

2026 Legislative Update

City of El Segundo Planning Commission

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Governance and Transparency

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Political Reform Act

AB 1029

(Gov. Code §§ 82034, 87206, 87302, 87350)

AB 1286

(Gov. Code §§ 82004.2 and 87202)

Statements of Financial Interest: Digital Financial Assets.

- This bill, beginning on January 1, 2027, expands the definition of "investment" for purposes of the Political Reform Act to include a digital financial asset and requires interests in such be disclosed in officials' and designated employees' Form 700 statement of economic interest.

Political Reform Act of 1974: Prospective Employment.

- This bill requires public officials who file Form 700 statements of economic interest to disclose "arrangements for prospective employment."
 - Defined as an agreement pursuant to which a prospective employer's offer of employment has been accepted by the prospective employee, if employment had not begun as of the date of assuming office.

Traditional Brown Act Teleconferencing

Gov. Code § 54953

The Ralph M. Brown Act

- All meetings of a legislative body of a local agency must be open and public, and the public must be permitted to attend.
 - “Legislative body” for purposes of the Brown Act includes planning commissions.
- Member may join a meeting from a remote location provided that the public is given notice and public could attend meeting in person at that remote location.
- At least a quorum of the members of the legislative body must participate in the meeting from locations within the boundaries of the city.



Public Meeting & Teleconference Requirements

SB 707

(Gov. Code § 54952.2, 54952.7, 54953, 54953.4, 54953.5, 54953.7, 54953.8, 54953.8.1-7, 54954.2, 54954.3, 54956, 54956.5, 54957.6, 54957.9, 54957.95, 54, 54957.96)

Non-Traditional Teleconferencing

- New non-traditional teleconferencing rules that apply to all “legislative bodies,” including planning commissions:
- Just cause:
 - “Emergency circumstance” basis for remote member participation no longer separate grounds, now folded into “just cause” basis.
 - Must have quorum of members in physical location within city open to the public.
- Proclaimed state or local emergency:
 - No physical meeting location required for the public.
- Members with disability may participate remotely as reasonable accommodation.
 - Member still counts toward physical quorum.
 - traditional/non-traditional teleconferencing requirements do not apply (ex: posting teleconferencing location).



Housing and Development

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Permit Streamlining

AB 253

(Gov. Code §§ 17951 and
17960.3)

California Residential Private Permitting Review Act

- City must provide estimated timeframe to residential permit applicants for plan-check and determination of application compliance with permit standards.
- If timeframe is longer than 30 days, or City takes more than 30 days to perform plan-check and make determination, developer may hire a private plan check company and must provide a report to the City.
- Within 10 days of receiving report, City must either issue residential building permit or notify applicant that plans and specifications are non-compliant, or else will be deemed approved.
 - If non-compliant, applicant may submit corrected plans, subject to same timeline and requirements as new application.
- City must prepare a residential building permit fee schedule and post it on its website.

Permit Streamlining

AB 818

(Gov. Code § 65946.1)

Local Emergencies

- If a local emergency, city must approve or deny a building permit application, or an equivalent permit, within 10 business days.
- Limited to structures intended to be used by person rebuilding or repairing an “affected property.”
- “Affected property” includes residential property that was destroyed or rendered a substandard building by disaster resulting in declared local emergency.
- City must provide information relating to this law on its website by March 31, 2028.

Housing Regulations

AB 1308

(Health and Safety Code § 17970.3)

Residential Building Permits: Inspections

- City's building department must inspect the following residential projects, containing only residential units, within 10 business days of receiving notice of completion:
 - (1) New residential construction with at least 1 unit but no more than 10 units; and
 - (2) A single residential addition to an existing building with 1-9 dwelling units.
- Failure to inspect permitted work within 10 days is a violation of the Housing Accountability Act, which may result in a court order. Failure to follow court order will result in at least a \$10,000 fine per housing unit in the development project.



