



City of
SANTA CLARITA

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May 25, 2021

Bill Miranda
Mayor

The Honorable Susan Eggman
California State Senate, District 5
State Capitol Building, Room 4052
Sacramento, CA 95814

Laurene Weste
Mayor Pro Tem

SUBJECT: SB 621 (EGGMAN): OPPOSE

Dear Senator Eggman:

Jason Gibbs
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Senate Bill 621, related to the preemption of local land use authority regarding the conversion of hotels or motels to multifamily residential developments. The Santa Clarita City Council voted unanimously to oppose this measure at the regular meeting on May 11, 2021.

Marsha McLean
Councilmember

Cameron Smyth
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 621 significantly preempts local land use and zoning authority. Specifically, the bill's streamlined ministerial provision precludes hotel or motel conversions from being subject to an appeals process, public hearing, local zoning, and the California Environmental Quality Act (CEQA) review.

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.



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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 even more critical to our 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 crucial for the City to maintain local land use and zoning authority and ensure that the City continues to have the ability to consider unique factors when reviewing residential development proposals.

For these reasons, the City of Santa Clarita respectfully opposes Senate Bill 621. We look forward to working with your office to address our concerns.

Should you or your staff require any further information regarding our 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

BM:MH

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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