



CITY OF LA VERNE CITY HALL

3660 "D" Street, La Verne, California 91750
www.laverneca.gov

April 2, 2026

California State Assembly
Committee on Housing
1020 O Street, Room 3330
Sacramento, CA 95814

RE: Opposition to SB 1014 (Grayson) – Development projects: onsite and offsite improvements.

Dear Chair and Members of the Committee:

On behalf of the City of La Verne, I must respectfully oppose SB 1014, which imposes rigid timelines and restrictions on the identification and implementation of onsite and offsite improvements for housing development projects.

While the intent to increase transparency and predictability in development costs is understood, SB 1014 establishes an impractical requirement that cities identify all required onsite and offsite improvements, along with cost estimates, within 30 days of a preliminary or complete application. In practice, many necessary improvements are identified through detailed engineering review, environmental analysis, and coordination with utility providers, processes that often occur later in project review and cannot reasonably be completed within such a constrained timeframe.

Additionally, the bill prohibits local agencies from requiring any improvements that were not disclosed within the initial 30-day window. This restriction creates significant risks, as it would prevent cities from addressing unforeseen infrastructure needs, public safety requirements, or site-specific conditions that emerge during the course of project review. As a result, necessary improvements related to drainage, traffic circulation, utilities, or emergency access may go unaddressed, ultimately shifting costs and impacts onto the broader community.

SB 1014 also places local agencies in a position where incomplete or preliminary information must be treated as final, limiting the ability to adapt to evolving project details or changing conditions. This undermines the thorough review process required to ensure that development is safe, functional, and compatible with existing infrastructure.

Finally, the bill imposes these additional responsibilities without providing corresponding resources or flexibility, further straining local agency capacity while eroding local control over development standards and infrastructure planning.

For these reasons, the City of La Verne respectfully urges your opposition to SB 1014.

Sincerely,

Tim Hepburn, Mayor
CC: La Verne City Council