



POB 1703, Mill Valley, CA 94942
CatalystsCA.org 415-686-4375

April 17, 2025

Senator Maria Elena Durazo, Chair, Senate Local Government Committee (via Legislative Portal)

RE: SB-489 (Arreguin): Permit Streamlining Act: OPPOSE

Dear Senate Local Government Committee:

What problem is SB-489 intended to solve? This bill lacks clarity about what problem it is intended to solve. Instead, the bill itself is a problem. It is a reminder of why confidence in the California housing legislator's capacity to solve problems is diminishing.

What are three problems with this bill?

1. SB-489's description lacks clarity about the problem it's trying to solve. I challenge you to paraphrase this summary of the bill in such a way it makes sense to the colleague sitting next to you. *The Permit Streamlining Act requires a public agency to compile a list of the information required from an applicant for a development project, as provided, and until January 1, 2030, specifies that a development project for purposes of this requirement includes a housing development project, as defined. What???*
2. "Streamlining" is a term constituents have learned benefits outside developer/investor interests, but silences the community's voice about safety, cherished values, and goals.
3. The bill ignores that "the CA Constitution requires the state to reimburse local agencies for certain costs mandated by the state." Obfuscating transparency, the author writes, "This bill would provide that no reimbursement is required by this act for a specified reason" (which is not stated). If it's like previous unfunded mandates, the unstated "specific reason" is "housing is an issue of statewide concern."

What is another fundamental problem with SB-489? The assumption that a streamlined process will meet the need for more housing is convenient, but not valid: [National Bureau of Economic Research \(Supply Constraints do not Explain House Price and Quantity Growth Across U.S. Cities\)](#) and summarized in [48 Hills \(new-study-by-fed-economists-directly-contradicts-yimby-narrative-on-housing-prices\)](#).

Your vote to OPPOSE SB-489 matters: Refuse to support unclear legislation based on refuted assumptions. Alternatively, if you believe in the bill, fund it! Cities do not have the capacity to go back to get voter approval on more taxes for poorly crafted state mandates.. Vote "No" to represent constituents.

Sincerely,

A handwritten signature in black ink that reads "Susan Kirsch". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Susan Kirsch, Director
Catalysts for Local Control



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