



City of
SANTA CLARITA

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July 20, 2020

Cameron Smyth
Mayor

The Honorable Toni Atkins
California State Senate, District 39
State Capitol Building, Room 205
Sacramento, CA 95814

Bill Miranda
Mayor Pro Tem

SUBJECT: SB 1120 (ATKINS): OPPOSE

Dear Senator Atkins:

Bob Kellar
Councilmember

On behalf of the City of Santa Clarita (City), I am writing to respectfully express our opposition to SB 1120, related to local land use authority. At the regular meeting on July 14, 2020, the Santa Clarita City Council voted unanimously to oppose this measure.

Marsha McLean
Councilmember

While we appreciate your goal to streamline small-scale neighborhood residential development, SB 1120 preempts significant local land use and zoning authority. Specifically, the bill's streamlined ministerial provision precludes projects from being subject to an appeals process, public hearing, and the California Environmental Quality Act (CEQA) review.

Laurene Weste
Councilmember

The 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 diligently to ensure that residential development planning and standards recognize the unique community needs, topography and geography of Santa Clarita.

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 an extensive 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.



Honorable Toni Atkins
July 20, 2020
Page 2

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 and zoning 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 1120 as amended on June 18, 2020. We look forward to working with you 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 Analyst Masis Hagobian at (661) 286-4057 or mhagobian@santa-clarita.com.

Sincerely,



Cameron Smyth
Mayor

CS:MH:sk

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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
Leadership Team
Masis Hagobian, Intergovernmental Relations Analyst
Jennifer Quan, League of California Cities
Joe A. Gonsalves & Son