

# 2026 Legislative Update

City of El Segundo City Council  
March 17, 2026





# Governance and Transparency

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# Traditional Brown Act Teleconferencing

Gov. Code § 54953

## The Ralph M. Brown Act

- Member may join a meeting from a remote location provided that the public is given notice and public could attend meeting in person at that remote location.

At least a quorum of the members of the legislative body must participate in the meeting from locations within the boundaries of the city. **Non-Traditional Teleconferencing**

- New non-traditional teleconferencing rules that apply to all “legislative bodies,” including planning commissions:
- Just cause:
  - “Emergency circumstance” no longer separate grounds, now folded into “just cause” basis.
  - Must have quorum of members in physical location within city open to the public.
- Proclaimed state or local emergency:
  - No physical meeting location required for the public.

# Public Meeting & Teleconference Requirements

## SB 707

(Gov. Code § 54952.2, 54952.7, 54953, 54953.4, 54953.5, 54953.7, 54953.8, 54953.8.1-7, 54954.2, 54954.3, 54956, 54956.5, 54957.6, 54957.9, 54957.95, 54, 54957.96)

Members with disability may participate remotely as reasonable accommodation.

- Member still counts toward physical quorum.
- traditional/non-traditional teleconferencing requirements do not apply (ex: posting teleconferencing location).

**COMMENCING JULY 1, 2026, PUBLIC MUST BE ALLOWED TO ATTEND REMOTELY – DETAILS AT UPOMING COUNCIL MEETING**

**SB 827 NEW Financial Training for City Council and Department Heads and Department Heads now required to complete AB 1234 Training**



# Housing and Development

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# Permit Streamlining

## AB 253

(Gov. Code §§ 17951 and  
17960.3)

### California Residential Private Permitting Review Act

- City must provide estimated timeframe to residential permit applicants for plan-check and determination of application compliance with permit standards.
- If timeframe is longer than 30 days, or City takes more than 30 days to perform plan-check and make determination, developer may hire a private plan check company and must provide a report to the City.
- Within 10 days of receiving report, City must either issue residential building permit or notify applicant that plans and specifications are non-compliant, or else will be deemed approved.
  - If non-compliant, applicant may submit corrected plans, subject to same timeline and requirements as new application.
- City must prepare a residential building permit fee schedule and post it on its website.

# Permit Streamlining

AB 818

(Gov. Code § 65946.1)

## Local Emergencies

- If a local emergency, city must approve or deny a building permit application, or an equivalent permit, within 10 business days.
- Limited to structures intended to be used by person rebuilding or repairing an “affected property.”
- “Affected property” includes residential property that was destroyed or rendered a substandard building by disaster resulting in declared local emergency.
- City must provide information relating to this law on its website by March 31, 2028.

# Housing Regulations

## AB 1308

(Health and Safety Code § 17970.3)

### Residential Building Permits: Inspections

- City's building department must inspect the following residential projects, containing only residential units, within 10 business days of receiving notice of completion:
  - (1) New residential construction with at least 1 unit but no more than 10 units; and
  - (2) A single residential addition to an existing building with 1-9 dwelling units.
- Failure to inspect permitted work within 10 days is a violation of the Housing Accountability Act, which may result in a court order. Failure to follow court order will result in at least a \$10,000 fine per housing unit in the development project.



