Lester J. Friedman, Mayor

September 24, 2020

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

Re: AB 831 (Grayson) Planning and zoning: housing: development application modifications
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 831 (Grayson) and respectfully request you VETO this bill when it comes before your desk. This bill would make changes to the ministerial process for approval of development projects created by SB 35 (Wiener, 2017).

AB 831 (Grayson) would provide a pathway to modify approved development projects prior to the issuance of the final building permit required for construction, including provisions on how local governments must respond to applications for modification. The bill would also mandate the process that local governments must follow to approve and construct public improvements provided in conjunction with the streamlined, ministerial development project in a manner that would not inhibit, stall, or preclude the development.

California is in the midst of the housing crisis and it will be cities who do the work on the ground to ensure that adequate housing is being developed to address the crisis. The City of Beverly Hills is committed to doing its part to help address this crisis and the City continues to consistently produce housing units and meet its RHNA obligations. AB 831 (Grayson) hinders the City's ability to do its part in a manner best suited for the needs of our community. This bill would require cities to use their already constrained resources to build improvements for developments that are approved through a ministerial process without providing protections to local governments in the event a developer pulls out of a project.

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 that the City's growth is well-planned and takes the City's future housing needs into account. This bill would impose additional requirements on cities at a time when they are already working on implementing SB 35 (Wiener, 2017) and again insert the state into local land-use decisions, further eroding local control.

For these reasons, the City of Beverly Hills must respectfully OPPOSE AB 831 (Grayson). Thank you for your consideration.

Sincerely,

Lester J. Friedman
Mayor, City of Beverly Hills

cc: The Honorable Timothy Grayson, 14th Assembly District
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange