



CITY OF LAVERNE CITY HALL

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August 19, 2025

Senate Committee on Local Government
State Capitol, Room 407
Sacramento, CA 95814

Submitted via the Legislative Position Letter Portal

RE: Opposition to AB 1294 (Haney) Planning and Zoning: Housing Development: Standardized Application Form.

Dear Honorable Senate Local Government Committee Members:

On behalf of the City of La Verne, we must respectfully oppose AB 1294, which would impose a statewide standardized housing application form and prohibit local agencies from requiring essential project-level documentation needed to assess compliance with local objective standards and the Subdivision Map Act.

While we support meaningful solutions to California's housing crisis, this bill severely undercuts local governments' ability to responsibly review housing proposals. The City is deeply concerned that AB 1294 would prohibit the submission of critical materials such as geotechnical assessments, environmental studies, stormwater plans, and mechanical or electrical drawings, documents that are not excessive but necessary to ensure safety, consistency with local zoning, and legal compliance. These exclusions effectively strip jurisdictions of the tools needed to uphold transparent and defensible review procedures.

Moreover, AB 1294 mandates the use of a standardized application form developed by the Department of Housing and Community Development (HCD), yet exempts the department from public input or oversight via the Administrative Procedure Act. Cities deserve a voice in shaping application procedures that will affect every housing project statewide. A one-size-fits-all application developed behind closed doors is not a viable solution for the diverse planning needs across California.

The bill also recasts a local agency's determination of incompleteness as a form of project denial, further deterring cities from exercising legitimate review authority.

AB 1294 moves beyond streamlining and into the realm of state overreach, undermining local planning responsibilities while exposing jurisdictions to legal uncertainty and reduced quality control in housing development. For these reasons, the City of La Verne strongly opposes AB 1294.

Sincerely,

Tim Hepburn
Mayor