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UNFINISHED BUSINESS

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Bill No: SB 489  
Author: Arreguín (D)  
Amended: 8/26/25 in Assembly  
Vote: 21

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SENATE LOCAL GOVERNMENT COMMITTEE: 6-1, 4/23/25  
AYES: Durazo, Choi, Arreguín, Cabaldon, Laird, Wiener  
NOES: Seyarto

SENATE HOUSING COMMITTEE: 11-0, 4/29/25  
AYES: Wahab, Seyarto, Arreguín, Cabaldon, Caballero, Cortese, Durazo,  
Gonzalez, Grayson, Ochoa Bogh, Padilla

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

SENATE FLOOR: 39-0, 5/27/25  
AYES: Allen, Alvarado-Gil, Archuleta, Arreguín, Ashby, Becker, Blakespear,  
Cabaldon, Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez,  
Grayson, Grove, Hurtado, Jones, Laird, Limón, McGuire, McNerney, Menjivar,  
Niello, Ochoa Bogh, Padilla, Pérez, Richardson, Rubio, Seyarto, Smallwood-  
Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener  
NO VOTE RECORDED: Reyes

ASSEMBLY FLOOR: 78-0, 9/3/25 - See last page for vote

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**SUBJECT:** Local agency formation commissions: written policies and  
procedures: Permit Streamlining Act: housing development projects

**SOURCE:** California Building Industry Association

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**DIGEST:** This bill requires local agency formation commissions to post their application packets for changes of organization on their websites and makes minor changes to the Permit Streamlining Act (PSA).

*Assembly Amendments* of 8/26/25 address chaptering issues with AB 130 (Committee on Budget, Chapter 22, Statutes of 2025).

## **ANALYSIS:**

Existing law:

- 1) Allows, pursuant to the California Constitution, 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.”
- 2) Requires public agencies to act fairly and promptly on applications for development permits, including housing, under the PSA.
- 3) Excludes ministerial projects from the PSA.
- 4) Sets limitations on the ability of cities and counties to reduce the zoned capacity for housing in their jurisdiction and establishes anti-displacement protections when housing is demolished, pursuant to the Housing Crisis Act of 2019 (HCA).
- 5) Delegates the ongoing responsibility to control the boundaries of cities, county service areas, and most special districts to local agency formation commissions (LAFCOs) in each county, pursuant to the Cortese-Knox-Hertzberg Act.
- 6) Requires LAFCOs to adopt written policies and procedures.

This bill:

- 1) Requires a public agency to publish online, for each approval it issues in connection with a housing development project, the list and criteria the public agency will apply to determine completeness that are required under existing law. This must also include the name of the approval.
- 2) Requires a LAFCO’s written policies and procedures to include any forms necessary for a complete application concerning a proposed change of organization or reorganization. These policies and procedures and forms must be posted on the LAFCO’s website.

## **Comments**

*Purpose of this bill.* According to the author, “SB 489 would reduce costly delays in the permitting process and facilitate the approval and construction of much-needed housing in California. SB 489 would improve the Permit Streamlining Act

(PSA) by requiring all public agencies to post online the information necessary for a housing development application to be deemed complete. While the PSA currently requires cities and counties to post this information online, the PSA does not comprehensively require the myriad of other public agencies from which housing development projects are required to secure regulatory approval, to post this important information online. SB 489 will help to advance the goals of the State in building more housing by requiring other agencies to post relevant requirements for housing project completion online and will strengthen the integrity and efficiency of California's housing approval process, ensuring that housing projects can be built on time and at predictable costs. This will benefit not only home buyers and renters, but businesses and workers who rely on housing development for job opportunities.”

**FISCAL EFFECT:** Appropriation: No Fiscal Com.: Yes Local: Yes

According to the Assembly Appropriations Committee:

- No state costs. Local costs to cities and counties to meet new requirements under the PSA are not reimbursable by the state because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates.
- Costs to a LAFCO to post written policies and procedures, and any forms for applying for a change of organization, on its website are not reimbursable by the state because LAFCOs are not eligible claimants with the Commission on State Mandates.

**SUPPORT:** (Verified 9/3/25)

California Building Industry Association (Sponsor)

Lieutenant Governor Eleni Kounalakis

21st Century Alliance

Boma California

Building Industry Association of the Greater Valley

Building Owners and Managers Association

California Apartment Association

California Association of Realtors

California Business Properties Association

California Chamber of Commerce

California Council for Affordable Housing

California Housing Consortium

California Yimby

Circulate San Diego  
Elevate California  
Fieldstead and Company, INC.  
Home Builders Association of the Central Coast  
Inner City Law Center  
Institute for Responsive Government Action  
Leadingage California  
Naiop California  
Orange County Business Council  
Orange County Taxpayers Association  
South Pasadena Residents for Responsible Growth  
Southern California Leadership Council  
Spur

**OPPOSITION:** (Verified 9/3/25)

Catalysts for Local Control  
Solano LAFCO

**ASSEMBLY FLOOR:** 78-0, 9/3/25

**AYES:** Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Fariás, Bains, Bauer-Kahan, Bennett, Berman, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, 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, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

**NO VOTE RECORDED:** Boerner

Prepared by: Anton Favorini-Csorba / L. GOV. / (916) 651-4119  
9/3/25 18:38:13

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