

BOARD OF SUPERVISORS

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COUNTY OF SANTA BARBARA

June 6, 2018

Senator Hannah-Beth Jackson
State Capitol, Room 2032
Sacramento, CA 95814

Re: SB 1333 (Wieckowski) - Oppose

Dear Senator Jackson:

I am writing on behalf of the Santa Barbara County Board of Supervisors to state our opposition for SB 1333 (Wieckowski), which would require changes to any development agreement between a charter city and a developer by authorizing the legislative body to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, and other uses in accordance with specified procedures, and in result would impact local control.

Existing law authorizes a city, county, or city and county to enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property, and requires such an agreement to be modified or suspended as necessary to comply with subsequent state or federal law. This bill would delete the limitation regarding charter cities and instead specify that these provisions of the Planning and Zoning Law apply to charter cities, and would provide that development agreements entered into before January 1, 2018, are not subject to those provisions.

SB 1333 (Wieckowski) would limit new housing projects because developers would hesitate to take a financial risk if the DA changes, compelled by state or federal law, SB 1333 can make a deal unprofitable. We believe that a DA is designed to prevent political, policy or legal changes from impacting long term and complex projects to give developers and financial investors certainty.

The Board of Supervisor's adopted the 2018 Legislative Platform that specifically opposes the preemption of local control to ensure local authority over governance issues. For these reasons, the County is in opposition to SB 1333 (Wieckowski). If you have questions about the Board's position, please contact the County's Legislative Coordinator, Dennis Bozanich at 805-568-3403 or dbozanich@countyofsb.org.

Sincerely,

Cliff Berg
Legislative Advocate

CC: Senator Hannah-Beth Jackson, 13th Senate District
Assemblymember Jordan Cunningham, 35th Assembly District
Assemblymember Monique Limon, 37th Assembly District
Dennis Bozanich, Legislative Coordinator, County of Santa Barbara Board of Supervisor