



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold, M.D., Mayor

July 12, 2023

The Honorable Scott Wiener
Chair, Senate Committee on Housing
1021 O Street, Suite 2100
Sacramento, CA 95814

Re: AB 1307 (Wicks) Noise impacts under CEQA : residential projects
City of Beverly Hills – OPPOSE

Dear Chair Wiener:

On behalf of the City of Beverly Hills, I write to you in respectful OPPOSITION to AB 1307 (Wicks). While we understand and appreciate the intent behind this bill, we firmly believe this approach can result in unintended consequences, which may compromise the core values of the California Environmental Quality Act (CEQA). Under the proposed bill, noises from occupants in residential projects would be dismissed as insignificant under CEQA, which may inadvertently undermine important safeguards provided by our current environmental review process.

Beverly Hills has a proud history of balancing growth and development with preserving our vibrant community and natural environment. CEQA is an integral tool in achieving this balance, providing a structure for evaluating the potential environmental impacts of development projects, including noise pollution. Noise, particularly in urban areas, significantly contributes to the overall quality of life. Therefore, dismissing such a substantial factor as insignificant can potentially lead to unsatisfactory living conditions for both existing and new residents.

In *Make UC A Good Neighbor et al. v. Regents of the University of California*, the Appellate Court opined that the University of California's EIR "failed to assess the potential noise impacts from loud student parties in residential neighborhoods near campus, a longstanding problem that the EIR improperly dismissed as speculative." In order to address this ruling, the bill asserts the noise from residents should be handled via local nuisance ordinances rather than via CEQA. This seems to oversimplify the complexity of the issue. Noise from residential projects isn't solely about the occasional loud party or isolated incidents. It involves an array of factors, including but not limited to the overall design of the project, its density, the proximity to other residential or sensitive areas, etc., all of which can contribute to sustained levels of noise pollution.

We firmly believe that any amendments to CEQA should carefully balance the need for housing with preserving and enhancing the quality of life for California residents. For these reasons, the City of Beverly Hills must respectfully OPPOSE AB 1307 (Wicks).

Sincerely,

A handwritten signature in black ink, appearing to read "Julian A. Gold". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

cc: The Honorable Buffy Wicks, Assemblymember 14th District
The Honorable Ben Allen, Senator 24th District
The Honorable Rick Zbur, Assemblymember, 51st District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange