



CITY OF HIGHLAND

LEGISLATIVE SUBCOMMITTEE AGENDA

Special Meeting
April 23, 2025 at 11:30 AM (or soon thereafter)
City Hall Upright Conference Room
27215 Base Line, Highland CA 92346

SUBCOMMITTEE MEMBERS

Penny Lilburn, Member
District 3

Larry McCallon, Member
District 5

STAFF

Carlos Zamano, City Manager
Leticia Nava-Cruz, Director of Administrative Services/City Treasurer
Lawrence Mainez, Community Development Director
Lissette Nock, Deputy City Clerk

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodations, including interpreters.

Any disclosable public records related to an open session item provided to the majority of the Subcommittee after posting of this agenda are available for public inspection at Highland City Hall, 27215 Base Line, Highland, during normal business hours and available online at www.cityofhighland.org.

LEGISLATIVE SUBCOMMITTEE
April 23, 2025 - 11:30 a.m. (or soon thereafter)

CALL TO ORDER

PUBLIC COMMENT

Submission of Public Comments for ITEMS ON THIS AGENDA ONLY: For those wishing to make public comments by email, please submit your comments by 10:30 a.m. on April 23, 2025, to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the April 23, 2025 agenda, please identify the agenda item number in the subject line. Members of the public will be permitted to make public comments in person.

BUSINESS ITEMS

1. Minutes - April 15, 2025
RECOMMENDATION: Approve the Minutes as submitted.

2. Discussion of Assembly Bill 647 (González, M.) Housing Development Approvals: Residential Units
RECOMMENDATION: That the Subcommittee review and provide direction whether to send an opposition letter to the legislature.

ADJOURN

I, Lissette Nock, Deputy City Clerk, of the City of Highland, California, certify that I caused to be posted this Agenda on or before the 21st day of April, 2025, by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: April 21, 2025



 Lissette Nock
 Deputy City Clerk



Business Item No.
J

STAFF REPORT

TO THE LEGISLATIVE SUBCOMMITTEE

DATE: April 23, 2025
FROM: Lissette Nock, Deputy City Clerk
SUBJECT: Minutes - April 15, 2025 Meeting
RECOMMENDATION: Approve the minutes as submitted.

CALL TO ORDER

The Legislative Subcommittee special meeting was called to order at 2:30 p.m. in the Upright Conference Room, 27215 Base Line, Highland, California.

ROLL CALL

Present: Lilburn, McCallon
Absent: None

PUBLIC COMMENT

None

BUSINESS ITEMS

1. Minutes - June 20, 2024
Approved the Minutes as submitted.
2. Discussion of Senate Bill 79 (Wiener) Transit-oriented Development
The Subcommittee reviewed and approved to send an opposition letter to the legislature regarding the SB 79 (Wiener) Transit-oriented Development.
3. Discussion of Senate Bill 634 (Pérez) Homelessness: Civil and Criminal Penalties (As Amended 03/26/2025)
The Subcommittee reviewed and approved to send an opposition letter to the legislative regarding the SB 634 (Pérez) Homelessness: Civil and Criminal Penalties (As Amended 03/26/2025).

ADJOURN

There being no further business, the meeting was adjourned at 2:37 p.m.

Submitted by:

Approved by:

Lissette Nock
Deputy City Clerk

Subcommittee Member



STAFF REPORT

TO THE LEGISLATIVE SUBCOMMITTEE

DATE: April 23, 2025

FROM: Carlos Zamano, City Manager *CZ*

PREPARED BY: Alondra Muñoz, City Clerk

SUBJECT: Discussion of Assembly Bill 647 (González, M.) Housing Development Approvals: Residential Units

RECOMMENDATION: That the Subcommittee review and provide direction whether to send an opposition letter to the legislature.

FISCAL IMPACT: None

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

BACKGROUND: Assembly Bill 647 (AB 647), introduced by Assemblymember Mark González as of March 28, 2025, aims to force cities to allow up to eight housing units - only one of which is required to be affordable - on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input. AB 647 would empower developers to bulldoze nearly any home and replace it with eight new units. Once those units are constructed, Government Code Section 66323(a)(4) requires local jurisdictions to allow up to an additional eight (8) ADUs on the same lot, bringing the total allowable units to sixteen (16), while simultaneously ignoring existing height limits, density requirements, and parking standards.

The League of California Cities (Cal Cities) has expressed additional concerns about AB 647:

- Fails to recognize the extensive public engagement and costs associated with developing and adopting zoning ordinances and state-mandated housing elements that are certified by the California Department of Housing and Community Development.
- Every eight years, cities are required to spend tens of thousands of dollars on state-mandated housing plans. AB 647 is the latest attempt from the Legislature to disregard those plans and replace them with one-size-fits-all zoning mandates. These general fund dollars could be spent on parks, infrastructure, and other critical services.

