



Beverly Hills City Council Liaison / Legislative/Lobby Committee will conduct a Special Meeting, at the following time and place, and will address the agenda listed below:

**CITY OF BEVERLY HILLS
455 N. Rexford Drive
Room 280A
Beverly Hills, CA 90210**

IN-PERSON / TELEPHONIC / VIDEO CONFERENCE MEETING

**Beverly Hills Liaison Meeting
<https://beverlyhills-org.zoom.us/my/committee>
Meeting ID: 516 191 2424
Passcode: 90210**

**You can also dial in by phone:
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**Friday, March 8, 2024
11:00 AM**

Please be advised that pre-entry metal detector screening requirements are now in place in City Hall. Members of the public are requested to plan visits accordingly.

In the interest of maintaining appropriate social distancing, members of the public can view this meeting through live webcast at www.beverlyhills.org/live and on BH Channel 10 or Channel 35 on Spectrum Cable, and can participate in the teleconference/video conference by using the link above. Written comments may be emailed to mayorandcitycouncil@beverlyhills.org and will also be taken during the meeting when the topic is being reviewed by the Beverly Hills City Council Liaison / Legislative/Lobby Committee. Beverly Hills Liaison meetings will be in-person at City Hall.

AGENDA

A. Oral Communications

1. Public Comment

Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.

B. Direction

1. 2024 Legislative Platform

Comment: This item provides an opportunity to the City Council Legislative / Lobby Committee to review and propose changes to the proposed 2024 Legislative Platform.

2. S.2632 - Visa Processing Improvement Act

Comment: The City's Conference and Visitors Bureau requested the City consider supporting S. 2632. This bill would improve visa processing times by expanding in-person interview waivers, setting timeframes for visa interviews, initiating pilot programs, and improving accountability and transparency among other changes.

3. H.R.6859 - Gabrielino/Tongva Nation Recognition Act of 2023

Comment: The California Contract Cities Association is requesting the City consider opposing H.R. 6859. This bill would extend Federal Recognition to individuals claiming ancestry to the Gabrielino/Tongva Nation and create a precedent allowing individuals who are not Native-American to circumvent the Federal Recognition process.

4. Assembly Bill 1999 (Irwin) - Electricity; fixed charges

Comment: Under existing law, the Public Utilities Commission ("PUC") may authorize fixed charges for any rate schedule applicable to a residential customer account. Existing law requires the commission, no later than July 1, 2024, to authorize a fixed charge for default residential rates. Existing law requires these fixed charges to be established on an income-graduated basis, with no fewer than three income thresholds, so that low-income ratepayers in each baseline territory would realize a lower average monthly bill without making any changes in usage. This bill would repeal these provisions. The bill would instead permit the PUC to authorize fixed charges that, as of January 1, 2015, do not exceed \$5 per residential customer account per month for low-income customers enrolled in the California Alternate Rates for Energy (CARE) program and that do not exceed \$10 per residential customer account per month for customers not enrolled in the CARE program.

5. Assembly Bill 2584 (Lee) - Single-family residential real property: corporate entity: ownership

Comment: This item is a request by Councilmember Mirisch for the City to consider taking a position on AB 2584. This bill would prohibit a business entity that has an interest in more than 1,000 single-family residential properties from purchasing, acquiring, or otherwise obtaining an interest in another single-family residential property and subsequently leasing the property.

6. Senate Bill 1212 (Skinner) - Investment entities: purchasing, acquiring, or leasing interests in housing

Comment: This item is a request by Councilmember Mirisch for the City to consider taking a position on SB 1212. This bill, on and after January 1, 2025, would prohibit an investment entity from purchasing, acquiring, or leasing an interest in a single-family dwelling or other dwelling that consists of one or two residential units California. The bill would provide that a purchase, acquisition, or lease of an interest in housing in violation of this prohibition is void. The bill would define "investment entity" as a real estate investment trust or an entity that manages funds pooled from investors and owes a fiduciary duty to those investors.

7. Senate Bill 915 (Cortese) - Local government: autonomous vehicles.

Comment: This item is a request by the League of California Cities for the City to consider taking a position on SB 915. This bill would prohibit an autonomous vehicle ("AV") service, which has received approval to conduct commercial passenger service or engage in commercial activity using driverless vehicles by the Department of Motor Vehicles, the PUC, or another state agency, from commencing operation within a local jurisdiction until authorized by a local ordinance enacted pursuant to the bill's

provisions. The bill would authorize each city, county, or city and county in which an AV has received authorization to operate, to protect the public health, safety, and welfare by adopting an ordinance or resolution in regard to AV services within that jurisdiction. The bill would require each city, county, or city and county that adopts an ordinance or resolution to include certain provisions within that ordinance or resolution.

8. Ballot Initiative (22-0008) – Expands Local Governments’ Authority to Enact Rent Control on Residential Property.

Comment: Request by Councilmember Mirisch for the City to take a position on Ballot Initiative (22-0008) which would repeal the Costa-Hawkins Rental Housing Act of 1995 and would prohibit the state from limiting the right of cities and counties to maintain, enact, or expand residential rent-control ordinances.

9. Assembly Bill 2230 (Bennett) – Residential Housing Unfair Practices Act of 2023

Comment: This item is a request by Councilmember Mirisch for the City to take a position of support on AB 2230. This bill proposes several provisions which would establish new regulations and requirements for residential property owners. This bill would also explicitly list residential housing to the California’s principal antitrust law (the Cartwright Act), and clarify that a City Attorney could enforce violations of the act, or other anticompetitive practices.

10. Legislative Updates

Comment: Comment: The City’s lobbyists will provide a verbal update to the Liaisons on various legislative issues.

11. Future Agenda Items Discussion

Comment: The Legislative / Lobby Committee Liaisons may request topics for discussion be added to the next agenda.

C. Adjournment



Huma Ahmed
City Clerk

Posted: March 5, 2024

**A DETAILED LIAISON AGENDA PACKET IS AVAILABLE FOR REVIEW AT
WWW.BEVERLYHILLS.ORG**



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Item B-1



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison / Legislative / Lobby Committee

FROM: Cindy Owens, Municipal Affairs Program Manager

DATE: March 8, 2024

SUBJECT: 2024 Legislative Platform

ATTACHMENT: 1. 2024 Legislative Platform – Redline of 2023 Legislative Platform

INTRODUCTION

Each year, the City establishes a Legislative Platform, which embodies key legislative themes and priorities for the upcoming year. The Legislative Platform provides direction for our legislative advocates and City staff as they work to secure clear and strategic initiatives locally as well as in Sacramento and Washington, D.C.

DISCUSSION

The objective of the Legislative Platform is to outline the City’s position on legislative matters and serve as the foundation for the City to support or oppose various local, state and federal legislation. This Platform seeks to not only secure critical resources for our City, but also outlines policy statements that will allow City staff and our legislative lobbyists to more effectively respond to and influence legislation at the local, state and federal level. This Platform is meant to be an evolving document that will be amended from year to year by City Council.

The legislative priorities were established to encompass the objectives of the City Council and the interests of the City of Beverly Hills. The Legislative Platform priorities are arranged by category and significance.

Staff has proposed several modifications for the Legislative Platform for 2024. The major updates for consideration by the Legislative / Lobby Committee are listed below by affected sections contained in the Legislative Platform. The minor, non-substantive changes are not listed below but do appear as redline changes in Attachment 1 in addition to the proposed changes below.

Local Control

In the “Local Control” section of the Legislative Platform, staff is recommending the following:

- 1) Move the following two statements from “Housing and Land Use” (Page 8) to “Local Control” (Page 2):
 - a. Advocate for legislation which reverts RHNA back to a planning tool
 - b. Advocate for a RHNA methodology that is flexible and considers he demographics, geography, land use patterns, socio-economic makeup of the community, job growth and housing needs so the difference of each community is carefully considered.

After moving those two bullet points to “Local Control”, staff realized the first bullet point “Advocate for legislation which reverts RHNA back to a planning tool” was duplicative to the statement above it, which states:

Support legislation where the Regional Housing Needs Allocation (“RHNA”) is reverted back to a planning tool rather than being used as punitive punishment for jurisdictions who are unable to meet their assigned RHNA numbers even when the adopted General Plan for the jurisdiction has been modified to accommodate the assigned RHNA number.

Therefore, staff is recommending this bullet point be removed while keeping the second bullet point.

- 2) The following two bullet points are recommended for removal as they appear to be duplicative to this bullet point on Page 1:

Support a state constitutional amendment to protect local discretionary authority whereby legislative oversight remains at the lowest level of the appropriate governing body while encouraging regional cooperation. For example, zoning authority would remain with a city whereas air quality, etc. would remain at the regional or state level

- a. RECOMMEND REMOVAL: Support ballot initiatives which enshrine local control in the state of California’s Constitution (Page 2).
 - b. RECOMMEND REMOVAL: Support ballot initiatives which restore local decision-making authority for urban planning, zoning, and items related to housing (Page 2).
- 3) Staff is recommending this bullet point on Page 2 be added to the City’s Legislative Platform:
- a. *Support legislation that protects areas developed with existing multi-family housing subject to a rent stabilization ordinance (rent control) as the City recognizes and wants to project existing affordable housing.*

Fiscal and Administrative Initiatives

In the “Fiscal and Administrative Initiatives” section of the Legislative Platform, staff is recommending the following:

- In the seventh bullet point, updated the Ballot Initiative 21-0042A1 will be on the November 2024 ballot instead of the March 2024 ballot. This initiative would significantly restrict the ability of cities to raise taxes and fees. According to the California Attorney General, the initiative would limit the ability of local voters and state and local governments to raise revenue measures for government services. It could make it harder to raise revenues for a range of services — from emergency services to road maintenance.
- The following two bullet points are recommended to be combined into one bullet point and to remove the references to COVID-19
 - CURRENT - Support legislation that provides funding to local government for COVID-19 and other declared natural disasters/emergencies.
 - CURRENT - Support funding for COVID-19 related or other declared natural disaster/emergency infrastructure projects.
 - PROPOSED REPLACEMENT - Support legislation that which provides funding to local government for COVID-19 and other declared natural disasters/emergencies, including infrastructure projects related to the declared disaster.

