Judicial Council *of* California

520 Capitol Mall, Suite 600 · Sacramento, California 95814-4717
Telephone 916-323-3121 · Fax 916-323-4347

PATRICIA GUERRERO
Chief Justice of California
Chair of the Judicial Council

MICHELLE CURRAN
Administrative Director

September 15, 2025

Hon. Gavin Newsom
Governor of California
1021 O Street, Suite 9000
Sacramento, California 95814

Subject: Assembly Bill 1384 (Nguyen), as amended August 28, 2025—Request to Veto

Dear Governor Newsom:

The Judicial Council respectfully requests your veto on Assembly Bill 1384 because it limits the court's authority to set a later hearing for a noticed motion in an action for unlawful detainer involving a commercial tenancy.

The council acknowledges the narrowing amendments taken on the Senate floor, but the bill nevertheless requires courts to hear commercial unlawful detainer cases within ten court days after the first date set for a hearing on the motion. Our courts already have heavily impacted calendars which have only been compounded by a bevy of legislatively mandated accelerated calendaring requirements. Courts need to retain the flexibility to prioritize matters impacting safety and basic needs such as domestic violence restraining orders, gun violence restraining orders, and wage theft claims over other civil matters.

Because this bill would significantly impinge on a court's discretion to set a later hearing date for commercial evictions, the Judicial Council is opposed to AB 1384 and respectfully requests that you veto the bill.

Should you have any questions or require additional information, please contact Heather Resetarits at 916-323-3121.

Sincerely,

Cory T. Jasperson
Director
Governmental Affairs

cc: Hon. Stephanie Nguyen, Member of the Assembly, 10th District
Jith Meganathan, Deputy Legislative Secretary, Office of the Governor
Michelle Curran, Administrative Director, Judicial Council of California

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PATRICIA GUERRERO
Chief Justice of California
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MICHELLE CURRAN
Administrative Director

June 16, 2025

Hon. Thomas J. Umberg, Chair
Senate Judiciary Committee
1021 O Street, Suite 3240
Sacramento, California 95814

Subject: Assembly Bill 1384 (Nguyen), as introduced—Oppose
Hearing: Senate Judiciary Committee—June 24, 2025

Dear Senator Umberg:

The Judicial Council opposes Assembly Bill 1384 because it limits the court's authority to set a later hearing for a noticed motion in an action for unlawful detainer cases involving a commercial tenancy. Our courts already have heavily impacted calendars which have only been compounded by a bevy of legislatively mandated accelerated calendaring requirements. Because this bill would entirely eliminate the court's discretion to set a later hearing date in these cases, even for good cause shown, the Judicial Council is opposed to AB 1384.

Should you have any questions or require additional information, please contact Heather Resetarits at 916-323-3121.

Sincerely,

Cory T. Jasperson
Director
Governmental Affairs

CJ/HR/jh
cc: Members, Senate Judiciary Committee
Hon. Stephanie Nguyen, Member of the Assembly, 10th District
Jith Meganathan, Deputy Legislative Secretary, Office of the Governor
Michelle Curran, Administrative Director, Judicial Council of California

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PATRICIA GUERRERO
Chief Justice of California
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MICHELLE CURRAN
Administrative Director

May 7, 2025

Hon. Thomas J. Umberg, Chair
Senate Judiciary Committee
1021 O Street, Suite 3240
Sacramento, California 95814

Subject: Assembly Bill 1384 (Nguyen), as introduced—Oppose
Hearing: Senate Judiciary Committee

Dear Senator Umberg:

The Judicial Council opposes Assembly Bill 1384 because it limits the court's authority to set a later hearing for a noticed motion in an action for unlawful detainer cases involving a commercial tenancy. Our courts already have heavily impacted calendars which have only been compounded by a bevy of legislatively mandated accelerated calendaring requirements. Because this bill would entirely eliminate the court's discretion to set a later hearing date in these cases, even for good cause shown, the Judicial Council is opposed to AB 1384.

Should you have any questions or require additional information, please contact Heather Resetarits at 916-323-3121.

Sincerely,

Cory T. Jasperson
Director
Governmental Affairs

HR/jh
cc: Members, Senate Judiciary Committee
Hon. Stephanie Nguyen, Member of the Assembly, 10th District
Jith Meganathan, Deputy Legislative Secretary, Office of the Governor
Michelle Curran, Administrative Director, Judicial Council of California