



City of
SANTA CLARITA

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July 17, 2023

Jason Gibbs
Mayor

The Honorable Toni Atkins
California State Senate, District 39
1021 O Street, Room 8518
Sacramento, CA 95814

Cameron Smyth
Mayor Pro Tem

Dear Senator Atkins:

SUBJECT: SB 450 (ATKINS): OPPOSE

Marsha McLean
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Senate Bill 450, related to local land use and zoning authority. The Santa Clarita City Council voted unanimously to oppose this measure on July 11, 2023.

Bill Miranda
Councilmember

The City of Santa Clarita (City) recognizes the importance of land use to meet the growth and needs of the community. While we appreciate your goal to increase housing, Senate Bill 450 expands on state law that significantly preempts local land use and zoning authority. Specifically, the bill's 60-day shot clock provision for a local agency to review a lot split or duplex application places substantial burdens on local planners and building officials to thoroughly review project documents and ensure that a proposed project meets basic safety and design standards.

Laurene Weste
Councilmember

The City has experienced significant growth in the last 30 years, more than doubling in population to over 230,000 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.

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 being multi-family units.

Local zoning and project application review 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 and project application review is established in the City to mitigate traffic congestion and ensure that adequate and innovative infrastructure is developed to preserve public welfare and safety.



Honorable Toni Atkins

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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 of Santa Clarita opposes Senate Bill 450. 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:vd

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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