Public Safety

Under the Public Safety section the following modifications and additions are being recommended by staff:

- 1) On Page 6, staff recommends deleting the reference to “Next Generation 9-1-1” and the word “Mobile” from Body Worn Cameras as these two items are covered by other statements in the platform.

Specifically, the reference to Next Generation 9-1-1 is in this statement, which immediately follows where the statement was deleted from:

Support the development and deployment of enhanced 911 services to allow first responders the ability to respond quickly to the needs of the people of California.

Staff also believes the reference to “Mobile” for body worn cameras is sufficiently covered in this statement:

Support legislation that allows local control on the deployment of body cameras and using facial recognition software.

This statement was also moved from page 7 to page 6.

Housing and Land Use

As mentioned above, the following two statements were moved from this section to Local Control on Page 1:

- Advocate for legislation which reverts RHNA back to a planning tool
- Advocate for a RHNA methodology that is flexible and considers the demographics, geography, land use patterns, socio-economic makeup of the community, job growth and housing needs so the difference of each community is carefully considered

The first bullet point was then deleted due to being a duplicative statement.

Public Health

In the Public Health section, the following two statements regarding smoking were relocated closer to another statement on smoking.

- Support legislative efforts to regulate the smoking of any substance at multi-family complexes both regionally and statewide.
- Support efforts regionally and statewide to prohibit the sales of tobacco and tobacco related products.

Additionally, this statement was moved from the General Government Section to Public Health as the priority seems to better align with the intent of the Public Health Section:

- Support legislation that encourages policies and programming that promote healthy lifestyles; e.g. physical activity, preventative screenings, healthful eating and core wellness for people of all ages and abilities.

RECOMMENDATION

Staff recommends that the Legislative / Lobby Committee provide direction on proceeding with the Legislative Platform. Staff is also requesting the Legislative / Lobby Committee confirm the following items will remain as the primary legislative focus for the City:

- Supporting legislation in regards to local control with community self determination

- Supporting legislation which focuses on addressing mental health issues
- Supporting sustainability in the community including:
 - Reduce, reuse, recycle;
 - Minimizing food waste; and
 - Supporting state funding for the development of solar power, a solar grid, and solar batteries.

As directed by the Legislative/Lobby Liaison Committee at this meeting, staff will finalize the changes to the Legislative Platform and then place it on a future City Council Study Session agenda for discussion by the City Council. The adoption of the Legislative Platform would then occur at a future Formal Meeting.

Attachment 1

**CITY OF BEVERLY HILLS
LEGISLATIVE ADVOCACY PLATFORM**



20243 LEGISLATIVE SESSION

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City of Beverly Hills

STATE AND FEDERAL LEGISLATIVE PLATFORM

Platform Overview

The purpose of the legislative platform is to provide a means for summarizing the City's core legislative principles for the purpose of advocacy efforts at the regional, state and federal level. The Legislative Platform contains broad policy statements pertaining to a variety of issues that impact the City of Beverly Hills.

The legislative platform sets forth the City's legislative objectives for the 2023³⁴ legislative session and provides direction for our legislative advocates as they work to secure clear and strategic initiatives in Sacramento and Washington, D.C. Approval of the legislative platform also streamlines the City's process and allows the City's Executive team to effectively respond and take immediate action on pressing legislation under City Council direction.

The policies established within the platform do not preclude City Council consideration of additional legislative matters arising throughout the year that may be brought forward for City Council action as presented to the City Council Legislative/Lobby Liaison Committee.

The City's primary legislative focus includes:

- Supporting legislation in regards to local control with community self determination
- Supporting legislation which focuses on addressing mental health issues
- Supporting sustainability in the community including:
 - Reduce, reuse, recycle;
 - Minimizing food waste; and
 - Supporting state funding for the development of solar power, a solar grid, and solar batteries.

Local Control

- Support legislation ~~that~~ which preserves local control.
- Support legislation that protects local control over urban planning.
- Oppose state legislation that supersedes a jurisdiction's adopted zoning ordinances.
- Support a state constitutional amendment to protect local discretionary authority whereby legislative oversight remains at the lowest level of the appropriate governing body while encouraging regional cooperation. For example, zoning authority would remain with a city whereas air quality, etc. would remain at the regional or state level.

- Support legislation ~~that~~ which enhances local control of resources and ~~that~~ allows the City of Beverly Hills to address the needs of local constituents within a framework of regional cooperation.
- Support legislation ~~that~~ which encourages the use of federal and state incentives for local government action rather than mandates.
- Oppose preemption of the City of Beverly Hills' local authority whether by state or federal legislation or ballot propositions.
- In general, oppose any county, state or federal mandates without the direct or indirect reimbursement for the costs associated with complying with new and/or modified laws, regulations, policies, procedures, permits and/or programs.
- Support measures increasing local autonomy, protecting privacy and maintaining local authority over public records. This includes measures that provide for the recovery of costs with regard to public records requests.
- Support transparent government and the purpose of the California Public Records Act while simultaneously observing and protecting the current Rule of Law in California including better legislation in regards to protecting the privacy of public records and enhancing laws related to digital records.
- Support legislation that preserves local control of short term rentals and online hotel intermediaries such as Airbnb.
- ~~Continue to o~~Oppose any legislation or regulation which would limit a local jurisdiction's ability to restrict the delivery of cannabis.
- Support legislation where the Regional Housing Needs Allocation ("RHNA") is reverted back to a planning tool rather than being used as punitive punishment for jurisdictions who are unable to meet their assigned RHNA numbers even when the adopted General Plan for the jurisdiction has been modified to accommodate the assigned RHNA number.

~~Advocate for legislation which reverts RHNA back to a planning tool.~~

- Advocate for a RHNA methodology that is flexible and considers the demographics, geography, land use patterns, socio-economic makeup of the community, job growth and housing needs so the difference of each community is carefully considered.
- Support legislation which mandates the state provides funding to jurisdictions where state legislation increases density such that infrastructure upgrades can be made at no cost to the jurisdiction or developer.
- Support legislation where the state provides funding to jurisdictions to construct affordable housing especially when the state passes new legislation increasing density regardless of local zoning codes.
- Support legislation that increases the transparency of public utility franchises, such as Southern California Edison, AT&T, Southern California Gas Company, and Spectrum cable.
- ~~Support ballot initiatives which enshrine local control in the state of California's Constitution.~~
- ~~Support ballot initiatives which restore local decision-making authority for urban planning, zoning, and items related to housing.~~ Support legislation that protects areas developed with existing multi-family housing subject to a rent stabilization

[ordinance \(rent control\) as the City recognizes and wants to project existing affordable housing.](#)

Pension Reform

- Monitor, encourage, and lobby for legislative initiatives designed to achieve public employee pension reform.
- Inform the City Council of future legislative bills, statewide initiatives or other options as they emerge in regards to pension reform.
- ~~Continue to s~~Support, where necessary and applicable, any future efforts that may impact the City of Beverly Hills ability to achieve and/or maintain sustainable pensions.

Fiscal and Administrative Initiatives

- Support fiscal sustainability and “best practices” administrative initiatives to ensure the delivery of superlative city services.
- Monitor initiatives which seek changes in fiscal relationships at the local, state and federal level.
- Support legislation that guarantees ongoing revenue sources for local government.
- Pursue funding opportunities for public facilities and services including capital improvement projects, public works projects, homeland security, library, parks and social service facilities.
- Oppose ~~any~~ legislation ~~that~~ which would undermine voter-approved initiatives to guarantee ongoing revenue sources for the City of Beverly Hills.
- Oppose legislation ~~that would~~ which -preempts the City’s authority over local taxes and fees.
- Oppose any efforts by the state or county to alter the fee structure established by cities to recover costs associated with developer impacts or other projects, including opposing Ballot Initiative 21-0042A1, which the City adopted a resolution to oppose in April 2022. This Initiative ~~may will~~ appear on the ~~March~~ November 2024 statewide ballot ~~should enough signatures be determined to be valid~~.
- Protect the City’s right to levy and collect Transient Occupancy Taxes from hotels, including online hotel intermediaries.
- Oppose any federal or state legislation ~~that~~ which would provide immunity to online hotel intermediaries and/or prohibit the City from collecting (retroactively or otherwise) Transient Occupancy Taxes.
- Support continued or expanded funding for the Community Development Block Grant (CDBG) program.
- Oppose the reduction to Department of Homeland Security and Federal Emergency Grants.
- Oppose any attempt to eliminate or limit the traditional tax exemption for municipal bonds.
- Engage in and advocate for legislation or ballot measures to prevent the state from borrowing, raiding or otherwise redirecting local government funds (local taxes, property taxes, etc.).

- Continue to promote increased flexibility for the utilization of municipally generated revenues.
- Support California League of Cities legislative efforts for pension reform and other post-employment benefits (**OPEB**) unfunded liability.
- Oppose legislation that triggers increased cost implications pertaining to “public works” projects.
- Support legislation for long-term funding solutions for Peace Officer Standards and Training (POST).
- Support legislation which offers financial opportunities for reimbursement to local jurisdictions in order to supplement increased custodial and supervision costs resulting from prison realignment.
- Oppose legislation with mandates for local agency adherence to operations and programs that may not be reimbursable by state budget funds (e.g. unfunded state mandates).
- Support legislation, which authorizes tax incremental financing for affordable housing projects.
- Support legislation ~~that~~ which provides funding to local government for ~~COVID-19 and other~~ declared natural disasters/emergencies, including infrastructure projects related to the declared disaster.
- ~~Support funding for COVID-19 related or other declared natural disaster/emergency infrastructure projects.~~

Electoral Process

- Monitor legislative or other initiatives which may address the integrity of the electoral process.
- Encourage safeguards ensuring ~~that~~ all eligible voters are provided with the mechanisms to exercise the right to vote.
- Support initiatives which promote government transparency regarding the election process.
- Support legislation that provides a mechanism to ensure non-eligible voters are unable to vote in an election.
- Support legislation that ensures the voting process is fair and equitable to both the voters and the candidates on the ballot.
- Support legislation which strengthens and clarifies the current state Election Code in order to provide better protection for elections workers and election sites.

