



City of  
**SANTA CLARITA**

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April 25, 2023

Jason Gibbs  
Mayor

The Honorable Scott Wiener  
California State Senate, District 11  
State Capitol Building, Room 8620  
Sacramento, CA 95814

Cameron Smyth  
Mayor Pro Tem

Dear Senator Wiener:

SUBJECT: SB 423 (WIENER): OPPOSE

Marsha McLean  
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Senate Bill 423, related to making specific multi-family housing projects 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, Senate Bill 423 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 significant 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 housing development planning and zoning standards recognize and incorporate 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, 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



Honorable Scott Wiener

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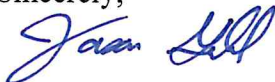
needs, and ensures that a site has adequate access to services and resources to sustain residential use and density.

Local zoning is reserved in the City to ensure sound standards to preserve public health, safety, and welfare. This includes confirming public utility services 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.

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 Senate Bill 423. 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