



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Stripling

DATE: February 26, 2019

SUBJECT: STATE LEGISLATION: SENATE BILL 50

DEPARTMENT: City Manager's Office

PRESENTER: Masis Hagobian

RECOMMENDED ACTION

City Council oppose Senate Bill 50 (Wiener) and transmit position statements to Senator Wiener, Santa Clarita’s state legislative delegation, appropriate legislative committees, Governor Newsom, and the League of California Cities.

BACKGROUND

Authored by Senator Scott Wiener (D-11-San Francisco), Senate Bill 50 restricts certain local land use authority including density, height, parking, and floor area ratio standards related to specific residential developments near a major transit stop, major transit corridor or major job center.

Specifically, this bill:

1. Establishes a building incentive for multi-unit residential projects that are located within a one-half mile radius of a major transit stop, one-quarter mile radius of a high quality transit corridor, or near a high-volume of jobs.
2. Establishes a “job-rich housing project” and assigns the California Department of Housing and Community Development and the Office of Planning Research to identify the criteria needed for a development to qualify as “job-rich.”
3. Exempts a multi-unit residential project that qualifies as either a job-rich housing project or is located within a one-half mile radius of a major transit stop or a one-quarter mile radius of a high quality transit corridor from the following:
 - a. Maximum controls on residential density
 - b. Minimum automobile parking requirements greater than 0.5 automobile parking

spots per unit

4. In addition to the exemptions listed in Section 3 above, a transit oriented multi-unit residential project is exempted from any local ordinance, resolution, or regulation related to the height and floor-area ratio of the residential project and establishes the following height and floor-area ratio regulations:
 - a. If a project is within a one-half mile radius, but outside a one-quarter mile radius, of a major transit stop, the maximum height requirements cannot be less than 45 feet and the maximum floor-area ratio requirements cannot be less than 2.5
 - b. If a project is within a one-quarter mile radius of a major transit stop, the maximum height requirements cannot be less than 55 feet and the maximum floor-area ratio requirements cannot be less than 3.25

Analysis

The attached map identifies four locations and three corridors within the City that could be impacted if this bill is passed by the Legislature and signed into law. The City's three existing Metrolink stations (Via Princessa, Santa Clarita, and Newhall) and one future station (Vista Canyon) are all "major transit stops," as it is defined in the California Constitution. Therefore, potential developers interested in building a multi-unit residential development within the prescribed proximity of the four locations would be exempt from local regulations related to residential density, height, parking and floor-area ratio standards.

Additionally, staff identified the following three corridors within the City as other areas this bill would apply to:

1. Soledad Canyon Road/Valencia Boulevard (*beginning at the Santa Clarita Metrolink station and ending at McBean Parkway*)
2. Lyons Avenue (*beginning at Railroad Avenue and ending at Wiley Canyon Road*)
3. Newhall Avenue (*beginning at Lyons Avenue and ending at Sierra Highway*)

The City currently has policies in place related to residential development standards on parking, height, and open space of multi-unit residential developments. If this bill is implemented, the following standards in the City's Unified Development Code will no longer apply to multi-unit residential developments built within the prescribed distance of the four identified major transit stops and three high-quality transit corridors in the City:

1. Buildings and structures exceeding two stories or 35 feet in height, whichever is more restrictive, require approval of a conditional use permit.
2. Parking to be provided based on the size of each residential unit, as follows:
 - a. Studio units - one enclosed parking space per unit;
 - b. One bedroom units - two enclosed parking spaces per unit;

- c. Two bedroom units - two enclosed parking spaces per unit; and
 - d. Guest parking - one parking space per each two units
- 3. Open space to be provided based on the size of each residential unit, as follows:
 - a. Studio units - 200 square feet of open space;
 - b. One bedroom units - 300 square feet of open space;
 - c. Two bedroom units - 400 square feet of open space; and
 - d. Single family detached/townhome units - 650 square feet of open space
- 4. A fully enclosed garage or a minimum of 250 cubic feet of lockable, enclosed storage per unit.
- 5. A minimum distance of ten feet between all main residential buildings.
- 6. Recreational facilities, including:
 - a. Landscaped park-like quiet area;
 - b. Children’s play area; and
 - c. Family picnic area

The City Council opposed a similar bill that was introduced during the 2017-18 Legislative Session, Senate Bill 827 (Wiener) at the March 27, 2018, Regular City Council Meeting.

Additionally, the City of Santa Clarita 2019 Legislative Platform (Legislative Platform) includes a component related to local land use authority. Specifically, component 21 under the “State” section of the Legislative Platform advises that the City Council, “Oppose legislation that would interfere with, limit or eliminate the decision-making authority of municipalities in the area of local land use.”

Senate Bill 50 was introduced on December 3, 2018, and was referred to the Senate Committee on Housing and Senate Committee on Governance and Finance. No hearing date was scheduled at the time of the draft of this report.

ALTERNATIVE ACTION

- 1. Adopt a “neutral” position on Senate Bill 50
- 2. Adopt a “support” position on Senate Bill 50
- 3. Take no action on Senate Bill 50
- 4. Refer Senate Bill 50 to the Legislative Committee

5. Other action, as determined by the City Council

FISCAL IMPACT

The resources required to implement the recommended action are contained within the City of Santa Clarita's adopted Fiscal Year 2018-19 budget.

ATTACHMENTS

Senate Bill No. 50 - Bill Text

Map related to Senate Bill No. 50