



CITY OF MURRIETA

June 12, 2019

The Honorable Cecilia Aguiar-Curry
Chair, Assembly Committee on Local Government
State Capitol, Room 5144
Sacramento, CA 95814

**RE: SB 330 (Skinner) Housing Crisis Act of 2019
Notice of Opposition (as amended 5/21/19)**

Dear Assembly Member Curry:

The City of Murrieta respectfully opposes SB 330 even with the amendments taken in the Senate Committee on Appropriations. As amended, this measure would, among other things, declare a statewide housing crisis and for a five-year period, prohibit a city from imposing parking requirements near rail stops, and freeze nearly all project related fees once a developer submits a “preliminary” application.

Specifically, the City opposes the following provisions in SB 330:

- **No Parking Requirements** – Regardless of the size of the housing project, SB 330 would strictly prohibit local agencies from imposing any type of parking standard within one-quarter mile of a rail stop. While the City of Murrieta does not currently have rail service, this mandate seems to be a usurpation of local control. Furthermore, while the requirement in this measure is solely focused on rail stops, there’s nothing prohibiting a future mandate near bus stops. This will certainly lead to significant congestion and parking conflicts in many communities because people strongly resist giving up their vehicle, especially if public transit is inadequate.
- **Creates A New Type of Housing Project Application** – SB 330 allows a developer to submit a “preliminary” housing project application, which contains too little information for a city to determine the scope of the project or the type of CEQA document that is needed. Additionally, once the “preliminary” application is filed, new limits on the number of public hearings and streamline approval timeline begins.
- **Freezes Impact Fees** – This measure would lock in place nearly all fees or exactions imposed on development projects once a developer submits a “preliminary” application. Since the “preliminary” application lacks all of the necessary information to evaluate the project, a city would be unable to determine which fees apply to the project. Additionally, project specific fees would be essentially banned because those fees cannot be determined until a city fully analyzes the project. It is important to note

that all project impact fees are extensively regulated by state law and the constitution. Cities can only charge a fee to cover the cost of providing the service for which the fee is applied. It is illegal for cities to charge project fees and use the funds for other purposes.

The City strongly questions the effectiveness of prohibiting or limiting parking requirements and restricting essential housing related fees. SB 330 does not require any of the cost savings associated with these limitations to be passed on to the renter or purchaser of the housing unit. Developers would most likely not pass the savings along and instead enhance their profits, therefore not contributing to more affordable housing.

For the reasons stated above, the City opposes SB 330. If you have any questions, please feel free to contact Louie Lacasella, City Manager's Office at (951) 461-6008 or llacasella@MurrietaCA.gov.

Sincerely,



Kelly Seyarto
Mayor

Cc. Murrieta City Council
Senator Jeff Stone
Assembly Member Melissa Melendez
Erin Sasse, League of California Cities Public Affairs Manager
Meg Desmond, League of California Cities
David Jones, Emanuels Jones & Associates