



City of
SANTA CLARITA

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May 7, 2025

Bill Miranda
Mayor

The Honorable John Harabedian
California State Assembly, District 41
1021 O Street, Suite 4350
Sacramento, CA 95814

Laurene Weste
Mayor Pro Tem

Dear Assembly Member Harabedian:

SUBJECT: AB 1206 (HARABEDIAN): OPPOSE

Patsy Ayala
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Assembly Bill 1206, related to requiring local agencies to accept preapproved single and multifamily housing plans. The Santa Clarita City Council voted to oppose this measure on April 22, 2025.

Jason Gibbs
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 230,000 residents. Currently, there are approximately 13,000 units that are in some phase of the housing development and construction process in Santa Clarita. This accounts for a 19 percent increase in housing units in the City, with approximately 75 percent of future units as multi-family units.

Marsha McLean
Councilwoman

While we appreciate your goal to expand housing, Assembly Bill 1206 preempts local land use authority and project review. Specifically, we have significant concerns of the bill's provision to require local governments to accept preapproved plans and approve or deny project applications within 30 days.

Typically, housing development projects undergo an extensive review process including public hearings, administrative review, and an opportunity for appeal. This allows for the City's Planning Division, Planning Commission, and the public, the ability to review residential projects based on unique community circumstances, and ensures that a site has adequate access to services and resources to sustain residential use and density.

The bill's provision to require projects to be approved within 30 days jeopardizes the due diligence and responsibilities held by local governments to ensure projects are vetted to preserve public health, safety, and welfare. This

Honorable John Harabedian

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includes confirming public utility services such as power, water, and sewage meet anticipated population, dwelling unit densities, and service requirements.

The City is predominantly located within the California High-Fire Hazard Severity Zone (HFHSZ). As the legislation lacks an exemption to areas within HFHSZ, Assembly Bill 1206 poses significant constraints to the City's review in determining project suitability and potential risk to health and safety in these areas.

It is critical for the City to maintain local land use 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 Assembly Bill 1206. Should you or your staff require any further information regarding our position on this bill, please feel free to contact Intergovernmental Relations Officer Masis Hagobian, at (661) 286-4057 or mhagobian@santaclarita.gov.

Sincerely,



Bill Miranda

Mayor

BM:MH:sk

s\MS\masis\legislative letters\ AB 1206(Harabedian)_Oppose

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