Public Safety

- Support the development and use of new firefighting technology in order to produce higher levels of health and safety for the Beverly Hills Fire Department.
- Support legislation that aids paramedics and other emergency medical service practitioners in their ability to be responsive to community needs.
- Support legislation that amends the Centers for Medicare & Medicaid Services (CMS) regulation *42 CFR 410.40 Coverage of Ambulance Services (e)* to allow

Medicare reimbursement for beneficiaries not transported to the emergency department by the Beverly Hills Fire Department. This would include:

- Allowing CMS to provide a benefit to local jurisdictions for 'dry runs'
- Allowing CMS to provide a benefit for treatment in the field apart from transport, including reimbursement for mid-level practitioners, such as nurse practitioners, as many jurisdictions are moving towards a model of staffing Emergency Medical Services with a higher level of medical care.
- Support interoperable communication solutions that meet radio spectrum needs of first responders and efforts to continue interoperability advocacy and expansion efforts through ongoing participation with the Interagency Communications Interoperability ("ICI") System Authority.
- Support legislation that enhances and further develops the regional ICI System Authority's interoperable communications platform through the continued funding of strategic technical and operational improvements.
- Support legislation which provides funding for programs that are critical to Fire Suppression, Fire Prevention and Emergency Medical Services.
- Support initiatives that foster safety for firefighters and the public, including utilization of detection devices that suppress harmful elements, toxic chemicals, and known carcinogens.
- Support wildfire-related legislation that provides funding opportunities to bolster community resilience to areas located in the Very High Fire Hazard Severity Zones.
- Advocate for programs ~~that~~which enhance fire and emergency training and response capabilities.
- Support legislation which provides funding to address mental fitness and emotional wellbeing issues faced by first responders.
- Support legislation, which prioritizes fighting hate crimes and domestic terrorism.
- Oppose legislation or other administrative actions, which seek to limit the Beverly Hills Police Department's ability to collect and utilize asset forfeiture funds for a wide variety of police services.
- Support legislation, which provides frontline funding to the Beverly Hills Police Department for costs associated with the early release of state prisoners as a result of state-mandated criminal justice realignment provisions.
 - Identify opportunities for reimbursement to Beverly Hills for increased custodial and supervision costs resulting from prison realignment.
- Support legislation to increase funding to ensure responsible supervision by parole agents and for local agencies that provide post-release community supervision.
- Advocate for legislation and/or funding to take advantage of current technology to prevent crime in Beverly Hills (e.g. - the ability to use surveillance cameras and automatic license plate recognition technology).
- Support the deployment of new and emerging investigation technology, including unmanned aircraft, and the development of local policies that provides the tools to

save abducted children; collect DNA, prevent the exploitation of children and vulnerable adults; and prosecute those who violate the rights of any person.

- Support the deployment and research of new and emerging technologies, which will provide the Beverly Hills Police Department with tools to provide the highest level of service including:
 - ~~Next Generation 911~~
 - ~~Mobile and~~ Body Worn Cameras
 - New Generation Investigative Technology - including unmanned aircraft
 - Digital Evidence - support funding for local jurisdictions to collect, store and retain digital evidence.
- Support the development and deployment of enhanced 911 services to allow first responders the ability to respond quickly to the needs of the people of California.
- Support legislation that allows local control on the deployment of body cameras and using facial recognition software.
- Support legislation and seek funding to assist in preventing and reducing crimes in Beverly Hills, primarily related to violent crime, property crimes, cyber-crime, drugs, gang violence, mental illness, and pedestrian safety.
- Support evidence-based studies that seek to improve law enforcement tactics and non-lethal force options that ensure both the safety of the public and peace officers.
- Support efforts to work collectively with the Office of the California Attorney General to maintain transparency concerning lethal force encounters while concurrently retaining local control of investigations of such incidents.
- Oppose legislation that-which would challenge the use of force standards which are enshrined by federal and state statute and case law (e.g. Graham v. Connor, Tennessee v. Garner, etc.).
- Oppose any efforts to further decriminalize existing crimes in California or lessen the sentences of any offenses that would result in the release of serious criminals who would further harm the safety of the public and law enforcement personnel.
- Oppose legislation that would expand the definition of early release, non-serious crimes, and non-violent crimes.
- Oppose legislation to expand “early release” for low-risk, serious and violent offenders.
- Support efforts to overturn Proposition 47 and Proposition 57 and continue to raise awareness regarding their deficiencies as it relates to crime.
- Support efforts to reverse all legislation, including AB 109, that created “early release” for low-risk, serious and violent offenders.
- Oppose legislation that decriminalizes repeated substance use as well as inform and engage the Legislature and Governor on the public safety impacts of medicinal and recreational cannabis legalization in California.
- Oppose the decriminalization of the possession, preparation, obtaining, transfer, or transportation of psilocybin, psilocyn, dimethyltryptamine (DMT), ibogaine, and mescaline, for personal use or facilitated or supported use.

- Oppose legislation that would expunge or otherwise reduce sentences for the most dangerous cannabis crimes, including sales to minors, commercial drug trafficking and driving under the influence of drugs (DUID).
- Support rehabilitation, housing, and employment programs for local and state prisoners.
- Support legislation, which combats the growing crime of human trafficking and provide to the legislature details and figures to further understand the scope of human trafficking in California.
- Support funding initiatives for Peace Officers Standards and Training (POST) and other law enforcement support organizations.
- Support and encourage legislation and budget negotiations, which retain funding for the Beverly Hills Police Department when the legislation and/or budget negotiations includes behavioral health treatment; drug and trafficking taskforces; crisis intervention teams; and adequate patrol staffing.
- Support funding for the increased demand placed on Beverly Hills to respond to societal issues including homelessness; substance abuse and dependency; and unpredictable and potentially harmful behavior towards the public and peace officers.
- Support effective and relevant reporting of local agency data and ensure ~~that~~ any disclosed data be fair as well as balanced and protects the safety of officers and the public they serve.
- Support efforts to engage with the Legislature and Governor on the extreme need for local funding to collect, store, and retain large amounts of digital evidence.
- ~~Support legislation that allows local control on the deployment of body cameras and using facial recognition software.~~
- Support efforts for cannabis enforcement that encourages state licensing entities to streamline enforcement relationships between the state and local jurisdictions. This includes improving existing systems in order to share information, providing additional funding for local law enforcement, and strengthening enforcement capabilities within the Bureau of Cannabis Control.
- Support common sense gun safety regulations, including legislation that addresses issues caused by firearms made by an individual without a serial number or other identifying markings (known as “ghost guns”).
- Urge the state legislature to redefine recidivism to its original definition as the current definition only considers a person to be a recidivist if there is an arrest resulting in a charge within three years of the individual’s release from incarceration.

Emergency Management and Homeland Security

- Support strategies, legislation and funding that promotes emergency preparedness, resiliency and recovery efforts.
- Support funding opportunities for local homeland security, public safety and emergency management programs including new technology and equipment

(e.g., closed circuit television) that does not supplant other City funding, services or operations.

- Seek grants and pilot project/demonstration project funding for City homeland security, public safety and emergency management priorities.
- Support federal funding for the deployment and long-term sustainment of the Biowatch program and other monitoring programs in Beverly Hills.
- Support funding for a cost effective public seismic early warning system and other emergency notification systems.
- Support legislation that ensures funding for disaster relief for all types of natural and manmade disasters.
- Support federal or state legislation and funding that improves building resiliency and recovery efforts after a seismic event.

Housing and Land Use

- Pursue incentive-based housing legislation to encourage expanding the housing supply in our area including more flexibility for local jurisdictions to work together to provide housing that counts toward Regional Housing Needs Assessment (RHNA) requirements.
- Support federal and state funding for affordable senior housing opportunities and projects.
- ~~• Advocate for legislation which reverts RHNA back to a planning tool.~~
- ~~• Advocate for a RHNA methodology that is flexible and considers the demographics, geography, land use patterns, socio-economic makeup of the community, job growth and housing needs so the difference of each community is carefully considered.~~
- Monitor land use issues and support legislative and administrative efforts to maintain the integrity of local government's control over land use, planning and zoning matters.
- Emphasize local control related to land use planning.
- Support legislation to protect areas designated for single-family homes as the City recognizes the benefits of having single-family homes as an alternative for housing.
- Support and pursue the repeal of state laws that affect local control on housing and land use.
- Continue to support new initiatives regarding rent control legislation at the state level.

Mental Health Funding, Homelessness, and At-Risk Youth

- Support additional funding for homeless and mental health outreach teams, as well as for programs targeting at-risk youth.
- Support legislation ~~that~~ which expands the treatment of and response to mentally ill persons and inform the Legislature and Governor on the effective mental and behavioral health practices currently being used by law enforcement in California.

- Promote legislation ~~that~~ which provides for increased services to or funding for at-risk populations such as elderly who require assistance, homeless, disabled and other challenged populations.
- Support funding and policy initiatives that support mental health care (e.g., access to psychiatric facilities, behavioral health care treatment, and street-based services).
- Support legislation that addresses the need for housing and supportive services, (e.g. health, mental health and social services) for the City's homeless population.
- Collaborate with local stakeholders on measures that work to maintain renter populations and prevent homelessness.

Transportation

- Support local control over determining and setting speed limits
- Support legislation~~;~~ which would allow local jurisdictions to install speed enforcement cameras.
- Support legislation~~;~~ which would allow local jurisdictions to install cameras at stop sign intersections for enforcement of vehicle code violations when a vehicle does not come to a complete stop.
- Support state and federal legislation that enhances the safety of the City's streets for automobile and pedestrian traffic, including issues related to, traffic congestion reduction programs and regional transportation improvements.
- Promote funding, policy goals and visibility for the development of autonomous vehicles.
- Support regional, state and federal efforts for the development of compatible autonomous vehicle infrastructure.
- Support measures and discretionary grant programs ~~that~~ which provide funding for critical transportation infrastructure projects, which improves mobility for residents and visitors in and around Beverly Hills.
- Support legislation that expands transportation planning, funding, and voluntary incentives to include an increasingly multi-modal perspective focusing on transit, alternative fuel vehicles and fleets, pedestrian ways, bikeways, multi-use trails and parking.
- Support measures which provide the City's fair share of funding from the state's cap and trade funding sources.
- Support legislation to provide more tools to both the California Department of Motor Vehicles and local law enforcement to reduce disabled parking placard fraud and abuse.
- Work with other agencies in the region to support current state and federal funding levels and encourage increased funding and flexibility in both operating and capital funding for mass transit.
- In conjunction with the Westside Cities Council of Governments (WSCOG) and other agencies, support legislation~~—that~~ which provides incentives for the development of local transportation corridors.

