



City of  
**SANTA CLARITA**

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April 25, 2023

Jason Gibbs  
Mayor

The Honorable Alex Lee  
California State Assembly, District 24  
State Capitol Building, Room 6330  
Sacramento, CA 95814

Cameron Smyth  
Mayor Pro Tem

Dear Assembly Member Lee:

SUBJECT: AB 1490 (LEE): OPPOSE

Marsha McLean  
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Assembly Bill 1490, related to the conversion of existing buildings to low-income housing developments. The Santa Clarita City Council voted unanimously to oppose this measure on April 11, 2023.

Bill Miranda  
Councilmember

The City of Santa Clarita (City) has experienced a significant amount of growth in the last 30 years, more than doubling in population to over 228,000 residents. With such rapid growth, the City has worked diligently to ensure that residential development planning and standards meet the unique community needs and recognize the unique topography and geography of Santa Clarita.

Laurene Weste  
Councilmember

Currently, there are approximately 8,542 units that are in some phase of the housing development and construction process in Santa Clarita. This accounts for a 12.5 percent increase in housing units in the City, with approximately 63.5 percent of future units as multi-family units.

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, Assembly Bill 1490 preempts significant local land use and zoning review and authority.

The City's regular entitlement and permit review process spans 6-9 months and ensures proposed plans meet state and local building codes and planning guidelines including the review and approval of an Administrative Permit, Architectural Design Review, Conditional Use Permit, Development Review, Landscape Plan Review, Minor Use Permit, and Tentative Tract Map.

The bill's provision to require permits and entitlements to be approved within 30 days jeopardizes the due diligence and responsibilities held by local governments to ensure



Honorable Alex Lee

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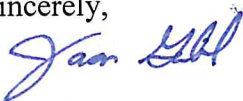
projects are vetted to preserve public health, safety, and welfare. This includes confirming public utility services including power, water, and sewage, meet anticipated population, dwelling unit densities, and service requirements. Additionally, local zoning is established in the City to mitigate traffic 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 ability to consider unique factors when reviewing residential development proposals.

For these reasons, the City opposes Assembly Bill 1490. 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 contact Intergovernmental Relations Officer Masis Hagobian at (661) 286-4057 or [mhagobian@santa-clarita.com](mailto:mhagobian@santa-clarita.com).

Sincerely,



Jason Gibbs  
Mayor

JG:MH:sk

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cc: Members of the City Council  
Senator Scott Wilk  
Assemblywoman Pilar Schiavo  
Kenneth W. Striplin, City Manager  
Frank Oviedo, Assistant City Manager  
Leadership Team  
Masis Hagobian, Intergovernmental Relations Officer  
Jennifer Quan, League of California Cities  
California Contract Cities Association  
Joe A. Gonsalves & Son