

AMENDED IN ASSEMBLY JUNE 16, 2025

**SENATE BILL**

**No. 627**

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**Introduced by ~~Senator McGuire~~ *Senators Wiener and Arreguín***

February 20, 2025

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~~An act to amend Section 65913.3 of the Government Code, relating to planning and zoning. An act to add Section 185.5 to the Penal Code, relating to law enforcement.~~

LEGISLATIVE COUNSEL'S DIGEST

SB 627, as amended, ~~McGuire Wiener. Planning and zoning: housing: postentitlement phase permits. Law enforcement: masks.~~

*Existing law makes it a misdemeanor to wear a mask, false whiskers, or any personal disguise, as specified, with the purpose of evading or escaping discovery, recognition, or identification while committing a public offense, or for concealment, flight, evasion, or escape from arrest or conviction for any public offense.*

*This bill would make it a misdemeanor for a law enforcement officer to wear any mask or personal disguise while interacting with the public in the performance of their duties, except as specified. The bill would define law enforcement officer as any officer of a local, state, or federal law enforcement agency, or any person acting on behalf of a local, state, or federal law enforcement agency. By creating a new crime, this bill would impose a state-mandated local program. The bill would additionally state the intent of the Legislature to enact legislation to ensure that Special Weapons and Tactics team officers can utilize gear necessary to protect their faces from physical harm while they perform their duties, and to enact legislation to require local, state, and federal law enforcement officers to include their name or badge number on their uniforms.*

*This bill would declare its provisions to be severable.*

*The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.*

*This bill would provide that no reimbursement is required by this act for a specified reason.*

~~Existing law, the Permit Streamlining Act, which is part of the Planning and Zoning Law, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project. Specifically, existing law establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant, and whether to approve or deny an application, as specified. Existing law requires a local agency, if a postentitlement phase permit is determined to be incomplete, denied, or noncompliant, to provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency.~~

~~This bill would delete the provision for the applicant to appeal a decision to the director of the local agency, as described above, and, instead, would require a local agency to provide a process for the applicant to appeal that decision in writing to the governing body of the agency only.~~

Vote: majority. Appropriation: no. Fiscal committee: ~~no~~ yes.  
State-mandated local program: ~~no~~ yes.

*The people of the State of California do enact as follows:*

- 1     SECTION 1. Section 185.5 is added to the Penal Code, to read:
- 2     185.5. (a) A law enforcement officer shall not wear any mask
- 3     or personal disguise while interacting with the public in the
- 4     performance of their duties, except for medical grade masks that
- 5     are surgical or N95 respirators designed to prevent the
- 6     transmission of airborne diseases and masks designed to protect
- 7     against exposure to smoke during a state of emergency related to
- 8     wildfires.
- 9     (b) A violation of this section shall be punishable as a
- 10    misdemeanor.

1 (c) (1) *It is the intent of the Legislature to enact legislation to*  
2 *ensure that Special Weapons and Tactics (SWAT) team officers*  
3 *can utilize gear necessary to protect their faces from physical harm*  
4 *while they perform their SWAT responsibilities.*

5 (2) *It is the intent of the Legislature to enact legislation to*  
6 *require law enforcement officers to include their name or badge*  
7 *number on their uniforms.*

8 (d) *For the purposes of this section, “law enforcement officer”*  
9 *means any officer of a local, state, or federal law enforcement*  
10 *agency, or any person acting on behalf of a local, state, or federal*  
11 *law enforcement agency.*

12 (e) *The provisions of this section are severable. If any provision*  
13 *of this section or its application is held invalid, that invalidity shall*  
14 *not affect other provisions or applications that can be given effect*  
15 *without the invalid provision or application.*

16 SEC. 2. *No reimbursement is required by this act pursuant to*  
17 *Section 6 of Article XIII B of the California Constitution because*  
18 *the only costs that may be incurred by a local agency or school*  
19 *district will be incurred because this act creates a new crime or*  
20 *infraction, eliminates a crime or infraction, or changes the penalty*  
21 *for a crime or infraction, within the meaning of Section 17556 of*  
22 *the Government Code, or changes the definition of a crime within*  
23 *the meaning of Section 6 of Article XIII B of the California*  
24 *Constitution.*

25 ~~SECTION 1. Section 65913.3 of the Government Code is~~  
26 ~~amended to read:~~

27 ~~65913.3. (a) (1) A local agency shall compile one or more~~  
28 ~~lists that shall specify in detail the information that will be required~~  
29 ~~from any applicant for a postentitlement phase permit. The local~~  
30 ~~agency may revise the lists of information required from an~~  
31 ~~applicant. Any revised list shall not apply to any permit pending~~  
32 ~~review.~~

33 ~~(2) A local agency shall post an example of a complete,~~  
34 ~~approved application and an example of a complete set of~~  
35 ~~postentitlement phase permits for at least five types of housing~~  
36 ~~development projects in the jurisdiction, including, but not limited~~  
37 ~~to, accessory dwelling unit, duplex, multifamily, mixed use, and~~  
38 ~~townhome.~~

