



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Manager

SUBJECT: ADOPTION AND WAIVING OF THE SECOND READING OF ORDINANCE NO. 826 OF THE CITY COUNCIL OF THE CITY OF COMMERCE AMENDING THE COMMERCE MUNICIPAL CODE ("CMC") BY MODIFYING TITLE 15 THEREOF ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND RESIDENTIAL CODES WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO AND ADDING A CHAPTER FOR AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS.

MEETING DATE: November 25, 2025

RECOMMENDATION:

It is recommended that the City Council consider adopting and waiving the Second Reading of Ordinance No. 826 (Attachment "1") amending Title 15 (Building and Construction) of the Commerce Municipal Code ("CMC") 2025 California Building, Electrical, Plumbing, Mechanical and Residential Codes with certain amendments, additions and deletions thereto and add a chapter for an expedited, streamlined permitting process for electric vehicle charging stations; and adopting a Categorical Exemption under the provisions of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines") (CEQA Guidelines Sections § 15060(c)(2), § 15061(b)(3), § 15301, § 15303, and § 15378(b)(5)).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The proposed Ordinance is exempt from CEQA because it is a code amendment to adopt the latest and updated versions of the all relevant construction codes, which will not have a direct or reasonably foreseeable indirect physical change in the environment and does not qualify as a "project" under CEQA because it will not make physical changes to the environment pursuant to CEQA Guidelines Section 15378(b)(5). In addition, the Ordinance is also exempt from CEQA under CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) - Common Sense Exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and CEQA

Guidelines Sections § 15301 and § 15303. All future construction will require their own environmental review as outlined by CEQA guidelines.

BACKGROUND:

Every three years, the California Building Standards Commission (CBSC) updates the California Building Standards Code (Title 24, California Code of Regulations). All cities and counties are mandated to adopt and enforce these codes to ensure public health, safety, and consistency with state building standards.

The 2025 California Codes will take effect statewide on January 1, 2026, superseding the 2022 edition. State law requires local governments to enforce California Title 24 (the State's Building Codes which originate from the International Code Council and the International Association of Plumbing and Mechanical Officials).

While jurisdictions can establish their own administration of the codes, jurisdictions are only allowed to amend the technical requirements of the State Codes based on local climatic, topographical, or geological conditions, and only if the requirement is more restrictive than the current State Code. Findings must be made for each amendment to the State Codes, and a copy of these findings must be filed with the Building Standards Commission. No local amendment is enforceable unless filed with the California Building Standards Commission.

ANALYSIS:

The proposed Ordinance updates Title 15 of the CMC by adopting the 2025 California Building, Residential, Electrical, Mechanical, and Plumbing Codes, as well as, adding a chapter for an expedited permitting process for electric vehicle charging stations in compliance with Assembly Bill 1236.

This code adoption cycle provides an opportunity to streamline and modernize the City's construction regulations, clarify administrative procedures, and maintain consistency with the State framework. Unlike prior cycles, the proposed adoption does not carry over the Los Angeles County amendments historically used as a reference. The City's adoption reflects the State's baseline codes directly, which are comprehensive and well-suited to the City's built environment. Where local conditions require adjustments, specific findings are included in Attachment "A."

Assembly Bill 130 (2025) ("AB 130"), among other things, amended Health and Safety Code §17958 by prohibiting modifications to building standards affecting residential units between October 1, 2025, and June 1, 2031, unless certain conditions exist, including a finding that the local amendments are "substantially equivalent" to prior provisions. The local amendments incorporated into the draft ordinance are substantially equivalent to existing regulations as adopted under the 2022 codes.

The 2025 California Building Standards Codes will take effect on January 1, 2026. The new codes apply to building permit applications submitted on or after that date. Based upon the draft ordinance, permit applications submitted on or before December 31, 2025 remain subject to the current 2022 codes for as long as the application stays active.

California Codes can be viewed at: <https://www.dgs.ca.gov/BSC/Codes>.

FISCAL IMPACT:

This activity can be carried out without additional impact on the current operating budget.

ALTERNATIVES:

1. Approve recommendation;
2. Reject recommendation; or
3. Provide staff with further direction.

RELATIONSHIP TO STRATEGIC GOALS:

This item relates to the 2016 Strategic Action Plan's goal of: Economic growth - Guiding Principle 2 to "Ensure that the City's development services are continually streamlined, efficient, customer focused and responsive to efficiently support local and economic growth," and Guiding Principle 3 to "Support a long-range planning vision through the City's General Plan, zoning ordinance, and related land use planning documents that incorporate community and stakeholder input and provide a compass for strategic economic growth, infrastructure investments and city fiscal planning."

Prepared by:	Ayla Jefferson, CBO, CSP, Building Official
Recommended by:	Jessica Serrano, Director of Community Development
Approved as to form:	Noel Tapia, City Attorney
Respectfully submitted:	Ernie Hernandez, City Manager

ATTACHMENTS:

1. Ordinance
2. Notice of Categorical Exemption