



# City of San Mateo Legislative Update

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# 2025 Legislative State-of-Play

## Primary Narrative That Has Driven Policy This Year... “Affordability”

### Dozens of Measures Seeking To:

- Cap, Delay or Eliminate Local Mitigation and Development Related Fees
- New State-Mandated Local Programs Without Offset Funding
- Fast-Track Timelines That Place Considerable Pressure on Local Agencies
- New Requirements Making it Seemingly More Difficult to Utilize Professional Service Contracts and Driving Operational Costs.

# State Legislative Timeline

Key State Legislative Dates	Action
January 10	Governor must present budget proposal to the Legislature.
January 24	Last day to submit bill requests to the Office of Legislative Counsel.
February 21	Last day for bills to be introduced.
April 10-21	Legislative spring recess.
May 2	Last day for policy committees to hear and report to fiscal committee's fiscal bills introduced in their house.
May 14	Governor Released May Revise
June 15	Fiscal Year 2025-26 Budget must be passed by the Legislature.
June 30	Governor must sign Fiscal Year 2025-26 Budget.
July 18-August 18	Legislative summer recess.
September 12	Last day for each house to pass bills.
October 12	Governor must take action all measures passed by the Legislature.



# VLF Update

# VLF Update

- \$114M Claim Pending for San Mateo County (SMC) and its taxing agencies
- VLF reimbursement claim not included in Governor's January budget proposal
- Have been working with SMC delegation on coordinated outreach efforts
- City of San Mateo has submitted a letter requesting that the Backfill amount be included
- Have had productive conversations with Senate Budget Chair and Sub Committee Chair
  - *Working with allies in organized labor—particularly police and fire to highlight importance*
- CPPG testified in support of restoring the VLF amount in Senate Budget Sub 4 (State Administration)
  - *Highlighted real costs and potential service reductions if backfill amount was not honored*

## Next Steps:

- Collaboration with relevant budget committees in both Chambers
- June 15 Budget Passed by the Legislature



# Update on Positioned Bills

# AB 60 (Papan)

- This bill, the Musk Reduction Act, would expand that prohibition by adding musk ambrette, musk tibetene, musk moskene, and musk xylene to the list of banned ingredients. The bill would also, beginning January 1, 2027, prohibit the use of musk ketone in cosmetic products in excess of specified amounts, including 1.4% in fine fragrance products, and oral products, as defined.
- Status: 5/6/2025 In Senate. Read first time. To Com. on RLS. for assignment.
- Client Position: Support

# AB 650 (Papan)

- AB 650 strengthens the state's housing planning process by requiring HCD to develop a standardized reporting format for Affirmatively Furthering Fair Housing (AFFH) programs. It also moves up the timeline for determining Regional Housing Needs Allocations (RHNA) with Councils of Governments (COGs) to 30 months before housing element deadlines, giving jurisdictions 6 more months for planning. Additionally, the bill mandates that HCD provide clear, detailed guidance to help jurisdictions address noncompliance findings and achieve certification more efficiently.
- Status: 5/1/2025 Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 0.) (April 30). Re-referred to Com. on APPR.
- Client Position: Support





# Legislation Impacting San Mateo

*Note: Informational item only, no recommended positions provided. Status/ location of legislation based on 05/15/2025.*

# Legislation Impacting San Mateo

Bill Number (Author)	Brief Summary	Status
AB 306 (Schultz)	AB 306 temporarily prohibits cities and counties, including charter cities, from adopting or modifying residential building standards—such as green codes—between June 1, 2025, and June 1, 2031, unless the changes meet limited exceptions like emergency health and safety or home hardening. It also requires that residential model home designs approved under existing standards continue to use those standards for future builds unless significantly altered or outdated	5/13/2025 From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on HOUSING.
SB 79 (Wiener)	SB 79 shifts significant land use authority away from local governments by requiring cities to allow higher-density housing near transit-oriented development (TOD) stops, overriding local zoning standards for height, density, and floor area ratio. It also allows transit agencies to set objective development standards on land they own or control within a half-mile of TOD stops, further limiting local control over site-specific planning. Projects that meet these criteria are entitled to ministerial approval, and cities that deny them—especially in high-resource areas—face automatic penalties under the Housing Accountability Act unless a specific health or safety risk is proven	5/19/2025 Senate Appropriations
AB 1026 (Wilson)	AB 1026 imposes new requirements on electrical corporations to streamline and standardize the processing of energization applications for housing developments, including deadlines for application review, completeness determinations, and appeals procedures	5/12/2025 Read second time. Ordered to third reading. Re-referred to Com. on APPR. pursuant to Joint Rule 10.5.