~~(3) A local agency shall make the items required by paragraphs (1) and (2) available on the agency's internet website no later than January 1, 2024.~~

~~(b) (1) (A) A local agency shall determine whether an application for a postentitlement phase permit is complete and provide written notice of this determination to the applicant not later than 15 business days after the local agency received the application.~~

~~(B) If the local agency determines an application is incomplete, the local agency shall provide the applicant with a list of incomplete items and a description of how the application can be made complete. The list shall be limited to incomplete items that are included on the lists required by paragraph (1) of subdivision (a). The list and description shall be provided with the written notice required by subparagraph (A).~~

~~(2) (A) After receiving a notice that the application was incomplete, an applicant may cure and address the items that are deemed to be incomplete by the local agency.~~

~~(B) In the review of an application submitted pursuant to subparagraph (A), the local agency shall not require the application to include an item that was not included in the list required by subparagraph (B) of paragraph (1).~~

~~(C) If an applicant submits an application pursuant to subparagraph (A), the local agency shall determine whether the additional application has remedied all incomplete items listed in the determination issued pursuant to subparagraph (B) of paragraph (1). This additional application is subject to the timelines and requirements specified in subparagraph (A) of paragraph (1).~~

~~(3) If a local agency does not make a timely determination as required by paragraph (1) or (2) and the application or resubmitted application states that it is for a postentitlement phase permit, the application or resubmitted application shall be deemed to be complete for the purposes of this chapter.~~

~~(e) (1) (A) For housing development projects with 25 units or fewer, a local agency shall complete the review and do either of the following:~~

~~(i) If the local agency determines that the complete application is not compliant with the permit standards, return in writing a full set of comments to the applicant with a comprehensive request for revisions.~~

1     (ii) ~~If the local agency determines that the complete application~~  
2 ~~is compliant with the permit standards, return the approved permit~~  
3 ~~application on each postentitlement phase permit requested.~~

4     ~~(B) The local agency shall immediately transmit that~~  
5 ~~determination to the applicant by electronic mail and, if applicable,~~  
6 ~~by posting the response on its internet website in the manner~~  
7 ~~prescribed in subdivision (b) of Section 65913.3.5 not later than~~  
8 ~~30 business days after the local agency determines that an~~  
9 ~~application for a postentitlement phase permit is complete pursuant~~  
10 ~~to subdivision (b).~~

11     ~~(2) (A) For housing development projects with 26 units or more,~~  
12 ~~a local agency shall complete the review and do either of the~~  
13 ~~following:~~

14     ~~(i) If the local agency determines that the complete application~~  
15 ~~is not compliant with the permit standards, return in writing a full~~  
16 ~~set of comments to the applicant with a comprehensive request for~~  
17 ~~revisions.~~

18     ~~(ii) If the local agency determines that the complete application~~  
19 ~~is compliant with the permit standards, return the approved permit~~  
20 ~~application on each postentitlement phase permit requested.~~

21     ~~(B) The local agency shall immediately transmit that~~  
22 ~~determination to the applicant by electronic mail and, if applicable,~~  
23 ~~by posting the response on its internet website in the manner~~  
24 ~~prescribed in subdivision (b) of Section 65913.3.5 not later than~~  
25 ~~60 business days after the local agency determines that an~~  
26 ~~application for a postentitlement phase permit is complete pursuant~~  
27 ~~to subdivision (b).~~

28     ~~(3) Once a local agency determines that a postentitlement permit~~  
29 ~~is compliant with applicable permit standards pursuant to paragraph~~  
30 ~~(1) or (2) the local agency shall not subject the postentitlement~~  
31 ~~phase permit to any appeals or additional hearing requirements.~~

32     ~~(4) (A) The time limits in this subdivision shall not apply if the~~  
33 ~~local agency makes written findings within the time limits specified~~  
34 ~~in paragraph (1) or (2) based on substantial evidence in the record~~  
35 ~~that the proposed postentitlement phase permit might have a~~  
36 ~~specific, adverse impact on public health or safety and that~~  
37 ~~additional time is necessary to process the application.~~

38     ~~(B) For the purposes of this paragraph, “specific, adverse~~  
39 ~~impact” means a significant, quantifiable, direct, and unavoidable~~  
40 ~~impact, based on objective, identified, and written public health~~

1 or safety standards, policies, or conditions as they existed on the  
2 date the application was deemed complete.

3 (5) If the local agency requires review of the application by an  
4 outside entity, the time limits in this subdivision shall be tolled  
5 until the outside entity completes the review and returns the  
6 application to the local agency, at which point the local agency  
7 shall complete the review within the time remaining under the time  
8 limit, provided that the local agency notifies the applicant within  
9 three business days by electronic mail and, if applicable, by posting  
10 the notification on its internet website in the manner prescribed in  
11 subdivision (b) of Section 65913.3.5 of the tolling and resumption  
12 of the time limit.

13 (d) (1) If a local agency finds that a complete application is  
14 noncompliant, the local agency shall provide the applicant with a  
15 list of items that are noncompliant and a description of how the  
16 application can be remedied by the applicant within the time limits  
17 specified in subdivision (c).

