



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Striplen

DATE: July 14, 2020

SUBJECT: STATE LEGISLATION: SENATE BILL 1120

DEPARTMENT: City Manager's Office

PRESENTER: Masis Hagobian

RECOMMENDED ACTION

City Council adopt the City Council Legislative Committee recommendation to oppose Senate Bill 1120 (Atkins) and transmit position statements to Senator Toni Atkins, Santa Clarita’s state legislative delegation, appropriate legislative committees, Governor Newsom, and the League of California Cities.

BACKGROUND

Authored by Senator Toni Atkins (D-39-San Diego), Senate Bill 1120 preempts local land use authority including zoning, design standards, parking, and overall application standards related to specific residential developments. The following summary focuses on two provisions included in the legislation that directly preempt the City of Santa Clarita’s (City) local land use authority.

Senate Bill 1120 requires cities and counties to administer a streamlined ministerial review of a proposed duplex housing development on a single-family residential lot.

Specifically, this provision requires:

1. The proposed duplex development meet certain conditions prescribed in the legislation, including that the project cannot require alteration that would require the evacuation of an existing housing unit of any of the following types:
 - a. Rent-restricted housing;
 - b. Housing that has been the subject of an Ellis Act eviction within the past 15 years; or
 - c. Housing that has been occupied by a tenant in the last three years.
2. Local parking standards for the prescribed duplex development may not exceed one space of off-street parking per unit. The legislation restricts a local agency from imposing any

parking requirements if any of the following applies:

- a. The parcel is located within one-half mile walking distance of public transit;
 - b. The parcel is located within an architecturally and historically significant historic district; or
 - c. There is a car share vehicle located within one block of the parcel.
3. A local agency may only impose objective zoning and design standards that do not prevent the development from including a duplex.

Furthermore, Senate Bill 1120 requires cities and counties to only administer a streamlined ministerial review of a parcel map for an urban lot split that meets the following requirements:

- The parcel map subdivides an existing parcel to create two new parcels of equal size.
- Both newly created parcels are no smaller than 1,200 square feet.
- The parcel being subdivided is zoned for residential use.
- The parcel does not contain rent-restricted housing, housing where the owner has exercised their rights under the Ellis Act within the past 15 years, or housing that has been occupied by tenants in the past three years.
- The parcel being subdivided was not previously created through an urban lot split, and none of the adjoining parcels were created by an urban lot split and owned by the same owner.

The City currently has policies and standards in place regarding proposed residential developments related to parking, design standards, zoning, and overall application review. Typically, housing development projects and urban lot split proposals undergo a comprehensive review process, including public hearings, administrative review, and an opportunity for appeal. This allows the City's Planning Division, Planning Commission, and the public the ability to review residential projects and subdivision proposals based on unique community circumstances and needs, and ensures that a site has adequate access to services and resources to sustain greater density.

Projects under a streamlined ministerial review are not subject to an appeals process, public hearing, and the California Environmental Quality Act (CEQA) review. If this bill is implemented, the following standards in the City's Unified Development Code will, also, no longer apply to residential developments or an urban lot split, as prescribed in this legislation:

1. Discretionary Review

- a. An application to construct the prescribed duplex development or urban lot split requires a discretionary review that includes the City's ability to either approve, approve with conditions, approve with modifications, refer the request to the Commission, or deny the application for a proposed use, modification, or development based on the following:
 - i. That the use, development of land, or application of development standards is in compliance with all applicable provisions of the Santa Clarita Unified Development Code; and
 - ii. That the use, development of land, or application of development standards, when considered on the basis of the suitability of the site for the

particular use or development intended, is so arranged as to avoid traffic congestion; insure the protection of public health, safety, and general welfare; prevent adverse effects on neighboring property; and is in conformity with good zoning practice.

2. Zoning

- a. Specific zoning is reserved in the City, including that multifamily units cannot be developed in single family zoning to achieve the following purposes:
 - i. To reserve appropriate areas for the continuation of residential living at specific dwelling unit densities, consistent with the Santa Clarita General Plan and with sound standards to preserve public health, safety, and welfare.
 - ii. To minimize traffic congestion and to avoid the overloading of public services and utilities by preventing the construction of buildings of excessive bulk or number in relation to the land area around them.
 - iii. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.
 - iv. To promote high standards for site planning, architecture, and landscape design for development within the City while preserving the City's historical and natural resources such as oak trees, river areas, and ridgelines.

3. City's Parking Standards

- a. Studio Units - one enclosed parking space per unit
- b. One bedroom units - two enclosed parking spaces per unit
- c. Two bedroom units - two enclosed parking spaces per unit
- d. Guest parking - one parking space per each two units

This bill could allow for up to four residential units on a single-family residential lot without any discretionary review, public hearing, CEQA review, or parking standards.

The City Council, upon the recommendation of the Legislative Committee, opposed two similar bills, Senate Bill 50 (Wiener) at the February 26, 2019, Regular City Council Meeting and Senate Bill 330 (Skinner) at the July 9, 2019, Regular City Council Meeting.

Additionally, the recommendation to oppose Senate Bill 1120 is consistent with the City of Santa Clarita 2020 Legislative Platform. Specifically, Component 21 under the "State" section advises that the City Council, "Oppose legislation that would interfere with, limit or eliminate the decision-making authority of municipalities in the area of local land use."

Senate Bill 1120 was introduced on February 19, 2020, as a spot bill and amended on May 20, 2020. The bill was approved by the Senate (39-0-1) on June 24, 2020. Senator Scott Wilk voted in support of the bill and a vote was not recorded for Senator Henry Stern. Senate Bill 1120 is pending assignment to a policy committee in the Assembly.

The City Council Legislative Committee met on June 29, 2020, and recommends that the City

Council adopt an “oppose” position on Senate Bill 1120.

ALTERNATIVE ACTION

1. Adopt a “neutral” position on Senate Bill 1120
2. Adopt a “support” position on Senate Bill 1120
3. Take no action on Senate Bill 1120
4. Refer Senate Bill 1120 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 FY 2020-21 budget.

ATTACHMENTS

SB 1120 - Bill Text