# Legislation Impacting San Mateo

Bill Number (Author)	Brief Summary	Status*
SB 499 (Stern)	This bill amends the timing and conditions under which local agencies may collect fees on residential developments, generally deferring payment until final inspection or issuance of a certificate of occupancy, with exceptions for utility connections and certain public improvements. It also provides extended deferral options and exemptions for designated affordable housing projects and outlines enforceable contracts and lien procedures to secure deferred payments.	5/15/2025 #99 Senate Third Reading File
AB 259 (Rubio)	This bill defines the conditions under which members of a legislative body may participate remotely in meetings, including due to illness, disability, family emergencies, or official travel, and specifies the technologies and terms associated with such participation. It allows remote participation without public accessibility to the member's location and remains in effect until January 1, 2030.	5/14/2025 Referred to Coms. on L. GOV. and JUD.
AB 339 (Ortega)	This bill requires public agencies to provide at least 120 days' written notice to recognized employee organizations before soliciting or renewing contracts for services covered by union-represented job classifications. It also mandates good faith negotiations upon request and allows reopening of labor agreements, while preserving existing employee rights and contract provisions.	Appropriations Suspense File

# Legislation Impacting San Mateo

Bill Number (Author)	Brief Summary	Status*
SB 63 (Wiener)	This bill establishes the San Francisco Bay Area Transportation Revenue Measure District, which will have authority to place a regional sales tax measure on the November 2026 ballot to fund improvements to public transit systems like BART, Muni, Caltrain, and AC Transit. It also requires the Metropolitan Transportation Commission to report by 2026 on how planned transportation projects will affect ridership, especially for rail connectivity, and outlines procedures for district formation, governance, tax implementation, and election logistics.	Appropriations Suspense File
AB 382 (Berman)	This bill updates California's Vehicle Code to allow local authorities greater flexibility to lower speed limits in school zones and near senior centers, including setting a 20 mph limit under specific conditions and enabling 15 mph limits with proper justification. It also clarifies enforcement standards for speed limits, definitions of speed traps, and when local jurisdictions can bypass standard survey requirements, while setting a repeal and update schedule for these provisions by 2029.	Appropriations Suspense File
SB 456 (Ashby)	This bill exempts artists who create murals under a legal agreement from contractor licensing requirements under the Business and Professions Code. It defines a mural as a hand-painted, original work of fine art protected by intellectual property laws, excluding commercial painted wall signs.	5/15/2025 #38 Senate Third Reading File



# Legislative Policy + Platform

# Legislative Platform Background and Purpose

## **Creates a Helpful Guide for Communicating with Various Stakeholders**

- Communicates City's policies, priorities, and positions to the public, and to state and regional governments.

## **Allows the City to Have a Gameplan**

- Allows staff and legislative advocate to quickly triage and assess legislative matters upon introduction and as they advance through the process.
  - *In 2023-24 legislative session there were 5,564 legislative and budgetary measures introduced.*
  - *2,628 having some level of impact on public agencies at time of introduction.*

### **Examples Include:**

- Drafting and resubmitting advocacy letters and modifying advocacy letters based on amendments
- Testifying in legislative and budgetary committees
- Attending meetings with state legislative, regulatory and administrative agencies
- Negotiating amendments/ comments/ policy on legislative, regulatory or administrative actions.
- Seeking funding for key programs and city initiatives
- Meeting with stakeholders involved in the state legislative, regulatory and administrative proposal.

# Legislative Platform Background and Purpose

## **Provides Guidance/Direction to City Staff and State Legislative Consultants on How to Engage on Specific Pieces of Legislation—including Coalition Building**

- This is especially important during key legislative and budget deadlines.
- Helps secure critical amendments early in the process.
- Allows immediate engagement on legislation throughout the legislative process.
- Enables the City to take the following advocacy positions:
  - Sponsor
  - Support
  - Oppose
  - Oppose unless amended
  - Neutral
  - Watch (Internal)

# Legislative Platform Development

## **Meetings to be Focused Primarily On The Following:**

- Policies that have an impact on departmental operations.
- Assessing major issues/projects/initiatives within the City that need to be considered or shared.
- Major policy areas of importance that CPPG should be monitoring more closely.
- Critical funding priorities for the City that CPPG should know more about.
- How best CPPG can serve as the City's legislative advocacy firm.