- Support local, regional, state and federal legislative, administrative, and regulatory efforts that will expand and/or supplement funding for maintaining and upgrading major thoroughfares in Beverly Hills to improve the safety for all forms of modality.
- Support increased state and federal resources to mitigate traffic congestion on the City of Beverly Hills' streets and rebuild and maintain roads.

Environmental Sustainability

- Advocate for cost-effective, sustainable, and responsible environmental policy and programs in the areas of energy efficiency, greenhouse gases, climate change, potable water, wastewater, organic/solid waste removal and storm water, among others.
- Support state funding opportunities to assist agencies in meeting sustainability objectives including energy and water efficiencies, decarbonization, active transportation enhancements, connectivity and mobility improvements and carbon sequestration through natural landscape management and protection.
- Support legislation for funding opportunities to expand local infrastructure, such as EV charging stations, to support Governor Executive Order N-79-20 on the phase-out of gasoline powered vehicles by Year 2035.
- Support legislation protecting, preserving and restoring the natural environment where it does not conflict with local control and land use designations.
- Support efforts to create partnerships among the City, Beverly Hills Unified School District, businesses, residents, and all other community stakeholders as necessary to achieve a sustainable community.
- Support legislation to combat climate change and improve air quality that results in turning back global warming to minimize drought and wildland fires.
- Support funding to foster an environmentally sustainable city as well as a walkable community that provides ample goods, services and benefits to all residents while respecting the local environment.
- Support legislation and funding for the Metropolitan Transportation Agency (MTA) and other regional transit authorities to continue to create multi-modal transportation systems ~~that~~ which minimizes pollution and reduces motor vehicle congestion while ensuring access and mobility for all.
- Oppose legislation that will expand or create new opportunities for off shore oil drilling.
- Support legislation and funding for resiliency such as solar and battery, electric grid hardening, water resource, flood management and cooling centers.
- Support state legislation in phasing-out single-use plastic goods and provide funding to develop alternative materials and expansion of industrial compostable facilities.
- Support state legislation in the expansion renewable energy ranging from hydrogen gas to off-shore windmills; solar and battery to geothermal; and other forms of green energy.
- Support state funding opportunities to expand the City's clean vehicle fleet and fueling stations.

Community Services

- Support legislation related to the Internet and filtering in public facilities.
- Support funding for literacy and English-as-a-second language programs.
- Support protection against censorship and oppose restriction of free speech.
- Support funding for ADA facility and park upgrades.
- Support legislation that provides opportunities for healthy “aging in place” (aging in one’s own home) options.
- Where reasonable, support public investment in parks, open space and recreation.
- In general, support efforts to provide funding for the rehabilitation, development and capital improvements for local park improvements.

Public Health

- Continue to promote legislation that enhances the health and safety of the general population, with an emphasis on programs that focus on youth, the elderly and at-risk populations.
- Monitor opportunities to expand the City’s ordinances to regulate smoking to other communities or through state legislation.
- Support legislative efforts to regulate the smoking of any substance at multi-family complexes both regionally and statewide.
- Support efforts regionally and statewide to prohibit the sales of tobacco and tobacco related products.
- Support legislation that will increase funding for mental health at the local level in order to address mental health issues and the impact those with mental health issues have on Beverly Hills.
- Support legislation that provides funding to expand the treatment of, and response to, mentally ill persons and the growing issues associated with the mentally ill.
- Support legislation that would provide direct funding and alternative avenues of healthcare to local first response agencies to adequately address behavioral and mental health issues.
- Support legislation to maintain or increase funding for the provision of mental health services and to establish programs to assist jurisdictions with helping those individuals who may have mental health issues.
- ~~Support legislative efforts to regulate the smoking of any substance at multi-family complexes both regionally and statewide.~~
- ~~Support efforts regionally and statewide to prohibit the sales of tobacco and tobacco related products.~~
- Oppose legislation that would reduce or eliminate funding allocations for the Prevention and Public Health Fund.
- Support access opportunities for all Californians for physical activity, proper nutrition and healthy lifestyle options through the promotion of active transportation, complete street implementation, healthy foods, youth programming and maximizing the usage of green space.

- Support legislation that encourages policies and programming that promote healthy lifestyles; e.g. physical activity, preventative screenings, healthful eating and core wellness for people of all ages and abilities.
- Support legislation that will actively support and provide funding for vaccinations.

General Government

- Support economic, social, and other sanctions at the local, regional, state, and federal level against Russia until such a time Russia withdraws from Ukraine.
- Support legislation that reinstates net neutrality.
- Support legislation that preserves the ability of local governments to provide broadband capability and services to its residents.
- Support legislation that would prohibit the flying of helicopters, unmanned aircraft or other aircraft at low altitudes over residential neighbors excluding police, fire or other public safety aircraft.
- Support efforts to increase state resources for local arts, cultural events and library programs, including performing and visual arts programs.
- ~~Support legislation that encourages policies and programming that promote healthy lifestyles; e.g. physical activity, preventative screenings, healthful eating and core wellness for people of all ages and abilities.~~
- Support legislation that would establish statewide regulations prohibiting the use of unmanned aircraft to record or transmit any visual audio recording of any person or private real property in which the subject person or owner of property has a reasonable expectation of privacy.
- Support legislation which recognizes the importance of the Holocaust.
- Support state legislation which recognizes the importance of other culturally significant holidays, including Rosh Hashanah, whereby employees may use earned time off to honor those holidays important to their culture or religion.
- Oppose legislation and/or actions by the government or other groups which are Antisemitic.
- Oppose legislation and/or actions by the government or other groups which perpetrate hate and extremism between the various cultures and religions.
- Condemn any form of hate or extremism on the local, regional, national, or international level.

Public Works – Solid Waste

- Support funding for new infrastructure related to the passage of AB 1826 – Mandatory Commercial Organics Recycling and SB 1383 – Short-Lived Climate Pollutants: Methane Emissions.
- Support legislation that incentivizes corporations to recycle in the United States rather than sending recyclables overseas.
- Support legislation that incentivizes manufacturers to produce recyclable products.
- Support legislation that requires manufactures to be responsible for the end of life of non-recyclable products.

- Support legislation that promotes sustainable practices related to waste reduction, increased reuse of materials, and then recycling.
- Support legislation that encourages the reduction diversion of commercial food waste.

Public Works - Stormwater

- Support state and county efforts to develop avenues for agencies to collect revenue to support stormwater retention efforts.
- Support legislation that would classify stormwater as a utility similar to water, wastewater and solid waste services.
- Support legislation for funding stormwater infrastructure improvements, including building facilities to capture stormwater runoff and integrate with local, regional and statewide water resources.
- Support legislation that would provide pragmatic compliance goals in statewide and regional National Pollutant Discharge Elimination System (NPDES) permits.
- Ensure the state continues to fund the California Department of Transportation (Cal Trans) capital construction budget for offsetting their requirements to limit their total maximum daily load (TMDL) for pollutant discharge. Encourage Cal Trans to continue to enter into Cooperative Implementation Agreements with local jurisdictions to fund stormwater capture and retention projects.
- Ensure that the State (State Water Resources Control Board) continues to provide Cal Trans Stormwater a Compliance Based Credit System that includes compliance based on using funds to support stormwater projects that would meet statewide TMDLs.

Public Works – Water & Utilities

- Support California Water Fix as it will assist with protecting the water supply for Beverly Hills.
- Support projects and legislation that protect the City’s ability to receive water from the Bay Delta and the State Water Project.
- Support measures that uphold the ability of the City of Beverly Hills City Council to regulate and manage their publicly owned water utility so that local authority is not eroded by state or federal agencies, authorities, or other regulatory bodies.
- Oppose legislation that adds requirements to provide services that customers do not value, want, or need.
- Support legislation that ensures local ratemaking authority is preserved and remains meaningful.
- Support policies that recognize, support, and credit the role of water conservation and water use efficiency in reducing greenhouse gas emissions.
- Support local control of groundwater uses and groundwater rights unless otherwise contraindicated.

- Support local control for planning management and use of water supplies to address local needs and contribute to long-term sustainability, unless otherwise contraindicated.
- Support efforts that seek to bring federal sources of funding to California for water infrastructure development and renewable energy development through water management.
- Support cost effective water conservation programs and incentives that are funded by the state or federal government.
- Support flexible funding options and additional funding that will help Beverly Hills upgrade and replace water infrastructure and groundwater development.
- Support flexible funding options and additional funding for Beverly Hills wastewater facilities.
- Support legislation for state funding for the development of local water supply and water conservation efforts.
- Support legislation that ensures equitable cost-sharing between investor-owned utilities and community choice aggregation for stranded costs.
- Support funding and legislation for water recycling projects including augmenting potable water.
- Support legislation and funding aimed at strengthening cyber security and preventing cyber security threats to critical infrastructure, including water utilities.
- Support state funding and a statewide policy for broadband access for all, which would allow remote access for at home education and telework. This will reduce vehicle miles traveled and assist with reducing climate change.

Revised: <Insert Date of Adoption>

Item B-2



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee
FROM: Cynthia Owens, Municipal Affairs Program Manager
DATE: March 8, 2024
SUBJECT: S.2632 - Visa Processing Improvement Act
ATTACHMENT: 1. Summary Memo – S.2632

[S.2632 - Visa Processing Improvement Act](#) (S.2632) involves a policy matter that is not specifically addressed within the adopted Legislative Platform language. The Beverly Hills Conference and Visitors Bureau is requesting the City consider supporting this legislation.

