure that people are not held in pretrial detention simply because of their inability to afford money bail.	OPPOSE (6/26/18)	9/6/17 Assembly Appropriations Committee
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TRANSPORTATION

AB 2989 (Flora)	Motorized scooter: use of helmet: maximum speed. Would require the operator of a motorized scooter to wear a helmet only if the operator is less than 18 years of age.	MONITOR	7/5/18 Senate 2nd Reading
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SB 1151 (Bates)	Neighborhood Electric Vehicles. County of San Diego. Would authorize the County of San Diego, and any city therein, to establish Neighborhood Electric Vehicle (NEV) Transportation Plans to serve the mobility needs of their communities and further the region's vision of supporting a sustainable and healthy region, vibrant economy, and outstanding quality of life for all.	MONITOR	6/26/18 Assembly Appropriations Committee
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FEDERAL

HR 1958 (Sherman) & S. 838 (Cotton)	<p>PACE Act of 2017 – Protecting Americans from Credit Entanglements Act of 2017 – Amends the Truth in Lending Act to extend that Act's requirements to real property retrofit loans. A "real property retrofit loan" is a loan that is: (1) secured by an interest in real property; (2) repayable in installment payments made concurrently with the payment of property taxes on the real property; and (3) used to finance real property retrofits, including energy-efficiency upgrades, renewable-energy installations, seismic retrofits, water-conservation upgrades, and other similar improvements.</p> <p>At the time of application for a real property retrofit loan, the creditor must disclose that the loan will result in a lien on the real property securing the loan.</p>	MONITOR	<p>4/5/17 HR 1958: House Comm. on Financial Services</p> <p>5/11/17 S. 838 Senate Committee on Banking, Housing, and Urban Affairs</p> <p>@ request of S.B. Board of Realtors</p>
HR 5045 (Barragan)	STOP (Services, Tools and Opportunities to Prevent) Homelessness Act of 2018 – Would create a voluntary check-off donation box on tax returns to fund housing and support services. Every dollar would be matched 1:1 by the federal government.	MONITOR	2/15/18 House Ways and Means Committee