

Date of Hearing: April 10, 2019

ASSEMBLY COMMITTEE ON LOCAL GOVERNMENT

Cecilia Aguiar-Curry, Chair

AB 1720 (Carrillo) – As Amended March 25, 2019

SUBJECT: Office of Planning and Research: land use guidelines.

SUMMARY: Requires the Office of Planning and Research (OPR) to develop and adopt guidelines that represent best practices to support small businesses. Specifically, **this bill:**

- 1) Requires OPR, in connection with its responsibilities to encourage the formation and proper functioning of, and provide planning assistance to, city, county, district, and regional planning agencies, to develop and adopt guidelines for a city or county to implement policies and practices that represent best practices to support small businesses within their jurisdictions. The guidelines shall include recommendations, as the office determines appropriate, for those policies and practices to be included within mandatory elements required in general plans, specific plans, and other land use planning documents of a city or county.
- 2) Allows OPR to request from each state department and agency, including, but not limited to, the Governor's Office of Business and Economic Development (GO-Biz), technical assistance in readopting, amending, or repealing the guidelines. The department or agency shall provide technical assistance if so requested.
- 3) Requires the guidelines to be advisory to each city or county in order to provide assistance in preparing and maintaining their respective general plans, specific plans, and other land use planning documents.
- 4) Requires the guidelines to address the needs of small commercial businesses, including microbusinesses, and to include recommendations for best practices to allow for collaborative land use planning adjacent to residential, mixed-use, and industrial facilities.
- 5) Requires the guidelines to encourage enhanced land use compatibility between transportation, workforce training, and other areas of commercial development within the region through the examination of potential impacts upon one another.
- 6) Requires the guidelines to be adopted through a collaborative process with other public and private organizations that serve the needs of small business, economic development, and neighborhood revitalization.
- 7) Requires OPR to publish the guidelines by January 1, 2021, and to thereafter regularly review and revise those guidelines in accordance with the requirements of this bill.

FISCAL EFFECT: This bill is keyed fiscal.

COMMENTS:

- 1) **Bill Summary.** This bill requires OPR to develop and adopt guidelines for a city or county to implement policies and practices that represent best practices to support small businesses

within their jurisdictions. The guidelines must include recommendations for those policies and practices to be included within mandatory elements required in general plans, specific plans, and other land use planning documents of a city or county. The bill allows OPR to request from state departments and agencies technical assistance in readopting, amending, or repealing the guidelines, and requires the departments or agencies to provide technical assistance if so requested.

The bill requires the guidelines to be advisory, to address the needs of small commercial businesses, including microbusinesses, and to include recommendations for best practices to allow for collaborative land use planning adjacent to residential, mixed-use, and industrial facilities. The guidelines must encourage enhanced land use compatibility between transportation, workforce training, and other areas of commercial development within the region through the examination of potential impacts upon one another. The guidelines must serve the needs of small business, economic development, and neighborhood revitalization. OPR must publish the guidelines by January 1, 2021, and must regularly review and revise them thereafter.

This bill is sponsored by the author.

- 2) **Author's Statement.** According to the author, “AB 1720 would direct the OPR to develop and adopt model guidelines for cities and counties to implement policies and best practices to support small businesses within their local jurisdictions. This bill will provide local jurisdictions with needed tools to better protect our growing community of small businesses across the state, many of which add historic value to neighborhoods throughout California. AB 1720 will equip local jurisdictions with model guidelines to provide needed infrastructure that supports the growth of small businesses.”
- 3) **Background.** Existing law requires OPR to adopt and periodically revise the State General Plan Guidelines (GPG) for the preparation and content of general plans for all cities and counties in California. A general plan is the local government’s long-term blueprint for the community’s vision of future growth. The GPG serves as the “how to” resource for drafting a general plan. The GPG is advisory to each city and county and is intended to provide assistance in preparing and maintaining their respective general plans.
- 4) **Policy Consideration.** This bill requires OPR to develop a separate set of guidelines, in addition to the GPG, specific to best practices for supporting small businesses. The author may wish to consider including these guidelines in the GPG instead of requiring a separate set of guidelines.
- 5) **Related Legislation.** AB 1118 (Blanca Rubio) requires OPR to address livability issues for older adults in the GPG. AB 1118 is pending in the Appropriations Committee.
- 6) **Arguments in Support.** None on file.
- 7) **Arguments in Opposition.** None on file.

REGISTERED SUPPORT / OPPOSITION:

Support

None on file

Opposition

None on file

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