



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Stripling

DATE: August 22, 2017

SUBJECT: STATE LEGISLATION: SENATE BILL 540

DEPARTMENT: City Manager's Office

PRESENTER: Masis Hagobian

RECOMMENDED ACTION

City Council adopt the Legislative Committee’s recommendation to support Senate Bill 540 (Roth) and transmit position statements to Senator Roth, Santa Clarita’s state legislative delegation, appropriate legislative committees, Governor Brown, and the League of California Cities.

BACKGROUND

Authored by Senator Richard Roth (D-31-Riverside), Senate Bill 540 proposes to establish the Workforce Housing Opportunity Zone, in an effort to expedite the local approval of specific residential developments and authorize a no-interest loan program to support local efforts to develop a workforce housing zone.

Specifically, this bill:

1. Defines the Workforce Housing Opportunity Zone as an area identified by a city or county as land suitable for residential development. The identified land must then have an environmental impact report (EIR) prepared respective to the designated land and a specific plan that includes various mitigation measures outlined in this bill; and
2. Permits local agencies to apply for a no-interest loan from the state Housing and Community Development Department to support efforts to develop the specific plan and EIR within an identified zone.

This bill proposes to streamline the approval process for specific residential development by allowing local agencies to identify where housing needs to be built and adopting a specific, up-front plan; and, conducting all important and necessary environmental reviews and public engagement. Under this proposal, because the local agency has fully conducted the necessary

environmental reviews, no project-specific additional environmental reviews would be needed, allowing for residential developments within these planned areas to proceed in an expedited manner.

This bill passed the Senate on June 1, 2017, (33-7-0) and unanimously passed the Assembly Committee on Natural Resources on July 10, 2017. Both Senator Scott Wilk and Senator Henry Stern voted in support of the bill at the Senate floor vote. Assembly Member Dante Acosta voted in support of Senate Bill 540 as the Vice Chair on the Assembly Committee on Natural Resources. This bill will next be heard by the Assembly Committee on Appropriations. The City Council Legislative Committee met on July 13, 2017, and recommends that the City Council adopt a “support” position for Senate Bill 540.

ALTERNATIVE ACTION

1. Adopt a “neutral” position on Senate Bill 540
2. Adopt an “oppose” position on Senate Bill 540
3. Take no action on Senate Bill 540
4. Refer Senate Bill 540 back to the Legislative Committee
5. Other action, as determined by the City Council

FISCAL IMPACT

The resources required to implement the recommended action are contained within the City of Santa Clarita's adopted 2017/18 budget.

ATTACHMENTS

SB 540 (Roth)