



## CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

Lili Bosse, Mayor

February 8, 2018

The Honorable Scott Wiener  
California State Senate, 11th District  
State Capitol, Room 4066  
Sacramento, CA 95814

RE: SB 827 (Wiener) Planning and zoning: transit-rich housing bonus.  
City of Beverly Hills – OPPOSE

Dear Senator Wiener,

On behalf of the City of Beverly Hills, I write to you in strong **OPPOSITION to your SB 827 (Wiener)**, which would strip local governments of long-held land use authorities which are the bedrock of local government. Specifically, **SB 827 (Wiener)** would remove local control over housing development in areas within ½ mile of a major transit stop or ¼ mile from a high-quality transit corridor.

The City of Beverly Hills is a 5.7 square mile city with roughly 35,000 residents. Sixty percent of our residents are renters, many of whom live in multifamily dwellings. The City has four main east-west transit corridors which would meet the fifteen-minute headway standard in **SB 827 (Wiener)**. The City will also be the site of a forthcoming major subway stop. As Beverly Hills is a relatively small and transit-rich city, this bill will have an immense impact on our community. The heavy-handed approach in **SB 827 (Wiener)** would negatively impact most of the properties located in Beverly Hills and offers no protections against the impacts of displacement on our most vulnerable residents.

Furthermore, **SB 827 (Wiener)** would wreak havoc on the City's General Plan, which guides the City's future growth and includes considerations for the preservation, improvement, and development of housing. Beverly Hills is a world-class tourist destination where travelers can enjoy high-end retail, fashion, restaurants, and hotels.

The changes in **SB 827 (Wiener)** would fundamentally transform the character of the City and threaten the industries that contribute to the City's vitality, culture, and identity. Such a transformation of the character of Beverly Hills would have economic impacts that would reverberate throughout the region.

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. As part of the City's General Plan, the City has a state certified Housing Element that reinforces the City's commitment to providing housing to all income levels. **SB 827 (Wiener)** would upend those planning efforts.

Additionally, **SB 827 (Wiener)** will have an unintended consequence of eliminating current affordable rental housing in the City through uncontrolled, new housing development. The new development will most likely end up being rentals at market, luxury rates not subject to the City's Rental Stabilization Ordinances.

**SB 827 (Wiener)** also establishes blanket height and density increases statewide. The bill, as currently written, could eliminate key affordable housing incentives and protections designed to reduce displacement in gentrifying neighborhoods.

This proposal overrides local discretionary land use authority and prevents municipalities like ours from best serving our communities. For these reasons, the City of Beverly Hills must strongly **OPPOSE** your **SB 827 (Wiener)**. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lili Bosse', with a long horizontal flourish extending to the right.

Lili Bosse

Mayor, City of Beverly Hills

cc: Members and Consultants, Senate Transportation and Housing Committee  
The Honorable Ben Allen, 26th Senate District  
The Honorable Richard Bloom, 50th Assembly District  
Andrew K. Antwih, Shaw / Yoder / Antwih, Inc.