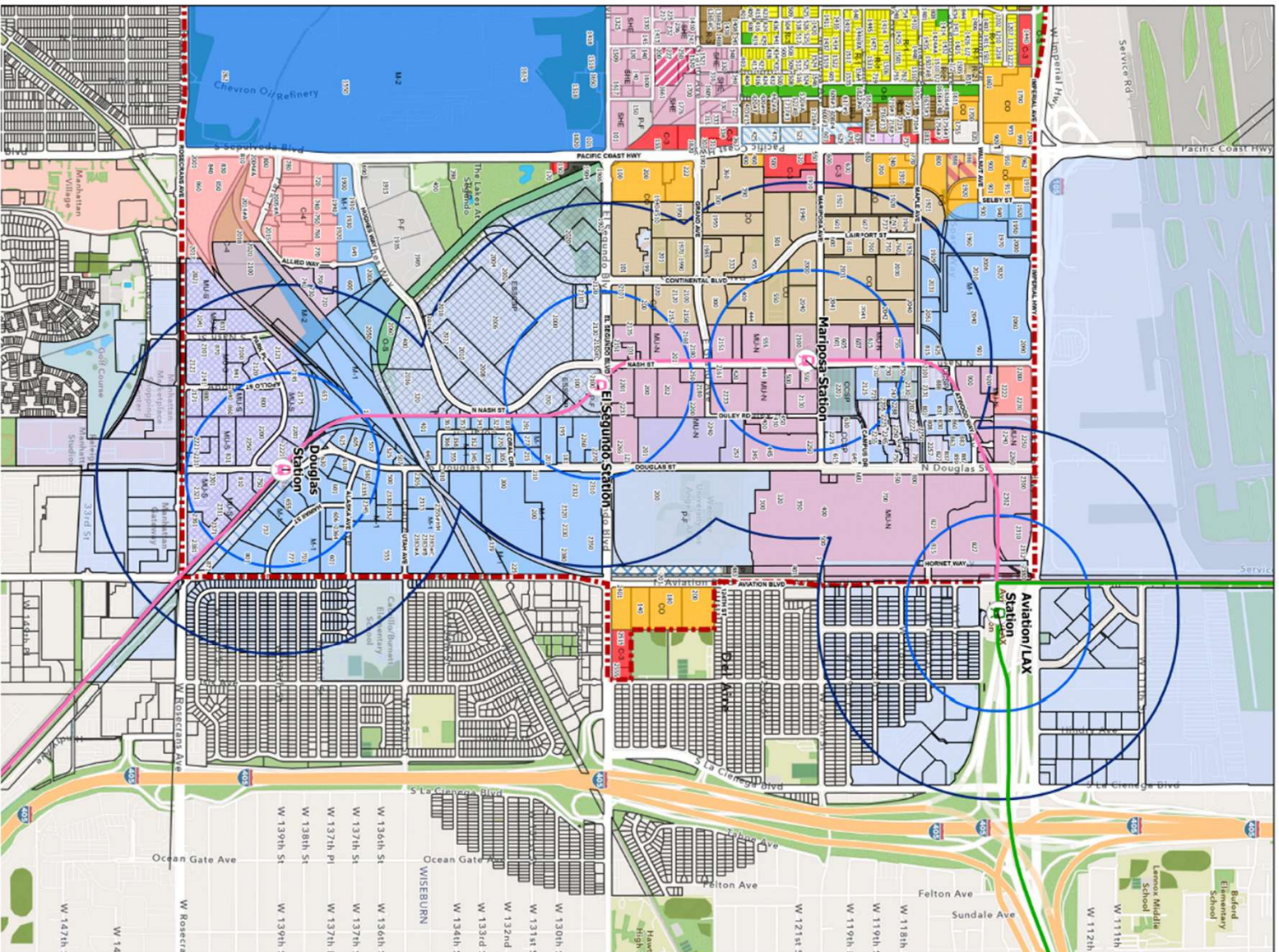
Ministerial Developments

SB 79

(Gov. Code § 65912.55 et seq.)

Transit-Oriented Developments.

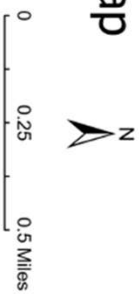
- Effective July 1, 2026, SB 79 creates a streamlined, ministerial approval process for certain housing developments that satisfy all the following requirements:
 - In an “urban transit county”;
 - Within 1/4 mile of a transit-oriented development stop;
 - Zoned residential, mixed, or commercial development;
 - With at least 5 dwelling units; and
 - Provides a certain percentage of affordable units.
- “Ministerial approval” is an administrative process for development project approval with no public hearings or discretionary reviews. Project must only meet objective zoning and design standards.



