



City of  
**SANTA CLARITA**

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May 7, 2025

Bill Miranda  
Mayor

The Honorable Matt Haney  
California State Assembly, District 17  
1021 O Street, Suite 5740  
Sacramento, CA 95814

Laurene Weste  
Mayor Pro Tem

Dear Assembly Member Haney:

SUBJECT: AB 507 (HANEY): OPPOSE

Patsy Ayala  
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Assembly Bill 507, related to the adaptive reuse of buildings for housing purposes. 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 507 preempts significant 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 provision to require projects to be approved within 60 or 90 days, jeopardizes the due diligence and responsibilities held by local governments to ensure projects are vetted 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.

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 paramount to this 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 respectfully opposes Assembly Bill 507. We look forward to working with your office to address our concerns. 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](mailto:mhagobian@santaclarita.gov).

Sincerely,

A handwritten signature in blue ink that reads "William A. Miranda". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bill Miranda  
Mayor

BM:MH:sk

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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