
SENATE COMMITTEE ON LOCAL GOVERNMENT

Senator María Elena Durazo, Chair

2025 - 2026 Regular

Bill No: SB 1274
Author: Archuleta
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Consultant: Peterson

INDUSTRIAL CITIES

Defines the term “industrial cities.”

Background

The California Constitution allows cities and counties to “make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws.” It is from this fundamental power (commonly called the police power) that cities and counties derive their authority to regulate behavior to preserve the health, safety, and welfare of the public—including land use authority.

California has 483 cities. The California Constitution allows cities and counties that adopt charters to control their own “municipal affairs,” and makes these laws supreme over “all laws inconsistent therewith.” This municipal affairs doctrine grants charter cities broad authority to enact laws governing local matters, including the power to tax for local purposes. In all other matters, charter cities must follow the general, statewide laws.

Whether living in general law or charter cities, city residents receive a variety of municipal services including police and fire protection, libraries, parks and recreation, road maintenance, public transit, street trees, lighting and landscaping, water, sewers, planning and development. Full service cities provide these services themselves. Partial service and contract cities rely on special districts and counties to provide many of these services to their residents.

Cities come in all shapes and sizes. The state’s largest city is Los Angeles with nearly 3.9 million residents. The state’s smallest city is Amador City with about 200 residents.

To make it easier for future legislation to account for the specific needs and characteristics of cities that have more industrial uses than residential uses, the Cities of Santa Fe Springs, Vernon, and Industry want to put a definition of industrial cities in state law.

Proposed Law

Senate Bill 1274 defines “industrial city” to mean a city:

- With a resident population under 25,000;
- A majority of the city’s land area is zoned for, or primarily devoted to, industrial, manufacturing, logistics, warehouses, energy production, or other employment-generating commercial uses, rather than residential use; and
- Supports a daytime workforce that exceeds its resident population.

Comments

1. Purpose of the bill. According to the author, “California is home to a small number of unique cities that have a higher daytime workforce population than nighttime residential population. In these cities, the number of jobs exceeds the number of residents, industrial land use often dominates the municipal footprint, and freight and commercial traffic often represent a significant share of roadway demand. This phenomenon typically occurs when a city is primarily zoned for industrial use and is experiencing large numbers of workers commuting to and from the city every day.

“One of the many unique challenges faced by industrial cities is the lack of financial resources for infrastructure maintenance and transportation. Because many transportation funding formulas rely heavily upon a city’s residential population, industrial cities in California are not receiving funding that reflects the reality of roadway wear, freight demand, and infrastructure usage in their jurisdictions.

“In recent years, these industrial cities have formed a coalition and are asking for recognition of their unique needs. SB 1274 legitimizes the status of industrial cities by creating an official definition in state code, to be used for the purposes of state programs, policies, and funding formulas. SB 1274 does not modify existing formulas or change any requirements or prioritizations requirements for existing formulas.”

2. Necessary? SB 1274 adds a definition of industrial city to state law, but does not do anything beyond define the term. The cities sponsoring the legislation indicate that this definition will allow them to craft future legislative efforts to consider their unique concerns. Is this sufficient to justify legislation?

Support and Opposition (4/17/2026)

Support: City of Industry
City of Santa Fe Springs
City of Vernon

Opposition: None Submitted

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