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June 15, 2020

California Senate Appropriations Committee
State Capitol, Room 2206
Sacramento, CA 95814

VIA California Legislature Advocates Portal

RE: OPPOSE - SB 1120 (Atkins) Subdivisions: tentative maps.

Dear Chair Portantino and Members of the Appropriations Committee:

Thank you for your concern and work toward housing solutions in California.

We write today on behalf of the Cities Association of Santa Clara County (CASCC), an association of the fifteen cities of the county and the elected representatives of more than 1.9 million Bay-Area residents. Since 1990, the city representatives have been gathering to discuss and find consensus and solutions for regional issues. The cities of our association are diverse and include cities of a few thousand people and a city of a million people.

The CASCC is opposed to SB 1120 (Atkins), a bill requiring a proposed housing development containing 2 residential units to be considered ministerially, without discretionary review or hearing, in zones where allowable uses are limited to single-family residential development if the proposed housing development meets certain requirements, including that the proposed housing development would not require demolition or alteration requiring evacuation or eviction of an existing housing unit that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

Bills such as SB 1120 are disruptive to local communities and disregard current zoning and approved housing elements. Under SB 1120, cities would be encouraged to streamline duplex construction in smaller neighborhoods, subdividing lots would also be allowed, therefore allowing four units. This bill disrupts general plans, erodes local control, and change the landscape of our cities.

We respectfully request that critical housing legislation that radically changes our communities not be rushed through the legislative process while the public is sheltered at home and does not have the ability to fully participate.

Sincerely,

Larry Klein
President, Cities Association
Mayor, City of Sunnyvale

Neysa Fligor
Chair, Legislative Action Committee
Vice-Mayor, City of Los Altos

Cities Association of Santa Clara County
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cc: Senators Wieckowski, Beall, Hill, Monning,
Assembly Members Rivas, Kalra, Chu, Berman, Low, Stone
Seth Miller, Peninsula Division, League of California Cities
cityletters@cacities.org