



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold M.D., Mayor

April 10, 2018

The Honorable Jim Beall
Chair, Senate Transportation and Housing Committee
State Capitol, Room 2209
Sacramento, CA 95814

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

Dear Chair Beall,

On behalf of the City of Beverly Hills, I write to you in strong OPPOSITION to SB 827 (Wiener). This bill 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 bus 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 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 as it offers inadequate protections against the impacts of displacement on our most vulnerable residents.

The heavy-handed approach in SB 827 (Wiener) would negatively impact 47% of all parcels located in Beverly Hills. When examining just the impact to parcels zoned for single family homes, over 51% of those parcels could be adversely affected with development of multi-storied, multi-family homes. This has the potential to massively change the village style living that this City was designed for.

SB 827 (Wiener) usurps the development process by disallowing public input on projects and limits the design review to the standards set forth in SB 35 (Wiener, 2017). It also allows certain projects to avoid the CEQA process if the development complies with SB 35 (Wiener, 2017) which would adversely affect traffic, air quality, noise, and sanitation in the area.

Additionally, these developments can potentially be built in areas where the water systems and sewer systems were designed to deliver clean water to and remove waste from single-family homes. This could affect the public health and safety of providing adequate clean water to our residents and the sanitary removal of human waste.

To improve these systems for larger populations would cause cities to invest millions of dollars in infrastructure that most of them do not have. While cities could raise rates to cover these investments under Proposition 218, there is no guarantee that ratepayers would support rate increases.

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.

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 SB 827 (Wiener). Thank you for your consideration.

Sincerely,



Julian A. Gold MD
Mayor, City of Beverly Hills

cc: Members and Consultants, Senate Transportation and Housing Committee
The Honorable Scott Wiener, 11th Senate District
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw / Yoder / Antwih, Inc.