SB79 C & K Line Stations Map

1/4 Mile Buffer
 1/2 Mile Buffer

Metro Railname
 C LINE
 K LINE



Land Use/ Planning

SB 92

(Gov. Code § 65915(I))

Density Bonus.

- “Density Bonus Law” allows a developer to increase density on a property above the maximum set under the local agency’s General Plan land use plan in exchange for new affordable dwelling units.
- This bill allows local agencies to prohibit the use of the Density Bonus Law on the portion of mixed-use development projects that apply to hotel, motel, bed-and-breakfast, or other transient lodging other than a residential hotel.
- This bill does not apply to proposed projects that have submitted a preliminary application or entitlement application prior to January 1, 2026.

Accessory Dwelling Units

AB 1154
(Gov. Code § 66333)

Junior Accessory Dwelling Units (JADU).

- JADU owner-occupancy requirement changed:
 - JADU with shared sanitation facilities (*i.e.*, a bathroom) with primary dwelling = owner-occupancy required.
 - JADU with its own separate bathroom = owner-occupancy is not required.
- The City must require in its JADU ordinance that rental of a JADU must be for a term longer than 30 days.



Accessory Dwelling Units

SB 543

(Gov. Code §§ 66311.5, 66313, 66317, 66321, 66323, 66333.5, 66335, 66335.5)

Accessory Dwelling Units & Junior Accessory Dwelling Units

- JADU is defined to be ≤ 500 sq. ft. of “**interior livable space**”
 - Livable space = a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.
- The City must provide determination & written notice of whether a permit application for ADU or JADU is complete within 15 business days of receiving application, or else it is automatically deemed complete.
- The City must also provide a process to appeal incompleteness determinations, with a final written determination no later than 60 days from appeal.

Misc.:

AB 671

(Business and Professions Code §§ 5586.5 and 6775; Gov. Code §§ 66345 et seq.; Health and Safety Code § 114380)

Accelerated Restaurant Building Plan Approval: Tenant Improvements.

- Establishes streamlined approval process for permits for tenant improvements relating to a restaurant.
- City must allow applicants for these permits, at their request and expense, to use a qualified professional certifier to certify that plans and specifications comply with building, health, and safety codes, and provide affidavits to that effect.
 - Must also submit plans and specifications to local health department for approval.
- City must approve or deny permit application within 20 business days, or else plan will be deemed approved.
- City must approve or deny resubmissions within 10 business days. Review upon resubmission limited to deficiencies identified in initial denial.

Short-Term Rentals

SB 346

(Gov. Code §§ 550990 et seq.)

Transient Occupancy Taxes: Short-Term Rental Platforms.

- The City may adopt an ordinance requiring short-term rental platforms (ex: Airbnb, VRBO), at the request of the City, to provide the addresses of all short-term rental listings within the City.
- If the City adopts such an ordinance, it will have the authority to audit transient occupancy taxes (TOT) collected and remitted by short-term rental platforms.
- City may impose a fine or penalty for failure to report and initiate an audit of a short-term rental platform.



Environmental Quality

SB 415

(Gov. Code §§ 65098, 65098.1, 65098.1.5, 65098.2, 65098.2.5, 65098.2.7, 65098.3, 65098.4, 65098.5, 65098.6, 65302.02, 65098.1.6, 65098.2.8; Health and Safety Code §§ 40458.5 and 40522.7; and Vehicle Code § 2429.9)

Logistics Use Developments: Truck Routes.

- Requires local governments outside of the warehouse concentration region to develop a local ordinance, for designating truck routes to avoid residential and sensitive receptors, rather than mandating a truck traffic update in the circulation element of the general plan by January 1, 2028.
- The bill offers an exemption from this requirement if the city does not have and is not approving any new or expanded logistics-use projects in its jurisdiction. If this changes, the city is to adopt an ordinance within 2 years.



Any questions?

Thank you!

