



City of
SANTA CLARITA

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February 26, 2021

Bill Miranda
Mayor

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

Laurene Weste
Mayor Pro Tem

Dear Senator Atkins:

SUBJECT: Senate Bill 9 (ATKINS): OPPOSE

Jason Gibbs
Councilmember

On behalf of the City of Santa Clarita (City), I am writing to respectfully express our opposition to Senate Bill 9, related to local land use and zoning authority. At the regular meeting on February 23, 2021, the Santa Clarita City Council voted unanimously to oppose this measure.

Marsha McLean
Councilmember

The City recognizes the importance of land use planning to meet the growth and needs of the community. While we appreciate your goal to expand housing, Senate Bill 9 significantly preempts local land use and zoning authority. Specifically, the bill's streamlined ministerial provision precludes projects from being subject to an appeals process, public hearing, local zoning, and the California Environmental Quality Act (CEQA) review.

Cameron Smyth
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.

As such, we currently have 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



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based on unique community circumstances and needs, and ensures that a site has adequate access to services and resources to sustain greater density.

Local zoning is reserved in the City to ensure sound standards to preserve public health, safety, and welfare. This includes confirming public utility services, including power, water, and sewage, meet anticipated population, dwelling unit densities, and service requirements. Additionally, local zoning is established in the City to mitigate traffic congestion and ensure that adequate and innovative infrastructure is developed to preserve public welfare and safety.

As much of the City is within the California High-Fire Hazard Severity Zone, with many residents experiencing unreliable electrical service in recent years, preserving the aforementioned local zoning standards are critical to this community.

Furthermore, the City 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 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 respectfully opposes Senate Bill 9. 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,



William A. Miranda
Mayor

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cc: Members of the City Council
Senator Scott Wilk
Senator Henry Stern
Assemblywoman Suzette Valladares
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
California Contract Cities Association
Joe A. Gonsalves & Son