The City's federal lobbyist, David Turch & Associates, provided a summary memo for S.2632 to the City (Attachment 1). The lobbyist will also provide a verbal update to the City Council Liaison/Legislative/Lobby Committee.

After discussion of S.2632, the Liaisons may recommend the following actions:

- Oppose S.2632;
- Support S.2632;
- Support if amended S.2632;
- Oppose unless amended S.2632;
- Remain neutral; or
- Provide other direction to City staff.

Should the Liaisons recommend the City take a position on the S.2632, then staff will place the item on a future City Council Agenda for concurrence.

Attachment 1

David Turch and Associates

TO: Cindy Owens, Municipal Affairs Program Manager
City of Beverly Hills

FROM: Jamie Jones
Jamie.jones@davidturch.com
202-543-3744

DATE: March 1, 2024

RE: S.2632 – The Visa Processing Improvement Act

Democratic Senator Amy Klobuchar of Minnesota and Republican Senator Jerry Moran of Kansas, co-chairs of the Senate Travel and Tourism Caucus, introduced S.2632 -- the bipartisan Visa Processing Improvement Act on July 27, 2023.

The bill addresses the delays in processing tourist and temporary work visas that directly impact the US travel and tourism industry and American-based business efforts to recruit and retain skilled foreign workers. The legislation expands in-person interview waivers, sets timeframes for visa interviews, initiates pilot programs, and improves accountability and transparency. Klobuchar and Moran argue that international travelers applying for visas are facing unacceptably long wait times, averaging over a year. The ongoing delays in visa processing are negatively impacting businesses, universities, and families across the country. The measure is pending before the Senate Judiciary Committee.

Specifically, this legislation would:

- Authorize remote interviews over videoconferencing for low-risk non-immigrant visa applicants.
- Establish a visa interview wait time standard of 21 days and give the State Department the flexibility to transfer resources—this could include funds, personnel or tech to consular posts with average wait times above the standard for sustained periods for the purpose of reducing wait times.
- Permanently extend interview waiver authority for returning/renewing low-risk visitor, worker, and student visas.
- Create expedited and in-country processing options for renewing visa applicants, while retaining the authority to require travelers to leave the country and complete an in-person interview.

The bill is supported by the U.S. Travel Association, the National Immigration Forum, and the National Association of Foreign Student Advisers: Association of International Educators.

Item B-3



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee
FROM: Cynthia Owens, Municipal Affairs Program Manager
DATE: March 8, 2024
SUBJECT: H.R.6859 - Gabrielino/Tongva Nation Recognition Act of 2023
ATTACHMENT: 1. Summary Memo – H.R.6859

[H.R.6859 - Gabrielino/Tongva Nation Recognition Act of 2023](#) (H.R.6859) involves a policy matter that is not specifically addressed within the adopted Legislative Platform language. The Beverly Hills Conference and Visitors Bureau is requesting the City consider supporting this legislation.

The City's federal lobbyist, David Turch & Associates, provided a summary memo for H.R.6859 to the City (Attachment 1). The lobbyist will also provide a verbal update to the City Council Liaison/Legislative/Lobby Committee.

After discussion of H.R.6859, the Liaisons may recommend the following actions:

- Oppose H.R.6859;
- Support H.R.6859;
- Support if amended H.R.6859;
- Oppose unless amended H.R.6859;
- Remain neutral; or
- Provide other direction to City staff.

Should the Liaisons recommend the City take a position on the H.R.6859, then staff will place the item on a future City Council Agenda for concurrence.

Attachment 1

David Turch and Associates

TO: Cindy Owens, Municipal Affairs Program Manager
City of Beverly Hills

FROM: Jamie Jones
Jamie.jones@davidturch.com
202-543-3744

DATE: March 1, 2024

RE: H.R. 6859 – Gabrielino/Tongva Nation Recognition Act of 2023

Representative Sydney Kamlager-Dove (D-CA) introduced H.R. 6859, the Gabrielino/Tongva Nation Recognition Act, on December 19, 2023. The legislation federally recognizes the Gabrielino/Tongva Nation whose villages were located in the Los Angeles Basin for thousands of years. The Los Angeles Basin as well as the islands of Santa Catalina, San Nicholas, San Clemente, and Santa Barbara (from Topanga Canyon to Lagana Beach) are the traditional homelands of the Gabrielino/Tongva Nation. In 1994, California officially recognized the Gabrielino/Tongva as "the aboriginal tribe of the Los Angeles Basin." In 2013, the Los Angeles City Council declared its support of the Gabrielino/Tongva Nation in its efforts to restore a government-to-government relationship with the United States.

H.R. 6859 would grant the tribe up to 300 acres of land to be taken into trust by the Department of Interior and would afford the Gabrielino/Tongva people the ability to participate in scholarships for Native Americans, access healthcare services through the Indian Health Service, obtain educational and housing assistance, possess eagle feathers to practice their religious beliefs, acquire and honor the remains of their ancestors, among the many other privileges only provided to federally recognized tribes. The bill is pending before the House Natural Resources Committee.

Item B-4



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee
FROM: Cynthia Owens, Municipal Affairs Program Manager
DATE: March 8, 2024
SUBJECT: Assembly Bill 1999 (Irwin) - Electricity; fixed charges
ATTACHMENT: 1. Bill Summary – AB 1999

[Assembly Bill 1999 \(Irwin\) - Electricity; fixed charges](#) (AB 1999) involves a policy matter that is not specifically addressed within the adopted Legislative Platform language; however, the City may wish to consider taking a position on this bill as it would repeal current legislation that mandates the California Public Utilities Commission (CPUC) authorize fixed charges on a graduated income basis for residential customers, introducing instead a flat rate structure.

The City's state lobbyist, Shaw Yoder Antwih Schmelzer & Lange, provided a summary memo for AB 1999 to the City (Attachment 1). The state lobbyist will also provide a verbal update to the City Council Liaison/Legislative/Lobby Committee.

After discussion of AB 1999, the Liaisons may recommend the following actions:

- 1) Support AB 1999;
- 2) Support if amended AB 1999;
- 3) Oppose AB 1999;
- 4) Oppose unless amended AB 1999;
- 5) Remain neutral; or
- 6) Provide other direction to City staff.

Should the Liaisons recommend the City take a position on AB 1999, then staff will place the item on a future City Council Agenda for concurrence.

Attachment 1



1415 L Street
Suite 1000
Sacramento
CA, 95814
916-446-4656

February 14, 2024

To: Cindy Owens, City of Beverly Hills

From: Andrew K. Antwih, Partner, Shaw Yoder Antwih Schmelzer & Lange
Priscilla Quiroz, Legislative Advocate, Shaw Yoder Antwih Schmelzer & Lange

Re: AB 1999 (Irwin) Electricity: fixed charges

Version

As introduced on January 30, 2024

Summary

The bill proposes to repeal current legislation that mandates the California Public Utilities Commission (CPUC) to authorize fixed charges on a graduated income basis for residential customers, introducing instead a flat rate structure. Specifically, it sets the fixed charges at a maximum of \$5 per month for low-income customers enrolled in the California Alternate Rates for Energy (CARE) program and \$10 per month for customers not enrolled in the program, with provisions for annual adjustments based on the Consumer Price Index starting from January 1, 2016.

Existing Law

Under existing law, the CPUC may authorize fixed charges for any rate schedule applicable to a residential customer account. Existing law requires the commission, no later than July 1, 2024, to authorize a fixed charge for default residential rates. Existing law requires these fixed charges to be established on an income-graduated basis, with no fewer than 3 income thresholds, so that low-income ratepayers in each baseline territory would realize a lower average monthly bill without making any changes in usage.

Background

Assemblymember Irwin, who is one of 22 California lawmakers who signed a letter to the CPUC protesting the income-based fixed-charge plan last year, highlighted what she described as the overwhelmingly negative feedback she's received from her constituents leading to AB 1999.

The prospect of requiring the 11 million customers of the state's three big investor-owned utilities, Pacific Gas & Electric, San Diego Gas & Electric and Southern California Edison, to pay monthly charges tied to their income has divided clean-energy and efficiency advocates since it was introduced.

Opponents say the charges would punish people who have installed rooftop solar or invested in energy efficiency or who are simply more frugal with their electricity use by burdening them with bills they can't

avoid. They also warn of administrative and legal challenges to providing utilities with customer-income data and fear the entire effort will distract from more practical ways to adjust utility rates to encourage electrification.

But supporters say the proposed charge could more equitably distribute the costs that contribute to Californians paying some of the highest electricity bills in the country. The sky-high electricity rates of the state's three major utilities, which are set to increase further in the coming years, will discourage Californians from purchasing electric vehicles and electric-powered home appliances.

Status of Legislation

This bill was referred to the Assembly Committee on Utilities & Energy, no hearing has been set yet.

Item B-5



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee

FROM: Cynthia Owens, Municipal Affairs Program Manager

DATE: March 8, 2024

SUBJECT: Assembly Bill 2584 (Lee) - Single-family residential real property:
corporate entity: ownership

ATTACHMENT: 1. Bill Summary – AB 2584

[Assembly Bill 2584 \(Lee\) - Single-family residential real property: corporate entity: ownership](#) (AB 2584) involves a policy matter that is not specifically addressed within the adopted Legislative Platform language. Councilmember Mirisch has requested the City consider taking a position on AB 2584. This bill aims to regulate the acquisition and leasing of single-family residential properties by large business entities.

The City's state lobbyist, Shaw Yoder Antwih Schmelzer & Lange, provided a summary memo for AB 2584 to the City (Attachment 1). The state lobbyist will also provide a verbal update to the City Council Liaison/Legislative/Lobby Committee.

After discussion of AB 2584, the Liaisons may recommend the following actions:

- 1) Support AB 2584;
- 2) Support if amended AB 2584;
- 3) Oppose AB 2584;
- 4) Oppose unless amended AB 2584;
- 5) Remain neutral; or
- 6) Provide other direction to City staff.

Should the Liaisons recommend the City take a position on AB 2584, then staff will place the item on a future City Council Agenda for concurrence.

