



City of
SANTA CLARITA

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March 8, 2019

Marsha McLean
Mayor

The Honorable Scott Wiener
California State Senate, District 11
State Capitol Building, Room 5100
Sacramento, CA 95814

Cameron Smyth
Mayor Pro Tem

SUBJECT: SB 50 (WIENER): OPPOSE

Dear Senator Wiener:

Bob Kellar
Councilmember

On February 26, 2019, the Santa Clarita City Council voted unanimously to oppose SB 50, as introduced, related to housing.

Bill Miranda
Councilmember

While we appreciate your goal to create new housing throughout California, SB 50 appears to be a punitive measure that preempts local land use authority. Provisions which provide incentives leading to the construction of housing while preserving local land use authority, in our view, will facilitate meeting the challenges facing California.

Laurene Weste
Councilmember

Additionally, the bill's absence in defining a "job-rich" area results in significant uncertainty on the full impact SB 50 may have on our community, which could pose unknown and potentially unintended consequences to cities.

The City of Santa Clarita (City) has experienced a significant amount of growth in the last 30 years, more than doubling in population to approximately 225,512 residents. With such rapid growth, the City has worked to ensure that residential development planning and standards recognize the unique community needs, topography and geography of Santa Clarita.

The City recognizes the significance of efficient land use planning near transit and has specific policies related to residential standards on increased density, increased height and amended parking requirements for mixed-use developments in this area. These standards provide the City's Planning division and Planning Commission the ability to review residential developments based on unique community circumstances and needs, while zoning for high-density units near various public transportation options.



Honorable Scott Wiener

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Currently, there are approximately 10,452 units that are in some phase of the housing development and construction process in Santa Clarita. This accounts for a 13 percent increase in housing units in the City, with approximately 64 percent of future units as multi-family units. Additionally, of the total future units, approximately 1,400 units or 13 percent are located near a major transit stop or high-quality transit corridor.

The City of Santa Clarita has the tools, knowledge and policies in place to continue to plan and develop innovative residential units that enhance the quality of life for our community. It is critical for the City of Santa Clarita to maintain local land use authority and ensure that the City continues to have the capability to consider unique factors when reviewing residential development proposals.

For these reasons, the City of Santa Clarita opposes SB 50, as it is currently drafted. We look forward to working with you and the League of California Cities to address our concerns. Should you or your staff require any further information regarding the Santa Clarita City Council's position on this bill, please feel free to contact Intergovernmental Relations Manager Michael P. Murphy at (661) 255-4384 or mmurphy@santa-clarita.com.

Sincerely,



Marsha McLean
Mayor

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cc: Members of the City Council
Senator Scott Wilk
Senator Henry Stern
Assembly Member Christy Smith
Assembly Member Tom Lackey
Kenneth W. Striplin, City Manager
Frank Oviedo, Assistant City Manager
Michael Murphy, Intergovernmental Relations Manager
Jennifer Quan, League of California Cities
Darin Chidsey, SCAG