



City of
SANTA CLARITA

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May 7, 2025

Bill Miranda
Mayor

The Honorable Mike Fong
California State Assembly, District 49
1021 O Street, Suite 5650
Sacramento, CA 95814

Laurene Weste
Mayor Pro Tem

Dear Assembly Member Fong:

SUBJECT: AB 893 (FONG): OPPOSE

Patsy Ayala
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Assembly Bill 893, related to requiring cities and counties to approve affordable housing projects located within a one-half mile radius from a college or community college. The Santa Clarita City Council voted to oppose this measure on April 22, 2025.

Jason Gibbs
Councilmember

Marsha McLean
Councilwoman

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.

While we appreciate your goal to expand housing, Assembly Bill 893 significantly preempts local land use and zoning review and authority. Specifically, we have concerns of the bill's streamlined ministerial provision which precludes projects from being subject to an appeals process, public hearing, local zoning, and California Environmental Quality Act (CEQA) review.

Typically, large 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 streamlined and ministerial provision jeopardizes the due diligence and responsibilities held by local governments to ensure projects are vetted to



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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. 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 respectfully opposes Assembly Bill 893. 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

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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