Attachment 1



1415 L Street
Suite 1000
Sacramento
CA, 95814
916-446-4656

February 23, 2024

To: Cindy Owens, City of Beverly Hills

From: Andrew K. Antwih, Partner, Shaw Yoder Antwih Schmelzer & Lange
Priscilla Quiroz, Legislative Advocate, Shaw Yoder Antwih Schmelzer & Lange

Re: AB 2584 (Lee) Single-Family residential real property: corporate entity: ownership

Version

As introduced on February 14, 2024.

Summary

This bill aims to regulate the acquisition and leasing of single-family residential properties by large business entities. Specifically, it would prohibit any business entity that already holds interests in more than 1,000 single-family residential properties from buying, acquiring, or obtaining any additional single-family residential properties for the purpose of leasing them. If a business entity violates these provisions, the Attorney General is empowered to initiate a civil lawsuit. Should the Attorney General win the case, the court is required to mandate specific remedies which include imposing a civil penalty of \$100,000 for each breach and compelling the business entity to sell the involved property to an independent third party within one year following the judgment date.

Existing Law

Existing law provides that real property within the state is governed by the law of this state, except where the title is in the United States. Existing law also regulates the obligations of owners with respect to real property.

Background

Assemblymember Alex Lee introduced AB 2584 on February 14, 2024, aiming to address California's escalating housing crisis and the diminishing opportunity for residents to become homeowners. This proposed legislation seeks to limit the ability of institutional investors, particularly those owning more than 1,000 single-family homes, from acquiring additional properties and converting them into rentals. This move targets entities like Invitation Homes, known for owning thousands of properties and contributing to a significant shift in the housing market dynamics.

The bill reflects growing concerns over the impact of large-scale corporate investments in residential real estate, particularly their role in outbidding first-time homebuyers and converting owner-occupied homes into rental properties, thus exacerbating the shortage of available homes for purchase. This legislation is

part of a broader national conversation on housing affordability and the preservation of the American dream of homeownership, aligning with similar legislative efforts in other states and at the federal level. The context of this bill is rooted in the wider issue of rising home prices, increasing financing costs, and the overall scarcity of single-family homes in California, making homeownership an unattainable goal for many residents.

Status of Legislation

This bill is pending referral in the Assembly.

Item B-6



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee

FROM: Cynthia Owens, Municipal Affairs Program Manager

DATE: March 8, 2024

SUBJECT: Senate Bill 1212 (Skinner) - Investment entities: purchasing, acquiring, or leasing interests in housing

ATTACHMENT: 1. Bill Summary – SB 1212

[Senate Bill 1212 \(Skinner\) - Investment entities: purchasing, acquiring, or leasing interests in housing](#) (SB 1212) involves a policy matter that is not specifically addressed within the adopted Legislative Platform language. Councilmember Mirisch has requested the City consider taking a position on SB 1212. This bill proposes starting January 1, 2025, investment entities, defined as real estate investment trusts or entities managing pooled funds from investors with a fiduciary duty to them, will be prohibited from purchasing, acquiring, or leasing interests in single-family dwellings or other residential units consisting of one or two units within the state.

The City's state lobbyist, Shaw Yoder Antwih Schmelzer & Lange, provided a summary memo for SB 1212 to the City (Attachment 1). The state lobbyist will also provide a verbal update to the City Council Liaison/Legislative/Lobby Committee.

After discussion of SB 1212, the Liaisons may recommend the following actions:

- 1) Support SB 1212;
- 2) Support if amended SB 1212;
- 3) Oppose SB 1212;
- 4) Oppose unless amended SB 1212;
- 5) Remain neutral; or
- 6) Provide other direction to City staff.

Should the Liaisons recommend the City take a position on SB 1212, then staff will place the item on a future City Council Agenda for concurrence.

Attachment 1



1415 L Street
Suite 1000
Sacramento
CA, 95814
916-446-4656

February 23, 2024

To: Cindy Owens, City of Beverly Hills

From: Andrew K. Antwih, Partner, Shaw Yoder Antwih Schmelzer & Lange
Priscilla Quiroz, Legislative Advocate, Shaw Yoder Antwih Schmelzer & Lange

Re: **SB 1212 (Skinner) Investment entities: purchasing, acquiring, or leasing interests in housing.**

Version

As introduced on February 15, 2024.

Summary

The bill proposes starting January 1, 2025, investment entities, defined as real estate investment trusts or entities managing pooled funds from investors with a fiduciary duty to them, will be prohibited from purchasing, acquiring, or leasing interests in single-family dwellings or other residential units consisting of one or two units within the state.

The legislation stipulates that any transaction violating this prohibition would be considered void. However, the bill also provides exemptions for nonprofit organizations and entities primarily engaged in constructing or rehabilitating housing, distinguishing them from the investment entities targeted by this regulation.

Existing Law

Existing law provides that all property has an owner, whether that owner is the state and the property is public, or the owner is an individual and the property is private.

Background

This measure reflects an effort to preserve homeownership opportunities for individuals and limit the influence of large investment groups on the residential real estate market.

Status of Legislation

This bill is pending referral in the Senate Rules Committee.

Item B-7



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee
FROM: Cynthia Owens, Municipal Affairs Program Manager
DATE: March 8, 2024
SUBJECT: Senate Bill 915 (Cortese) - Local government: autonomous vehicles
ATTACHMENT: 1. Summary Memo – SB 915

[Senate Bill 915 \(Cortese\) - Local government: autonomous vehicles](#) (SB 915) involves a policy matter that may have a correlation between this bill and the City's Legislative Platform. Those statements which may apply are:

- Promote funding, policy goals and visibility for the development of autonomous vehicles
- Support legislation that which preserves local control

This item is a request by the League of California Cities for the City to consider taking a position of support on SB 915. This bill would prohibit an autonomous vehicle ("AV") service, which has received approval to conduct commercial passenger service or engage in commercial activity using driverless vehicles by the Department of Motor Vehicles, the California Public Utilities Commission, or another state agency, from commencing operation within a local jurisdiction until authorized by a local ordinance enacted pursuant to the bill's provisions.

The City's state lobbyist, Shaw Yoder Antwih Schmelzer & Lange, provided a summary memo for SB 915 (Attachment 1). The lobbyist will also provide a verbal update to the City Council Liaison/Legislative/Lobby Committee.

After discussion of SB 915, the Liaisons may recommend the following actions:

- Oppose SB 915;
- Support SB 915;
- Support if amended SB 915;
- Oppose unless amended SB 915;
- Remain neutral; or
- Provide other direction to City staff.

Should the Liaisons recommend the City take a position other than support on the SB 915 as it aligns with the City's Legislative Platform, then staff will place the item on a future City Council Agenda for concurrence.

Attachment 1



1415 L Street
Suite 1000
Sacramento
CA, 95814
916-446-4656

February 14, 2024

To: Cindy Owens, City of Beverly Hills

From: Andrew K. Antwih, Partner, Shaw Yoder Antwih Schmelzer & Lange
Priscilla Quiroz, Legislative Advocate, Shaw Yoder Antwih Schmelzer & Lange

Re: SB 915 (Cortese) Autonomous Vehicles

Version

As introduced on January 9, 2024.

Summary

This bill mandates that any AV service approved for commercial passenger or commercial activities must first obtain authorization from the local jurisdiction before commencing operations. It empowers cities and counties to adopt ordinances or resolutions to regulate AV services, ensuring public health, safety, and welfare through measures such as permitting programs, vehicle caps, service restrictions, and emergency response protocols. Additionally, it allows local governments to levy charges to cover regulatory costs and requires AV services to maintain financial responsibility and vehicle safety standards. Violation of these provisions would lead to administrative fines.

Existing Law

Existing law authorizes an autonomous vehicle to be operated on public roads for testing purposes by a driver who possesses the proper class of license for the type of vehicle being operated if certain requirements are met, including that the vehicle is being operated solely by employees, contractors, or other persons designated by the manufacturer. Current law prohibits an autonomous vehicle from being operated on public roads until the manufacturer submits an application to the Department of Motor Vehicles containing certain certifications regarding safety and other technological requirements and the department approves that application pursuant to adopted regulations. Existing law, commencing January 1, 2030, and to the extent authorized by federal law, prohibits the operation of certain new autonomous vehicles that are not zero-emission vehicles, as defined.

Existing law also provides for the local regulation of certain types of transportation services, including taxicab companies. Existing law requires each city or county in which a taxicab company is substantially located to adopt an ordinance or resolution in regards to taxicab transportation service, which includes provisions for a permitting program for taxicab drivers. Under existing law, it is unlawful to operate a taxicab company without a valid permit to operate issued by each city or county in which the taxicab company is substantially located.

Background

In California, only the Public Utilities Commission (CPUC) and the Department of Motor Vehicles (DMV) authorize and govern autonomous vehicle services, not local governments.

Over the last year, driverless vehicles have delayed transport and medical care, blocked emergency vehicles, and interfered during active firefighting and crime scenes. First responders have been forced to relocate their emergency vehicles because of immovable autonomous vehicles.

These events have sparked backlash in San Francisco in recent months following a series of traffic snarls and accidents. In one incident, a pedestrian was run over and dragged by a Cruise vehicle after she was struck by another car. Although this resulted in the suspension of Cruise's deployment permit, the DMV only took disciplinary action after it became clear that Cruise misled California regulators about the severity of the event.

The San Francisco Fire Department reports that more than 70 driverless vehicles have interfered with emergency responders in 2023 alone.

Additionally, many communities have expressed concerns over the number of driverless vehicles allowed to operate on their local streets; hours allowed for service /operation; locations of vulnerable populations (e.g. schoolyards); and damage to local streets and roads with heavier than average displacement.

Unlike the process for regulating taxicabs, local governments are not authorized to establish rules and regulations around the deployment of autonomous vehicle services.

Status of Legislation

This bill is currently pending referral in the Senate Rules Committee.

