

CONCURRENCE IN SENATE AMENDMENTS

CSA1 Bill Id:AB 1007 Author:(Blanca Rubio)

As Amended Ver:September 5, 2025

Majority vote

SUMMARY

Expedites timelines for approval or disapproval by a public agency acting as the "responsible agency" for residential and mixed-use development projects.

Senate Amendments

Provides an exception to the requirement for the following public agencies to act on a proposed development within accelerated timeframes:

- 1) Coastal Commission.
- 2) Bay Area Conservation and Development Commission.
- 3) State Water Resources Control Board, for specified projects.
- 4) A California Regional Water Quality Control Board, for specified discharge permits.

Require the entities listed above to instead conform to the 90 day requirements in current law, as specified.

Makes technical and conforming changes.

COMMENTS

Zoning and approval processes. Local governments use their police power to enact zoning ordinances that establish the types of land uses that are allowed or authorized in an area. Zoning ordinances often identify a primary use for parcels in the area, as well as other uses that are allowed if they meet conditions imposed by the local government. They also set the standards and conditions that development must comply with in order to proceed.

Local governments have broad authority to define the specific approval processes needed to satisfy these considerations. Some housing projects can be permitted by city or county planning staff "ministerially" or without further approval from elected officials, but most large housing projects require "discretionary" approvals from local governments, such as a conditional use permit or a change in zoning laws. This process requires hearings by the local planning commission and public notice and may require additional approvals.

Permit Streamlining Act. The 1977 Permit Streamlining Act (PSA) requires public agencies to act fairly and promptly on applications for development permits, including housing. Public agencies must compile detailed lists of information that applicants for development projects must provide and explain the criteria they will use to review permit applications. Public agencies have 30 days to determine whether applications for development projects are complete; failure to act results in an application being "deemed complete."

Once a complete application for a development has been submitted, the PSA requires public officials to act within a specific time period after completing any environmental review

documents required under the California Environmental Quality Act (CEQA), ranging from 60 to 180 days depending on the project and the environmental review required. If the public agency fails to approve or disapprove the application in the applicable time period, the application is "deemed approved," and the applicant may file suit in state court to order the local government to issue the permit.

Responsible agencies under the PSA. The PSA applies different requirements to "lead agencies" and "responsible agencies." Lead agencies are the public agency with principal responsibility for carrying out or approving a project. Most often, particularly for housing projects, the lead agency is a city or county. The lead agency determines whether CEQA applies and prepares the relevant CEQA document. The timelines above apply to lead agencies.

A responsible agency is any other public agency with discretionary approval over part of the project, such as issuing a permit or license. Examples include water boards, air districts, utility providers, or agencies overseeing habitat or coastal resources. Once the lead agency has certified or adopted the CEQA document, responsible agencies must approve or disapprove qualifying projects within the longer of 180 days from the lead agency's approval, or 180 days from the date the responsible agency accepts the application as complete.

For housing development projects, a shorter PSA timeline applies:

- 1) 90 days from the lead agency's approval; or
- 2) 90 days from receipt of a complete application.

According to the Author

"AB 1007 takes aim at one of the biggest bottlenecks in the process—permit approvals. This bill cuts the time frame for responsible agencies to act on housing permit applications from 90 days to just 45.

"At the heart of the permitting process is the 'shot clock'—the countdown regulatory agencies must adhere to once an application is deemed complete. While prior legislation expedited the shot clock for lead agencies specifically for housing projects, but did not correspondingly shorten the clock for responsible agencies to act on a complete application and delays in the permit process. These holdups—especially for permits issued by state and regional agencies—have remained a stubborn obstacle to getting much-needed housing built.

"By aligning the shot clock across the board, AB 1007 aims to bring much-needed efficiency and predictability to the housing approval process, ensuring projects move forward faster and communities get the housing they desperately need."

Arguments in Support

California Building Industry Association, one of the sponsors of the bill, writes in support, "AB 1007 is a vital step toward ensuring that California can better meet the housing needs of its residents and by supporting this legislation, we can provide much-needed relief to families, seniors, and vulnerable populations struggling with housing insecurity. The passage of AB 1007 would help create long-term, effective solutions that will increase housing availability and affordability."

Arguments in Opposition

None on file.

FISCAL COMMENTS

According to the Senate Appropriations Committee:

"Any new costs for the Coastal Commission and the San Francisco Bay Conservation and Development Commission (BCDC) would be negligible. Staff notes that there could be other potential, but likely minor state costs to the extent that other state entities would meet the definition of a public agency acting as a responsible agency who would be responsible for acting on specified housing development applications. (various funds)

"Unknown local costs for cities and counties to comply with accelerated project approval deadlines. These costs are not state-reimbursable because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates, including expedited permitting requirements. (local funds)"

VOTES:

ASM LOCAL GOVERNMENT: 10-0-0

YES: Carrillo, Ta, Hoover, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson

ASM HOUSING AND COMMUNITY DEVELOPMENT: 10-0-2

YES: Haney, Patterson, Ávila Farías, Caloza, Garcia, Kalra, Lee, Quirk-Silva, Ta, Wicks

ABS, ABST OR NV: Tangipa, Wilson

ASM APPROPRIATIONS: 15-0-0

YES: Wicks, Sanchez, Arambula, Calderon, Caloza, Dixon, Elhawary, Fong, Mark González, Hart, Pacheco, Pellerin, Solache, Ta, Tangipa

ASSEMBLY FLOOR: 71-0-8

YES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Calderon, Caloza, Carrillo, Castillo, Connolly, Davies, DeMaio, Dixon, Elhawary, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wilson, Zbur, Rivas

ABS, ABST OR NV: Bryan, Chen, Ellis, Nguyen, Sanchez, Schultz, Sharp-Collins, Wicks

UPDATED

VERSION: September 5, 2025

CONSULTANT: Linda Rios / L. GOV. / (916) 319-3958

FN: 0002055