## **Given The Legislative Timing More Emphasized Focus In The Fall**

- Goal is to adopt a formal platform in the Fall of 2025



# Legislative Policy

- Establishing a legislative policy aims to formalize how and when the City responds to local, state, and federal legislation or ballot measures impacting it.
  - Many cities outline a process for addressing proposed legislation and ballot measures to clarify City interests and facilitate prompt responses as necessary.
- Effective March 1, 2025, the City Retained CPPG for Legislative Advocacy and Grant Writing Services.
  - It is anticipated that the City will broaden its scope of engagement on local, state and federal matters of interest.
  - Having clear direction through an adopted policy and platform will be helpful to ensure clear direction, timely engagement and sustained success.

# Legislative Policy

## Assessment of San Mateo's Current Policy

- **Formalized Legislative Roles:**
  - Mayor and Deputy Mayor serve as the Legislative Committee.
- **Annual Review of Priorities:**
  - Legislative Committee may meet annually to draft priorities.
- **Emergency/Expedited Action Allowed:**
  - The Legislative Committee can act urgently and report back at the next meeting.
- **Communication to Full Council:**
  - Copy full Council and report under Reports and Announcements.

# Legislative Policy

## Areas to Potentially Explore Based on Best Practices

- **Fully Developed Legislative Advocacy Platform:**
  - Adopt a written legislative platform and reaffirm by the full City Council at least every two years (to conform with legislative Cycle) .
- **Detailed Emergency Authorization Criteria:**
  - Modify policy to account for emergency or time-sensitive circumstances permitting unilateral action (e.g., protect revenues, local control, legislative committee timing etc.).
- **Explicit Role for City Staff and Legislative Consultants:**
  - Modify policy to recognize the involvement that City staff and the legislative consultant in effectively advocating on behalf of the City.
- **Councilmember Discretion and Caution:**
  - Clearly state Councilmembers must distinguish personal views from the City's official position.
- **Formal Procedures for Ballot Measures (optional)**
  - Create a defined process for Council action on State and Local ballot measures.



# Grant and Funding Outlook

# Major Funding Sources

- **State Budget:** May Revise budget preserves discretionary grant spending programs that were proposed in the Governor's January budget proposal.
- **Proposition 1:** First tranche of \$3.3 billion in funding was just awarded. A second and final round of funding will be available later this year.
- **Proposition 4:** The "Climate Bond" spending package will be rolled out with the adoption of the state's FY 25-26 budget.
- **Federal Budget:** Cuts to discretionary spending subject to negotiations on Tax Cuts and Jobs Act of 2017 extension via budget reconciliation and the FY 26 budget package.
- **Infrastructure Investment and Jobs Act (IIJA):** Investments authorized through the IIJA are largely preserved in the President's budget proposal for FY 26.
- **Inflation Reduction Act (IRA):** Current federal budget framework rolls back tax credit programs authorized under the IRA, which were the last major components of the bill's clean energy investment strategy.

# The Trump Administration

- **Changing Federal Grantmaking Priorities**
  - Executive Orders Targeting Climate Investments & “DEI” Principles
  - Renewed Focus on Investments in “Areas of Persistent Poverty”
  - Prioritization for Agencies that Comply with Federal Immigration Enforcement
- **Attempts to Rescind Grant Awards Based on Revised Policy Priorities**
  - Ongoing Legal Challenges to Administrative Actions
  - USDOT Review of Pending Award Agreements
  - Termination Notices
- **Grant Competitions Resuming after Programmatic Review**
  - USDOT IIJA Funding – Safe Streets and Roads for All (SS4A)
  - USDOJ COPS Office Grants

# Next Steps

- **Deep Dive Meetings** with staff to refine CPPG's understanding of the City's priorities and project pipeline.
- **Strategic Plan and Planning Document** review to further inform grant-seeking efforts and ensure alignment with priorities.
- **Development of Curated Tracking List** for high-priority, high-impact opportunities that align with the City Council's strategic goals. We are looking ahead and thinking about anticipated opportunities over the next two-years.
- **Ongoing Monitoring of State and Federal Action** to inform the City's grant-seeking priorities and strategies.