



CITY OF LAGUNA NIGUEL

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CITY COUNCIL

Mayor Ray Gennawey
Mayor Pro Tem Gene Johns
Council Member Kelly Jennings
Council Member Stephanie Oddo
Council Member Stephanie Winstead

June 25, 2025

The Honorable Aisha Wahab
Chair, California State Senate Housing Committee
1021 O Street, Room 3330
Sacramento, CA 95814

SUBJECT: AB 1206 (Harabedian) Single-Family and Multi-Family Housing Units: Preapproved Plans
Notice of OPPOSITION (As Amended 6/24/2025)

Dear Senator Wahab,

The City of Laguna Niguel must oppose AB 1206 (Harabedian), which would require all local agencies to develop a program for the preapproval of single-family and multifamily residential housing plans by July 1, 2026. The City of Laguna Niguel opposes AB 1206, as the bill is another unfunded state mandate that provides a limited amount of time for cities to implement, further eroding local control.

In 2023, AB 1332 required all local agencies to develop a preapproval program for Accessory Dwelling Units (ADUs) by January 2025. AB 1206 would extend these requirements to single-family and multi-family homes without providing funding or time to implement the new requirements. The complexity of larger-scale single-family and multi-family housing projects makes it challenging at the local level to approve or deny plans for preapproval, as larger, more dense buildings and projects have site-specific factors that must be addressed on a project-by-project basis. Additionally, AB 1206 only gives local governments six months to complete the preapproval program, while AB 1332 (2023) provided a year to complete the program for far less complex projects.

While this bill aims to streamline housing production, the mandated preapproval process imposes significant administrative burdens on local agencies without providing resources to implement these programs. AB 1206 creates a one-size-fits-all approach that fails to account for the unique characteristics and needs of different communities.

For these reasons, the City of Laguna Niguel must oppose AB 1206 (Harabedian). Should you have any questions about our position, please contact Kevin O'Connor, Management Assistant, at koconnor@cityoflagunaniguel.org.

Sincerely,

A blue ink signature of Ray Gennawey.

Ray Gennawey
Mayor

Cc: Assemblymember John Harabedian, 41st District
Laguna Niguel City Council