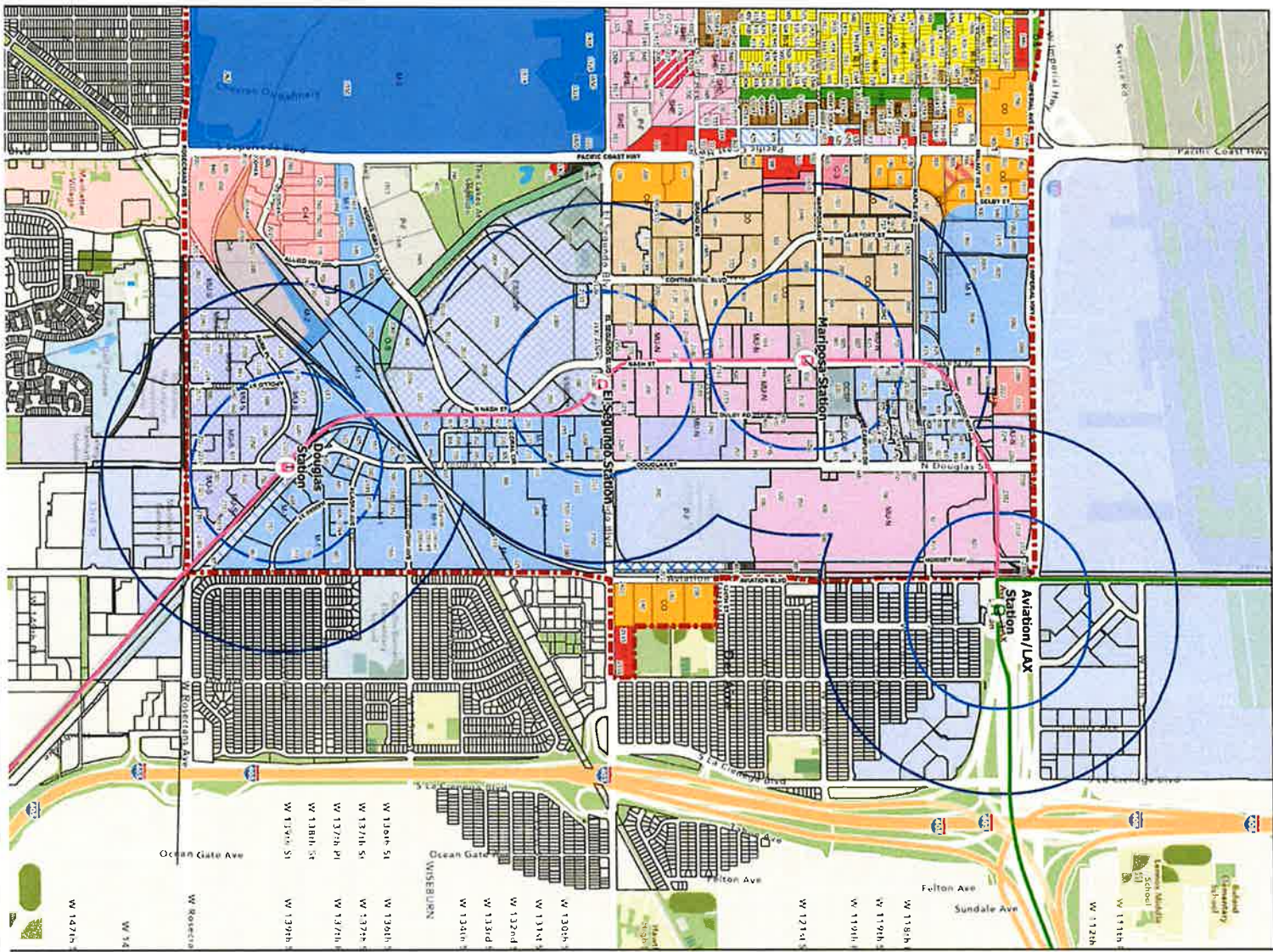
# Ministerial Developments

## SB 79

(Gov. Code § 65912.55 et seq.)

### Transit-Oriented Developments.

- Effective July 1, 2026, SB 79 creates a streamlined, ministerial approval process for certain housing developments that satisfy all the following requirements:
  - In an “urban transit county”;
  - Within 1/4 mile of a transit-oriented development stop;
  - Zoned residential, mixed, or commercial development;
  - With at least 5 dwelling units;
  - Provides a certain percentage of affordable units; and
  - Eliminated refinery exception.
- “Ministerial approval” is an administrative process for development project approval with no public hearings or discretionary reviews. Project must only meet objective zoning and design standards.

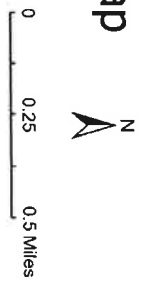


City of EL SEGUNDO

# SB79 C & K Line Stations Map

- 1/4 Mile Buffer
- 1/2 Mile Buffer

- Metro Railname
- C LINE
- K LINE



# Accessory Dwelling Units

AB 1154

(Gov. Code § 66333)

## Junior Accessory Dwelling Units (JADU).

- JADU owner-occupancy requirement changed:
  - JADU with shared sanitation facilities (*i.e.*, a bathroom) with primary dwelling = owner-occupancy required.
  - JADU with its own separate bathroom = owner-occupancy is not required.
- The City must require in its JADU ordinance that rental of a JADU must be for a term longer than 30 days.



# Accessory Dwelling Units

## SB 543

(Gov. Code §§ 66311.5, 66313, 66317, 66321, 66323, 66333.5, 66335, 66335.5)

## Accessory Dwelling Units & Junior Accessory Dwelling Units

- JADU is defined to be  $\leq 500$  sq. ft. of “interior livable space”
  - Livable space = a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.
- The City must provide determination of whether application for ADU or JADU is complete within 15 business days or else it is automatically deemed complete.
- The City must also provide a process to appeal incompleteness determinations - final written determination within 60 days.
- HCD has approval authority over new ADU ordinances.



# Environmental Quality

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# AB 130

## AB 130 – 20 Acre Residential Projects CEQA Exemption

- Exempts any aspect of a housing development, including any permits, approvals, or public improvements required for a housing project, if it:
- The project site is not more than 20 acres.
- 15 units per acre in metropolitan area.
- Must pay prevailing wage for all work.
- Other requirements but notable for erosion of CEQA for residential projects



Any questions?

Thank you!

