



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold, M.D., Mayor

April 13, 2023

The Honorable Scott Wiener
California State Senate, District 11
1021 O. St, Suite 8620
Sacramento, CA 95814

Re: SB 423 (Wiener) Land use: streamlined housing approvals: multifamily housing developments.
City of Beverly Hills – OPPOSE

Senator Wiener:

On behalf of the City of Beverly Hills, I write to you in respectful **OPPOSITION** to your **SB 423** which seeks to expand SB 35 (Chapters 366, Statutes of 2017) and eliminate its sunset date of January 1, 2026. This would strip local governments of important, longstanding authorities to maintain oversight and approval processes of infill developments.

Beverly Hills is a unique city with a strong sense of community. We are deeply concerned that this bill would have a negative impact on the character and quality of life in our city. Eliminating single-family zoning would lead to overcrowding in our neighborhoods, increasing traffic and parking problems and straining resources such as water and electricity.

Furthermore, the proposed streamlined approval process in this bill would bypass important environmental and community protections, such as environmental impact reports, community engagement, and public hearings. This lack of transparency and accountability could lead to inappropriate and harmful development.

Finally, this bill would greatly reduce property values for homeowners who have invested in their single-family homes. This could lead to a loss of wealth and security for many families, particularly those in low-income areas.

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 “streamlined” approach in **SB 423 (Wiener)** would limit public input, and public engagement often leads to better projects. This proposal preempts local discretionary land use authority and prevents municipalities like ours from best serving our communities.

For these reasons the City of Beverly Hills respectfully **opposes SB 423**.

Sincerely,

Julian A. Gold, M.D.
Mayor, City of Beverly Hills

cc: The Honorable Ben Allen, Senator 24th District
The Honorable Rick Zbur, Assemblymember, 51st District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange