



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

John A. Mirisch, Mayor

May 30, 2019

The Honorable Richard Bloom
California State Assembly, 50th District
State Capitol, Room 2003
Sacramento, CA 95814

Re: AB 1279 (Bloom) Planning and zoning: housing development: high-resource areas.
City of Beverly Hills – OPPOSE

Dear Assembly Member Bloom,

On behalf of the City of Beverly Hills, I write to you in respectful **OPPOSITION** to your **AB 1279**. As written, **AB 1279**, would override local control and remove long-held land use authorities from local governments and place these authorities under the purview of the state. The City of Beverly Hills has long supported the preservation of local control, as localities are best suited to aptly address the needs of their 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, takes the City's future housing needs into account, and does so in a manner that maintains the City's unique character.

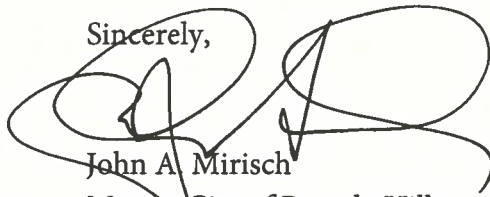
AB 1279 would upend these efforts and impose a one-size-fits-all statewide solution to an issue that is best addressed on a regional and local basis. By allowing certain developments by-right, this bill would override local discretionary land use authority and prevents municipalities, like ours, from best serving our communities. Allowing developments by-right without input from local officials would fundamentally transform the character of the City and threaten the industries that contribute to the City's vitality, culture, identity, and quality of life. Such a transformation of the character of Beverly Hills would have economic impacts that would reverberate throughout the region.

Additionally, these developments would inevitably be built in areas where the water and sewer systems were not designed to provide service for a more densely populated area. This would affect the public health and safety of our residents. It would also affect our ability to reliably provide

adequate clean water and ensure the sanitary removal of human waste. The costs to update and expand these systems to meet the increased demands of a more dense development would cost local governments millions of dollars that many do not have. Ultimately, this could lead to higher costs for water and sewer services so that cities and water districts can recover any investment in infrastructure, assuming such rate increases are approved in accordance to Proposition 218.

For these reasons, the City of Beverly Hills must respectfully **OPPOSE** your **AB 1279**. Thank you for your consideration.

Sincerely,



John A. Mirisch
Mayor, City of Beverly Hills

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