In response, Cal Cities is requesting that cities send opposition letters to their legislators to voice these concerns.

Attachments: 1) Cal Cities Opposition Letter
2) AB 647 City Opposition Sample Letter



LEAGUE OF
**CALIFORNIA
CITIES**

April 16, 2025

The Honorable Mark González
California State Assembly
1021 O Street, Suite 6150
Sacramento, CA 95814

RE: AB 647 (González, M.) Housing Development Approvals: Residential Units.
Notice of OPPOSITION *(As of 3/28/25)*

Dear Assembly Member González,

The League of California Cities (Cal Cities) must oppose your **AB 647 (González)**, which would disregard state-mandated local housing elements and force cities to allow up to eight housing units — only one of which is required to be affordable — on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.

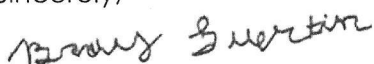
AB 647 would empower developers to bulldoze nearly any home and replace it with eight new units. Once those units are constructed, Government Code Section 66323(a)(4) requires local jurisdictions to allow up to an additional eight ADUs on the same lot, bringing the total allowable units to sixteen, while simultaneously ignoring existing height limits, density requirements, and parking standards.

Cal Cities appreciates your desire to pursue a proposal that boosts housing production. Unfortunately, AB 647 ignores local flexibility, decision-making, and community input, which are critical components that, when coupled with ongoing, dedicated funding, can help spur desperately needed housing construction in the state.

AB 647 and other ministerial or by-right housing approval processes fail to recognize the extensive public engagement and costs associated with developing and adopting zoning ordinances and state-mandated housing elements that are certified by the California Department of Housing and Community Development. It is concerning that cities are being forced to spend tens of thousands of dollars on housing plans only to have them pushed aside and replaced with one-size-fits-all zoning dictated by the Legislature.

For these reasons, Cal Cities regrettably must oppose **AB 647 (González)**. If you have any questions, do not hesitate to contact me at bguertin@calcities.org or 916-658-8255.

Sincerely,


Brady Guertin
Legislative Advocate



LEAGUE OF
**CALIFORNIA
CITIES**

Cc: The Honorable Mark González
Members, Assembly Committee on Housing and Community Development

NOTE – The Legislature has a new letter submission process that requires **ALL LETTERS TO BE UPLOADED INTO A NEW ELECTRONIC PORTAL**. The portal will automatically send letters to the author’s office and the committee(s) of jurisdiction. Please visit <https://calegislation.lc.ca.gov/advocates/> to create an account and upload this letter. If you are having difficulty accessing the portal, please contact Meg at our office mdesmond@calcities.org.

In addition to submitting the letter through the portal, please send a physical copy to your Legislator(s), and continue to send a copy by email to your Regional Public Affairs Manager, and **the League’s city letter account (cityletters@cacities.org)**. **Please send your letters as a text enabled document.**

CITY LETTERHEAD

DATE

The Honorable Mark González
California State Assembly
1021 O Street, Suite 6150
Sacramento, CA 95814

RE: AB 647 (González, M.) Housing Development Approvals: Residential Units.
Notice of OPPOSITION *(As of 3/28/25)*

Dear Assembly Member González,

The City/Town of _____ must oppose your **AB 647 (González)**, which would disregard state-mandated local housing elements and force cities to allow up to eight housing units — only one of which is required to be affordable — on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.

AB 647 would empower developers to bulldoze nearly any home and replace it with eight new units. Once those units are constructed, Government Code Section 66323(a)(4) requires local jurisdictions to allow up to an additional eight ADUs on the same lot, bringing the total allowable units to sixteen, while simultaneously ignoring existing height limits, density requirements, and parking standards.

City/Town of _____ appreciates your desire to pursue a proposal that boosts housing production. Unfortunately, AB 647 ignores local flexibility, decision-making, and community input, which are critical components that, when coupled with ongoing, dedicated funding, can help spur desperately needed housing construction in the state.

AB 647 and other ministerial or by-right housing approval processes fail to recognize the extensive public engagement and costs associated with developing and adopting zoning ordinances and state-mandated housing elements that are certified by the

California Department of Housing and Community Development. It is concerning that cities are being forced to spend tens of thousands of dollars on housing plans only to have them pushed aside and replaced with one-size-fits-all zoning dictated by the Legislature.

PLEASE CITE SPECIFIC REASONS OF HOW YOUR CITY WILL BE AFFECTED BY THIS BILL.

For these reasons, the City/Town of _____ regretfully must oppose **AB 647 (González)**.

Sincerely,

NAME
TITLE
CITY/TOWN of _____

- cc. Your Senator & Assembly Member
Your League Regional Public Affairs Manager (via email)
League of California Cities, cityletters@cacities.org