

RESOLUTION NO. 18-R- 13177

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS  
OPPOSING STATE SENATE BILL 827 (WIENER), PLANNING AND  
ZONING: TRANSIT-RICH HOUSING BONUS

WHEREAS, the City of Beverly Hills is a 5.7 square mile city with roughly 35,000 residents, 60% of whom are renters living in multifamily dwellings; and

WHEREAS, the City of Beverly Hills has historically taken positions on proposed state legislation of interest to Beverly Hills; and

WHEREAS, the City's Legislative Platform adopted by the City Council on June 29, 2017 includes local control as a primary legislative focus and preserving local zoning standards; and

WHEREAS, the City of Beverly Hills adopted a certified Housing Element on December 17, 2013 that guides the development of housing needs for all income levels and that the Housing Element was certified by the State in February 2014; and

WHEREAS, the City of Beverly Hills has a commitment to providing housing to all income levels; and

WHEREAS, Senate Bill 827 (Wiener) would override local control on housing development within ½ mile of a major transit stop or ¼ mile from a high-quality transit corridor as defined by this legislation; and

WHEREAS, local control over development is essential to preserving the City of Beverly Hills' vitality, culture and identity; and

WHEREAS, the City of Beverly Hills has an adopted general plan that guides the future growth and development of the community; and includes a housing element with a

statement of goals, policy objectives, financial resources and scheduled programs for the preservation, improvement and development of housing; and

WHEREAS, Senate Bill 827 (Wiener) could adversely impact the General Plan's goals of retaining and building upon key businesses that contribute to the City identity such as entertainment, high-end retail and fashion, restaurants, hotels and technology, including businesses on the iconic Rodeo Drive; and

WHEREAS, the City of Beverly Hills has four main east-west transit corridors, which includes Olympic Boulevard, Wilshire Boulevard, North Santa Monica Boulevard and Sunset Boulevard which meet the fifteen-minute service intervals for bus route services and would thereby categorize a large portion of the properties located in Beverly Hills as being within a high quality transit corridor; and

WHEREAS, the careful urban planning undertaken by the City of Beverly Hills would be undone by Senate Bill 827 (Wiener) due to the definition of a high quality transit corridor; and

WHEREAS, Senate Bill 827 (Wiener) could elicit the unintentional consequence of eliminating current affordable rental housing in the City through uncontrolled new housing developing that, for the most part, would end up being at market luxury rates and not subject to rent control;

NOW, THEREFORE, the Council of the City of Beverly Hills resolves as follows:

Section 1. The City of Beverly Hills strongly opposes State Senate Bill 827 (Wiener), Planning and Zoning: Transit-Rich Housing Bonus.

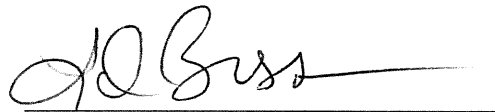
Section 2. The City of Beverly Hills will persistently and diligently work with other cities and partners in opposition to State Senate Bill 827 (Wiener), Planning and Zoning: Transit-Rich Housing Bonus.

Section 3. The City of Beverly Hills will seek to form a coalition of stakeholders to oppose Senate Bill 827 (Wiener).

Section 4. The City of Beverly Hills will work with the California League of Cities to oppose State Senate Bill 827 (Wiener).


Section 5. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and his certification to be entered in the Book of Resolution of the Council of this City.

Adopted: January 9, 2018



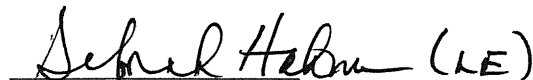
LILI BOSSE  
Mayor of the City of  
Beverly Hills, California

ATTEST:




(SEAL)  
BYRON POPE  
City Clerk

APPROVED AS TO FORM:



(LE)  
LAURENCE S. WIENER  
City Attorney

APPROVED AS CONTENT:



MAHDI ALUZRI  
City Manager