



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885

April 23, 2019

The Honorable Scott Wiener
State Senator
State Capitol Building, Room 5100
Sacramento, CA 95814

RE: SB 50 (Wiener): Planning and zoning: housing development: incentives
NOTICE OF OPPOSITION

Dear Senator Wiener:

The City of Hermosa Beach City Council joins the League of California Cities, the South Bay Cities Council of Governments and our neighboring cities of Manhattan Beach and Redondo Beach in **Opposing Senate Bill (SB) 50**, as written, related to allowing developers of certain housing projects to override locally developed and adopted zoning regulation for density, height limitations, and parking requirements.

Specifically, SB 50 undermines locally adopted general plans, housing elements (which are certified by the Department of Housing and Community Development), and Sustainable Community Strategies (SCS). Under existing law, cities are already required to zone for densities at levels necessary to meet their entire Regional Housing Needs Allocation (RHNA). In addition, local governments are best positioned to determine acceptable siting, density and design of housing projects to minimize GHG emissions while meeting housing development goals.

The City of Hermosa Beach and our neighboring cities currently have numerous adopted ordinances related to building height limitations, densities, parking requirements, and design review standards. SB 50 would preempt these ordinances leave the City of Hermosa Beach and neighboring cities at risk of losing protections necessary to preserve the quality of life our residents and visitors enjoy. Exempting large-scale developments from general plans, housing elements, and zoning ordinances goes against the principles of local democracy and public engagement.

While the authors of SB 50 state that the purpose of this legislation is to address the housing crisis in California through infill housing, in coastal communities such as Hermosa Beach, Manhattan Beach, and Redondo beach where density is already high and empty lots are few, the result is that SB 50 would encourage redevelopment, not infill.

For these reasons, the City of Hermosa Beach respectfully opposes SB 50.

Sincerely,

Stacey Armato, Mayor
City of Hermosa Beach