



City of
SANTA CLARITA

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May 20, 2026

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

Dear Assembly Member Harabedian:

Laurene Weste
Mayor

SUBJECT: AB 748 (HARABEDIAN): OPPOSE

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Assembly Bill 748, related to requiring cities and counties to develop a program for the pre-approval of a single-family or multi-family residential housing plan and ministerially approve or deny a housing application that utilizes the preapproved plan within 30 days. The Santa Clarita City Council voted to oppose this legislation on May 12, 2026.

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 16 percent increase in housing units in the City, with approximately 75 percent of future units as multi-family units.

While we appreciate the author's goal to expand housing, Assembly Bill 748 sets a damaging precedent by preempting local land use authority and project review through its mandated ministerial review provision.

Typically, large housing development projects undergo a robust 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. The City's review is also intended to facilitate the provision of utility services and other public facilities, commensurate with anticipated population and dwelling unit densities, promote the City's historical and natural resources, such as oak trees, river areas, and ridgelines, is in conformity with good zoning practice, and prevent to the extent possible any adverse effects on neighboring property.

In requiring local governments to accept preapproved plans and approve or deny project applications within 30 days, Assembly Bill 748 upends the City's ability to maintain due diligence when reviewing a housing project application and determining the suitability of the project as it relates to the desired project location.

Additionally, the City is predominantly located within California's Fire Hazard Severity Zone (FHSZ). As the legislation lacks an exemption to areas within an FHSZ, Assembly Bill 748 poses significant constraints to the City's review in determining project suitability and taking into consideration 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 various factors when reviewing residential development proposals.

For these reasons, the City of Santa Clarita respectfully opposes Assembly Bill 748. Should you or your staff require any further information regarding our position on this bill, please contact Masis Hagobian, Interim Assistant to the City Manager, at (661) 286-4057 or mhagobian@santaclarita.gov.

Sincerely,



Laurene Weste
Mayor

LW:MH:sb

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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
Masis Hagobian, Interim Assistant to the City Manager
Joe A. Gonsalves & Son