Support

California Teamsters Public Affairs Council (co-sponsor)

California Conference Board of the Amalgamated Transit Union (co-sponsor)

California Labor Federation (co-sponsor)

California League of Cities (co-sponsor)

California Professional Firefighters (co-sponsor)

Item B-8



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee

FROM: Cynthia Owens, Municipal Affairs Program Manager

DATE: March 8, 2024

SUBJECT: Ballot Initiative (22-0008) – Expands Local Governments’ Authority to Enact Rent Control on Residential Property

ATTACHMENTS: None

INTRODUCTION

[Ballot Initiative \(22-0008\)](#) titled *Expands Local Governments’ Authority to Enact Rent Control on Residential Property* (the “Initiative”) has qualified for the November 2024 ballot. The initiative was designed to repeal the Costa-Hawkins Rental Housing Act (“Costa-Hawkins”) enacted in 1995. The initiative, if passed by the voters, would prohibit rent control on single-family homes and houses completed after February 1, 1995. The initiative also prohibits rent control laws that mandate what a landlord can charge a tenant when they first move in. By repealing Costa-Hawkins, the Initiative would allow cities and counties to limit rent on any housing and limit the rent for a first-time tenant. Any local laws currently inoperative under Costa-Hawkins would take effect upon its repeal.

This item is being presented to the City Council Liaison/Legislative/Lobby Committee for a recommendation of a position of support at the request of Councilmember Mirisch.

DISCUSSION

Costa-Hawkins is a state statute that limits the use of rent control in California. Costa-Hawkins provides that: cities cannot enact rent control on housing first occupied after February 1, 1995, and housing units where the title is separate from connected units (such as free-standing houses, condominiums, and townhouses). Housing exempted from a local rent control ordinance before February 1, 1995, must remain exempt. Landlords have a right to increase rent prices to market rates when a tenant moves out, a policy known as vacancy decontrol.

Prior to the enactment of Costa-Hawkins, local governments were permitted to enact rent control, provided that landlords would receive “a just and reasonable return” on their rental properties according to case law. The California State Legislature passed Costa Hawkins in 1995.

Currently, Costa-Hawkins generally prevents cities and counties from limiting the initial rental rate that landlords may charge to new tenants in all types of housing, and from limiting rent increases for existing tenants in:

- 1) Residential properties that were first occupied after February 1, 1995;
- 2) Single-family homes; and
- 3) Condominiums.

In 2019, the California State Legislature passed legislation, titled AB 1482, to cap annual rent increases at five percent plus inflation for tenants living in apartments that were 15 years or older. AB 1482 also requires a landlord have a just cause, as defined in the law, to evict tenants that had occupied the rental for at least one year. AB 1482 included exemptions for housing built in the past 15 years and some single-family homes and duplexes. The legislation will sunset after 10 years.

As of 2023, seven states and Washington, D.C. have enacted rent control policies at the state or local level. Thirty-one (31) states have enacted laws preempting local governments from adopting rent control policies. In 12 states, no cities have rent control but rent control is not preempted.

The table below depicts the campaign contributions raised by those that support and oppose this ballot initiative.

	Contributions	Expenditures
Support Committees	\$10,775,469.94	\$10,667,058.73
Opposition Committees	\$750,000	\$92,967.84

Major donations for the Support Committees include the AIDS Healthcare Foundation and Kevin DeLeon Believing in a Better California Ballot Measure Committee.

Major donations for the Opposition Committees include the California Apartment Association, California Business Roundtable Issues PAC, and Issues PAC of the Apartment Association of Greater Los Angeles.

FISCAL IMPACT

No anticipated fiscal impact

RECCOMENDATION

The Initiative involves a policy matter that may have a nexus to the City’s adopted Legislative Platform language. Specifically, the following statement may apply to this ballot initiative:

- Continue to support new initiatives regarding rent control legislation at the state level.

After discussion of the Initiative, the Liaisons may recommend the following actions:

- Oppose the Initiative;
- Support the Initiative;
- Support the Initiative;
- Oppose unless amended the Initiative;
- Remain neutral; or
- Provide other direction to City staff.

Should the Liaisons recommend a position of support, then staff will prepare a letter for the Mayor to sign as the Initiative appears to be consistent with the City’s Legislative Platform. Any other positions recommended by the Liaisons will require the concurrence of the City Council and staff will place this item on a future City Council agenda.

Attachment 1

22 - 0008

RECEIVED

December 21, 2022

DEC 22 2022

Anabel Renteria, Initiative Coordinator
Office of the Attorney General
1300 I Street, 17th Floor
Sacramento, CA 95814

**INITIATIVE COORDINATOR
ATTORNEY GENERAL'S OFFICE**

Re: Request for Preparation of Title and Summary

Dear Ms. Renteria:

I am the proponent of the enclosed initiative measure, which is entitled "Justice for Renters Act." Pursuant to article II, section 10(d), of the California Constitution and section 9001 of the California Elections Code, we hereby request the preparation of a circulating title and summary of the chief purposes and points of the proposed measure.

Enclosed is a check for \$2,000 made payable to the State of California. Also enclosed are the signed statements required by Elections Code section 9001(b) and 9608.

I request that my residence address be kept confidential following verification of my status as registered voters.

You are hereby authorized and requested to direct all further inquiries and correspondence regarding this proposed measure to the following persons:

Fredric D. Woocher, Esq.
Beverly Grossman Palmer, Esq.
Strumwasser & Woocher LLP
1250 6th Street, Suite 205
Santa Monica, CA 90405
fwoocher@strumwooch.com
bpalmer@strumwooch.com
(310) 576-1233

Sincerely,



Ashoke Talukdar

Justice for Renters Act

Section 1.

This Act shall be known and may be cited as "Justice for Renters Act."

Section 2.

The following provision is added to Chapter 2.7 of Title 5 of Part 4 of Division 3 of the Civil Code:

1954.40. The state may not limit the right of any city, county, or city and county to maintain, enact or expand residential rent control.

Section 3.

The following provisions of Chapter 2.7 of Title 5 of Part 4 of Division 3 of the Civil Code are repealed, as illustrated by strikeout text below.

~~1954.50. This chapter shall be known and may be cited as the Costa Hawkins Rental Housing Act.~~

~~1954.51. As used in this chapter, the following terms have the following meanings:~~

~~(a) "Comparable units" means rental units that have approximately the same living space, have the same number of bedrooms, are located in the same or similar neighborhoods, and feature the same, similar, or equal amenities and housing services.~~

~~(b) "Owner" includes any person, acting as principal or through an agent, having the right to offer residential real property for rent, and includes a predecessor in interest to the owner, except that this term does not include the owner or operator of a mobilehome park, or the owner of a mobilehome or his or her agent.~~

~~(c) "Prevailing market rent" means the rental rate that would be authorized pursuant to 42 U.S.C.A. 1437 (f), as calculated by the United States Department of Housing and Urban Development pursuant to Part 888 of Title 24 of the Code of Federal Regulations.~~

~~(d) "Public entity" has the same meaning as set forth in Section 811.2 of the Government Code.~~

~~(e) "Residential real property" includes any dwelling or unit that is intended for human habitation.~~

~~(f) "Tenancy" includes the lawful occupation of property and includes a lease or sublease.~~

~~1954.52. (a) Notwithstanding any other provision of law, an owner of residential real property may establish the initial and all subsequent rental rates for a dwelling or a unit about which any of the following is true:~~

~~(1) It has a certificate of occupancy issued after February 1, 1995.~~

~~(2) It has already been exempt from the residential rent control ordinance of a public entity on or before February 1, 1995, pursuant to a local exemption for newly constructed units.~~

~~(3) (A) It is alienable separate from the title to any other dwelling unit or is a subdivided interest in a subdivision, as specified in subdivision (b), (d), or (f) of Section 11004.5 of the Business and Professions Code.~~

~~(B) This paragraph does not apply to either of the following:~~

~~(i) A dwelling or unit where the preceding tenancy has been terminated by the owner by notice pursuant to Section 1946.1 or has been terminated upon a change in the terms of the tenancy noticed pursuant to Section 827.~~

~~(ii) A condominium dwelling or unit that has not been sold separately by the subdivider to a bona fide purchaser for value. The initial rent amount of the unit for purposes of this chapter shall be the lawful rent in effect on May 7, 2001, unless the rent amount is governed by a different provision of this chapter. However, if a condominium dwelling or unit meets the criteria of paragraph (1) or (2) of subdivision (a), or if all the dwellings or units except one have been sold separately by the subdivider to bona fide purchasers for value, and the subdivider has occupied that remaining unsold condominium dwelling or unit as his or her principal residence for at least one year after the subdivision occurred, then subparagraph (A) of paragraph (3) shall apply to that unsold condominium dwelling or unit.~~

~~(C) Where a dwelling or unit in which the initial or subsequent rental rates are controlled by an ordinance or charter provision in effect on January 1, 1995, the following shall apply:~~

~~(i) An owner of real property as described in this paragraph may establish the initial and all subsequent rental rates for all existing and new tenancies in effect on or after January 1, 1999, if the tenancy in effect on or after January 1, 1999, was created between January 1, 1996, and December 31, 1998.~~

~~(ii) Commencing on January 1, 1999, an owner of real property as described in this paragraph may establish the initial and all subsequent rental rates for all new tenancies if the previous tenancy was in effect on December 31, 1995.~~

~~(iii) The initial rental rate for a dwelling or unit as described in this paragraph in which the initial rental rate is controlled by an ordinance or charter provision in effect on January 1, 1995, may not, until January 1, 1999, exceed the amount calculated pursuant to subdivision (c) of Section 1954.53. An owner of residential real property as described in this paragraph may, until January 1, 1999, establish the initial rental rate for a dwelling or unit only where the tenant has voluntarily vacated, abandoned, or been evicted pursuant to paragraph (2) of Section 1161 of the Code of Civil Procedure.~~

~~(b) Subdivision (a) does not apply where the owner has otherwise agreed by contract with a public entity in consideration for a direct financial contribution or any other forms of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code.~~

~~(c) Nothing in this section shall be construed to affect the authority of a public entity that may otherwise exist to regulate or monitor the basis for eviction.~~

~~(d) This section does not apply to any dwelling or unit that contains serious health, safety, fire, or building code violations, excluding those caused by disasters for which a citation has been issued by the appropriate governmental agency and which has remained unabated for six months or longer preceding the vacancy.~~