18 (2) The local agency shall provide the list and description  
19 authorized by paragraph (1) when it transmits its determination to  
20 the applicant as required by subdivision (c).

21 (3) If a local agency denies a postentitlement phase permit  
22 application based on a determination that the application is  
23 noncompliant, the applicant may attempt to remedy the application.

24 (4) If an applicant submits an application pursuant to paragraph  
25 (3), the additional application is subject to the timelines of a new  
26 application as specified in subdivision (c).

27 (e) (1) If a postentitlement phase permit is determined to be  
28 incomplete under subdivision (b) or denied or determined to be  
29 noncompliant under subdivision (c) or (d), the local agency shall  
30 provide a process for the applicant to appeal that decision in writing  
31 to the governing body of the agency. A city or county shall provide  
32 that the right of appeal is to the governing body or, at their option,  
33 the planning commission, or both.

34 (2) (A) With respect to a postentitlement phase permit  
35 concerning housing development projects with 25 units or fewer,  
36 a local agency on the appeal shall provide a final written  
37 determination by not later than 60 business days after receipt of  
38 the applicant's written appeal. The fact that an appeal is permitted  
39 to both the planning commission and to the governing body does  
40 not extend the 60-business-day period.

1     ~~(B) With respect to a postentitlement phase permit concerning~~  
2 ~~housing development projects with 26 units or more, a local agency~~  
3 ~~on the appeal shall provide a final written determination by not~~  
4 ~~later than 90 business days after receipt of the applicant's written~~  
5 ~~appeal. The fact that an appeal is permitted to both the planning~~  
6 ~~commission and to the governing body does not extend the~~  
7 ~~90-business-day period.~~

8     ~~(f) If a local agency fails to meet the time limits in this section,~~  
9 ~~it shall be in violation of Section 65589.5.~~

10   ~~(g) This section does not place limitations on the amount of~~  
11 ~~feedback that a local agency may provide or revisions that a local~~  
12 ~~agency may request of an applicant.~~

13   ~~(h) For residential or residential mixed-use developments that~~  
14 ~~are subject to the requirements set forth in Section 65913.4, the~~  
15 ~~provisions of paragraph (2) of subdivision (h) of Section 65913.4~~  
16 ~~shall apply. Permits for these developments that are subject to~~  
17 ~~paragraph (2) of subdivision (h) of Section 65913.4 shall not be~~  
18 ~~in conflict with the requirements of this section. The local agency~~  
19 ~~shall comply with both sets of standards.~~

20   ~~(i) This section does not preclude an applicant and a local agency~~  
21 ~~from mutually agreeing to an extension of any time limit provided~~  
22 ~~by this section. However, a local agency shall not require an~~  
23 ~~agreement as a condition of accepting the application for, or~~  
24 ~~processing of, a postentitlement phase permit, unless the agreement~~  
25 ~~is obtained for the purpose of permitting concurrent processing of~~  
26 ~~related approvals or an environmental review on the same housing~~  
27 ~~development project.~~

28   ~~(j) For purposes of this section, the following definitions apply:~~

29   ~~(1) "Housing development project" has the same meaning as in~~  
30 ~~paragraph (3) of subdivision (b) of Section 65905.5.~~

31   ~~(2) "Local agency" means any county, city, or city and county.~~

32   ~~(3) (A) "Postentitlement phase permit" includes both of the~~  
33 ~~following:~~

34   ~~(i) All nondiscretionary permits and reviews that are required~~  
35 ~~or issued by the local agency after the entitlement process has been~~  
36 ~~completed to begin construction of a development that is intended~~  
37 ~~to be at least two-thirds residential, excluding discretionary and~~  
38 ~~ministerial planning permits, entitlements, and other permits and~~  
39 ~~reviews that are covered under Chapter 4.5 (commencing with~~

1 ~~Section 65920). A postentitlement phase permit includes, but is~~  
2 ~~not limited to, all of the following:~~

3 ~~(I) Building permits, and all interdepartmental review required~~  
4 ~~for the issuance of a building permit.~~

5 ~~(II) Permits for minor or standard off-site improvements.~~

6 ~~(III) Permits for demolition.~~

7 ~~(IV) Permits for minor or standard excavation and grading.~~

8 ~~(ii) All building permits and other permits issued under the~~  
9 ~~California Building Standards Code (Title 24 of the California~~  
10 ~~Code of Regulations) or any applicable local building code for the~~  
11 ~~construction, demolition, or alteration of buildings, whether~~  
12 ~~discretionary or nondiscretionary.~~

13 ~~(B) A local agency may identify by ordinance a threshold for~~  
14 ~~determining whether a permit constitutes a “minor” or “standard”~~  
15 ~~permit for the purposes of this paragraph, which shall be supported~~  
16 ~~by written findings adopted by the jurisdiction.~~

17 ~~(C) A postentitlement phase permit does not include a permit~~  
18 ~~required and issued by the California Coastal Commission, a~~  
19 ~~special district, a utility that is not owned and operated by a local~~  
20 ~~agency, or any other entity that is not a city, county, or city and~~  
21 ~~county.~~