

# City of Jurupa Valley

Lorena Barajas Mayor, Chris Barajas Mayor Pro Tem,  
Leslie Altamirano, Council Member, Brian Berkson, Council Member, Guillermo Silva, Council Member

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March 5, 2021

California State Senator Richard Roth  
State Capitol, Room 2080  
Sacramento, California 95814

RE: Senate Bill 9 (Atkins) Housing Development: Approvals

Honorable Senator Richard Roth:

On behalf of the City of Jurupa Valley, and in close partnership with the City of Corona, I am writing to provide you with a summary of concerns and issues that we have with Senate Bill 9 (Atkins) that was recently introduced to be discussed by various Committees of the State Senate. In coordination with the City of Jurupa Valley, you will also receive a companion letter for your consideration from the City of Corona.

SB 9, among other things, mandates that cities process the conversion of single-family residences to duplexes, in all residential zones, through a ministerial process. When specific criteria are met, the law would also mandate ministerial processes for two-lot subdivisions of parcels zoned for single-family use and duplex development on the two resulting lots.

There are residential lots in Jurupa Valley and Corona that are large (>20,000 square-feet) and rural in character, and some property owners in those areas keep large animals. Ministerial approval of duplex development and lot splits will have long-term, negative consequences on our communities' character. Zoning laws seek to minimize the potential for conflicting land uses, and when that potential exists, it is appropriate for municipalities to require a discretionary review process. The purchase of a home is typically an individual's largest investment. Establishing a state policy that permits unlimited and radical developments on adjacent parcels with no public process will destabilize single-family neighborhoods and areas with farm-related activities.

Together, the Cities of Jurupa Valley and Corona have seen significant housing growth over the past five years. For instance, Jurupa Valley has approximately 2,000 new single-family and multifamily units entitled and under construction. Jurupa Valley is creating a new permit-ready program to streamline the development of ADUs and amending the land use of 34 acres to high-density residential use. The City of Corona has a new residential master-planned community currently under construction and will have 1,621 housing units, including single-family detached units and attached townhouses.

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Specifically, we are opposed to SB 9 in its current form and request amendments that exempt cities that are proactively working to facilitate new housing units and increase their housing density. Furthermore, we seek an exemption for rural areas with larger parcels so that municipalities with rural, animal keeping lifestyles will be protected and conflicting land uses will be minimized through locally crafted regulation.

Sincerely,



Rod Butler  
City Manager  
City of Jurupa Valley

cc: Jurupa Valley City Council

cc: Jason Gonsalves

cc: Jacob Ellis, City Manager, City of Corona