The Honorable Gavin Newsom  
Governor, State of California  
State Capitol, Governor’s Office  
Sacramento, CA 95814  

Re: AB 2345 (Gonzalez) Planning and zoning: density bonuses: annual report: affordable housing  
City of Beverly Hills – Request for Veto  

Dear Governor Newsom,  

On behalf of the City of Beverly Hills, I write to you in respectful OPPOSITION to AB 2345 (Gonzalez) and respectfully request you VETO this bill when it comes before your desk. This bill would revise Density Bonus Law to increase the maximum allowable density and the number of concessions and incentives a developer may seek. In return for inclusion of affordable units in a development, developers are given an increase in density over a city's zoned density among other concessions and incentives.  

The City of Beverly Hills recognizes the need to develop more affordable housing in California. However, AB 2345 (Gonzalez) would harm the goal of increasing housing affordability in California. This bill would disincentivize developers from building a 100 percent affordable housing project by giving developers more incentives to build more moderate-income units. This bill would reward developers to build less affordable housing units and stunt California’s development of more affordable housing.  

The City of Beverly Hills has long supported the preservation of local control, as localities are best suited to aptly address the needs of local constituents. The City of Beverly Hills has put forth a great amount of time and effort into ensuring the City’s growth is well-planned and takes the City's future housing needs into account. However, AB 2345 (Gonzalez) would further diminish local government's control over housing and density standards by giving developers more “concessions” to override local standards while at the same time failing the address the state's housing affordability crisis.  

For these reasons, the City of Beverly Hills must respectfully OPPOSE AB 2345 (Gonzalez). Thank you for your consideration.  

Sincerely,  

Lester J. Friedman  
Mayor, City of Beverly Hills  

cc: The Honorable Lorena Gonzalez, 80th Assembly District  
The Honorable Ben Allen, 26th Senate District  
The Honorable Richard Bloom, 50th Assembly District  
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange