



City of
SANTA CLARITA

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April 25, 2023

Jason Gibbs
Mayor

The Honorable Matt Haney
California State Assembly, District 17
State Capitol Building, Room 5310
Sacramento, CA 95814

Dear Assembly Member Haney:

Cameron Smyth
Mayor Pro Tem

SUBJECT: AB 1532 (HANEY): OPPOSE

Marsha McLean
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Assembly Bill 1532, related to making the conversion of office buildings to residential units a streamlined ministerial approval. The Santa Clarita City Council voted unanimously to oppose this measure on April 11, 2023.

Bill Miranda
Councilmember

The City of Santa Clarita (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 1532 preempts significant local land use and zoning review and authority. Specifically, we have significant concerns of the bill's streamlined ministerial provision which precludes projects from being subject to an appeals process, public hearing, local zoning, and the California Environmental Quality Act (CEQA) review.

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 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.

As such, we currently have policies and standards in place regarding proposed residential developments related to parking, design, zoning, and overall application review. Typically, large housing development projects 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 based on unique community circumstances and needs, and ensures that a site has adequate access to services and resources to sustain residential use and density.



Honorable Matt Haney

April 25, 2023

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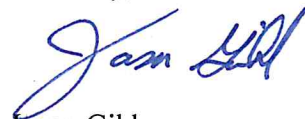
Local zoning is reserved in the City to ensure sound standards to preserve public health, safety, and welfare. This includes confirming public utility services such as power, water, and sewage meet anticipated population, dwelling unit densities, and service requirements. Additionally, local zoning is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

Moreover, 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.

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 1532. 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.

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