



**CITY OF SANTA CLARITA  
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL:

*Ken Striplin*

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DATE: May 11, 2021

SUBJECT: STATE LEGISLATION: SENATE BILL 621

DEPARTMENT: City Manager's Office

PRESENTER: Masis Hagobian

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RECOMMENDED ACTION

City Council adopt the City Council Legislative Committee recommendation to oppose Senate Bill 621 (Eggman) and transmit position statements to Senator Eggman, Santa Clarita's state legislative delegation, appropriate legislative committees, Governor Newsom, League of California Cities, and other stakeholder organizations.

BACKGROUND

Authored by Senator Susan Eggman (D-5-Stockton), Senate Bill 621 would require local governments to review the conversion of a hotel or motel to a multifamily development through a ministerial and streamlined process and not subject to a conditional use permit or the California Environmental Quality Act.

Existing law establishes the California Environmental Quality Act (CEQA), which requires state and local government agencies to conduct a public analysis on potential environmental impacts of proposed projects and to reduce those impacts to the full extent feasible.

Additionally, existing law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined and ministerial approval process, and not subject to a conditional use permit or CEQA, if certain conditions are met.

Senate Bill 621 preempts local land use authority by requiring local governments to review and approve the conversion of a hotel or motel into multifamily housing units through a streamlined and ministerial review and approval process and not subject to a conditional use permit or CEQA, if the following conditions are met:

- The structure has been vacant for at least six months prior to the submission of the

application, unless 100 percent of the total units are for lower income households.

- At least 10 percent of the proposed units are reserved for lower-income households for at least 55 years for units that are rented to the occupants or 45 years for units that are owned by the occupants.
- The development proponent has certified to the local government that the proposed development is a public work for purposes of prevailing wage requirements and that a skilled and trained workforce will be used to perform all construction work, as applicable.

Additionally, Senate Bill 621 prohibits local governments from imposing parking standards in any of the following circumstances:

- The development is within one half mile of a major transit stop.
- The development is located within an architecturally and historically significant historic district.
- When on-street parking permits are required but not offered to the occupants of the development.
- When there is a car-share vehicle located within one block of the development.

This bill preempts the ability for local governments to analyze and consider environmental impacts with regard to the conversion of prescribed existing structures to multifamily housing units. For example, it would be unknown if associated construction with the conversion of a hotel or motel involves wasteful, inefficient, or unnecessary energy consumption or if the multifamily units would result in solid waste generation in excess of infrastructure capacity. Additionally, if the number of units are increased, it would be unknown whether the increase in density would impact traffic, increase greenhouse gas emissions, or increase stress on public infrastructure or public utilities and services.

Furthermore, the City of Santa Clarita (City) currently imposes minimum on-site parking requirements to ensure that residents have adequate and reasonable access to homes. These local standards serve as a safeguard to prevent congestion of vehicle parking that may cause unsafe conditions for surrounding residents and businesses and access challenges for emergency personnel, especially in the event of an evacuation due to an emergency. If this bill is implemented, the City would lose the ability to impose parking standards if the proposed conversion meets specific conditions prescribed in the bill.

The recommendation to oppose Senate Bill 621 is consistent with the City of Santa Clarita 2021 Executive and Legislative Platform. Specifically, Component 27 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 621 passed the Senate Housing Committee (6-0-3) on April 15, 2021, and was

referred to the Senate Governance and Finance Committee.

Notable supporters include the California Apartment Association (Sponsor); American Planning Association, California Chapter; and State Building and Construction Trades Council of California.

Notable opponents include the California Coalition for Rural Housing; California Housing Consortium; and the Western Center on Law & Poverty.

#### ALTERNATIVE ACTION

1. Adopt a “support” position on Senate Bill 621.
2. Adopt a “neutral” position on Senate Bill 621.
3. Take no action on Senate Bill 621.
4. Refer Senate Bill 621 back to the Legislative Committee.
5. Other direction, as provided 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

Senate Bill 621 - Bill Text