



CITY OF MURRIETA

May 4, 2021

The Honorable Anna Caballero
California State Senate, 12th District
State Capitol, Room 5052
Sacramento, CA 95814

RE: SB 6 (Caballero) Local Planning. Housing in Commercial Zones.
Notice of Opposition

Dear Senator Caballero,

The City of Murrieta stands in respectful opposition to SB 6, your measure to authorize residential development on existing lots currently zoned for commercial office and retail.

While the idea of repurposing underperforming commercial sites may have merit as a strategy to increase housing production, SB 6 could result in a number of inappropriately located and sized housing developments across the state.

Local jurisdictions invest an incredibly large amount of time and resources to develop their housing elements. This process includes deep analysis and large amounts of time gathering community input. Through this process, local jurisdictions take time to analyze and identify the most suitable locations for housing to meet their Regional Housing Needs Allocation (RHNA) targets. This bill could lead to development on sites that would follow out-of-character zoning standards.

SB 6 would have the effect of overriding these carefully crafted, locally informed plans, leaving local officials accountable to local impacts from a planning decision that would be out of their hands. Long after Legislators have moved on to different topics, local officials will be living with the consequences of this state override of local planning and zoning.

This one-size fits all approach fails to account for the wide variation in community characteristics across local jurisdictions. Moreover, SB 6 does not provide any additional resources or funding to cities to offset this loss in revenue nor does it to provide funding to improve the existing infrastructure to support a different demand on services. SB 6 does not take into account how cities will fund the additional city services that would be needed to support these new developments and the resulting increased populations.

For these reasons, City of Murrieta opposes SB 6. If you have any questions, or need more information, about the City's position, please contact Louie Lacasella, City Manager's Office at (951) 461-6008 or llacasella@MurrietaCA.Gov.



CITY OF MURRIETA

Sincerely,

A handwritten signature in black ink, appearing to read "Scott R. Vinton".

Scott Vinton
Mayor

cc: Murrieta City Council
Senator Melissa Melendez
Assemblyman Kelly Seyarto
Erin Sasse, League of California Cities