~~1954.53. (a) Notwithstanding any other provision of law, an owner of residential real property may establish the initial rental rate for a dwelling or unit, except where any of the following applies:~~

~~(1) The previous tenancy has been terminated by the owner by notice pursuant to Section 1946.1 or has been terminated upon a change in the terms of the tenancy noticed pursuant to Section 827, except a change permitted by law in the amount of rent or fees. For the purpose of this paragraph, the owner's termination or nonrenewal of a contract or recorded agreement with a governmental agency that provides for a rent limitation to a qualified tenant, shall be construed as a change in the terms of the tenancy pursuant to Section 827.~~

~~(A) In a jurisdiction that controls by ordinance or charter provision the rental rate for a dwelling or unit, an owner who terminates or fails to renew a contract or recorded agreement with a governmental agency that provides for a rent limitation to a qualified tenant may not set an initial rent for three years following the date of the termination or nonrenewal of the contract or agreement. For any new tenancy established during the three year period, the rental rate for a new tenancy established in that vacated dwelling or unit shall be at the same rate as the rent under the terminated or nonrenewed contract or recorded agreement with a governmental agency that provided for a rent limitation to a qualified tenant, plus any increases authorized after the termination or cancellation of the contract or recorded agreement.~~

~~(B) Subparagraph (A) does not apply to any new tenancy of 12 months or more duration established after January 1, 2000, pursuant to the owner's contract or recorded agreement with a governmental agency that provides for a rent limitation to a qualified tenant, unless the prior vacancy in that dwelling or unit was pursuant to a nonrenewed or canceled contract or recorded agreement with a governmental agency that provides for a rent limitation to a qualified tenant as set forth in that subparagraph.~~

~~(2) The owner has otherwise agreed by contract with a public entity in consideration for a direct financial contribution or any other forms of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code.~~

~~(3) The initial rental rate for a dwelling or unit whose initial rental rate is controlled by an ordinance or charter provision in effect on January 1, 1995, may not until January 1, 1999, exceed the amount calculated pursuant to subdivision (c).~~

~~(b) Subdivision (a) applies to, and includes, renewal of the initial hiring by the same tenant, lessee, authorized subtenant, or authorized sublessee for the entire period of his or her occupancy at the rental rate established for the initial hiring.~~

~~(c) The rental rate of a dwelling or unit whose initial rental rate is controlled by ordinance or charter provision in effect on January 1, 1995, shall, until January 1, 1999, be established in accordance with this subdivision. Where the previous tenant has voluntarily vacated, abandoned, or been evicted pursuant to paragraph (2) of Section 1161 of Code of Civil Procedure, an owner of residential real property may, no more than twice, establish the initial rental rate for a dwelling or unit in an amount that is no greater than 15 percent more than the rental rate in effect for the immediately preceding tenancy or in an amount that is 70 percent of the prevailing market rent for comparable units, whichever amount is greater.~~

~~The initial rental rate established pursuant to this subdivision may not substitute for or replace increases in rental rates otherwise authorized pursuant to law.~~

~~(d) (1) Nothing in this section or any other provision of law shall be construed to preclude express establishment in a lease or rental agreement of the rental rates to be applicable in the event the rental unit subject thereto is sublet. Nothing in this section shall be construed to impair the obligations of contracts entered into prior to January 1, 1996.~~

~~(2) If the original occupant or occupants who took possession of the dwelling or unit pursuant to the rental agreement with the owner no longer permanently reside there, an owner may increase the rent by any amount allowed by this section to a lawful sublessee or assignee who did not reside at the dwelling or unit prior to January 1, 1996.~~

~~(3) This subdivision does not apply to partial changes in occupancy of a dwelling or unit where one or more of the occupants of the premises, pursuant to the agreement with the owner provided for above, remains an occupant in lawful possession of the dwelling or unit, or where a lawful sublessee or assignee who resided at the dwelling or unit prior to January 1, 1996, remains in possession of the dwelling or unit. Nothing contained in this section shall be construed to enlarge or diminish an owner's right to withhold consent to a sublease or assignment.~~

~~(4) Acceptance of rent by the owner does not operate as a waiver or otherwise prevent enforcement of a covenant prohibiting sublease or assignment or as a waiver of an owner's rights to establish the initial rental rate, unless the owner has received written notice from the tenant that is party to the agreement and thereafter accepted rent.~~

~~(e) Nothing in this section shall be construed to affect any authority of a public entity that may otherwise exist to regulate or monitor the grounds for eviction.~~

~~(f) This section does not apply to any dwelling or unit if all the following conditions are met:~~

~~(1) The dwelling or unit has been cited in an inspection report by the appropriate governmental agency as containing serious health, safety, fire, or building code violations, as defined by Section 17920.3 of the Health and Safety Code, excluding any violation caused by a disaster.~~

~~(2) The citation was issued at least 60 days prior to the date of the vacancy.~~

~~(3) The cited violation had not been abated when the prior tenant vacated and had remained unabated for 60 days or for a longer period of time. However, the 60-day time period may be extended by the appropriate governmental agency that issued the citation.~~

Section 4.

If any provision of this Act or the application thereof to any person or circumstances is held invalid, that invalidity shall not affect other provisions or applications of the Act which can be given effect without the invalid provision or application, and to this end the provisions of this Act are severable.

Item B-9



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee

FROM: Cynthia Owens, Municipal Affairs Program Manager

DATE: March 8, 2024

SUBJECT: Assembly Bill 2230 (Bennett) – Residential Housing Unfair Practices Act of 2023

ATTACHMENT: 1. Fact Sheet – AB 2230

[Assembly Bill 2230 \(Bennett\) – Residential Housing Unfair Practices Act of 2023](#) proposes several provisions which would establish new regulations and requirements for residential property owners. This bill would also explicitly list residential housing to California’s principal antitrust law (the Cartwright Act) and clarify that a City Attorney could enforce violations of the act, or other anticompetitive practices. This item is being presented to the City Council Liaison/Legislative/Lobby Committee for a recommendation of a position of support at the request of Councilmember Mirisch.

The City’s state lobbyist, Shaw Yoder Antwih Schmelzer & Lange, will provide a verbal update to the City Council Liaison/Legislative/Lobby Committee.

After discussion of AB 2230, the Liaisons may recommend the following actions:

- 1) Support AB 2230;
- 2) Support if amended AB 2230;
- 3) Oppose AB 2230;
- 4) Oppose unless amended AB 2230;
- 5) Remain neutral; or
- 6) Provide other direction to City staff.

Should the Liaisons recommend the City take a position on AB 2230, then staff will place the item on a future City Council Agenda for concurrence.

Attachment 1

Assemblymember Steve Bennett

38th Assembly District



AB 2230: Anti-Trust Practices - Housing

SUMMARY

Assembly Bill 2230 would clarify that California's anti-trust laws can be applied to anti-competitive practices occurring in residential housing, and would clarify that City Attorneys may investigate and prosecute anticompetitive behavior.

BACKGROUND

California is currently experiencing a housing and affordability crisis that disproportionately affects low-income households and historically disadvantaged communities. For example, 55% of very low-income households, and 23% of low-income households, are spending over half of their [income on rent](#), compared to 6% of moderate-income households.

Although the lack of affordable housing stock contributes to the lack of affordability, market distortions make the existing crises more pronounced in rent burdened communities. [Despite owning 3.6% of apartments and 1.6% of rental homes nationally](#), institutional investors can still have adverse impacts. [A Washington Post analysis in 2022](#) found that some zip codes in Los Angeles, Oakland, Sacramento, San Francisco, San Jose, and San Diego saw an increase in investors purchased properties, with one zip code in Los Angeles seeing as many as 48% of properties sold that year being bought by investors.

The same Washington Post analysis found that "30 percent of home sales in majority Black neighborhoods went to investor." The [U.S. Department of Housing and Urban Development's Office of Policy Development and Research](#) has noted that institutional investors have concentrated their purchases in low-income communities throughout the US, and were [68% more likely to file for eviction](#), compared to small landlords.

California residents have experienced the effects of this steady increase of investor owned properties. In [San Diego, one group bought 66 relatively low-rent](#)

apartment buildings that resulted in rent increases between 7% and 201%.

As institutional investors, with vast resources, continue to purchase property in California they can potentially limit the ability for individuals and families to compete for the limited housing stock available. The growing role of algorithms as a tool for property owners to adjust their rental or sale price, and consolidation of properties at the zip code level requires scrutiny to ensure that the housing market is not being manipulated.

THIS BILL

AB 2230 would explicitly list residential housing to the California's principal antitrust law (the Cartwright Act), and clarify that a City Attorney could enforce violations of the act, or other anticompetitive practices.

California anti-trust law already makes it illegal for two or more persons to restrain trade, fix prices or production, or reduce competition, and this bill would ensure proper enforcement against anticompetitive practices in housing. AB 2230 provides the Attorney General and City Attorneys the necessary tools to protect California residents from market distortions that only worsen our housing crisis.

SUPPORT

Office of the Los Angeles City Attorney

OPPOSITION

CONTACT

Alexander Soto
Legislative Director
(916) 319-2038 ♦ (916) 319-2138 (fax)
Alexander.Soto@asm.ca.gov

CAPITOL OFFICE

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SACRAMENTO, CA 95814
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FAX: 916-319-2138

DISTRICT OFFICE

300 E. Esplanade Drive, Ste 1790
Oxnard, CA 93036
TEL: 805.564.1649
FAX: 805.485.4779

Item B-10



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee
FROM: Cynthia Owens, Municipal Affairs Program Manager
DATE: March 8, 2024
SUBJECT: Legislative Updates
ATTACHMENTS: None

Verbal updates on legislative issues will be presented by the City's lobbyists.

Item B-11



CITY OF BEVERLY HILLS
POLICY AND MANAGEMENT

MEMORANDUM

TO: City Council Liaison/Legislative/Lobby Committee
FROM: Cynthia Owens, Municipal Affairs Program Manager
DATE: March 8, 2024
SUBJECT: Future Agenda Items Discussion
ATTACHMENTS: None

The Legislative/Lobby Liaison Committee may request items related to the purview of the Committee be placed on the next agenda.