



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Lester J. Friedman, Mayor

February 22, 2021

The Honorable Anna Caballero
California State Senate, 12th District
State Capitol, Room 5052
Sacramento, CA 95814

Re: SB 6 (Caballero) Local Planning: Housing: Commercial Zones
City of Beverly Hills – OPPOSE

Dear Senator Caballero,

The City of Beverly Hills stands in respectful OPPOSITION to SB 6, your measure to authorize residential development on existing lots currently zoned for commercial office and retail.

While the idea of repurposing underperforming commercial sites may have merit as a strategy to increase housing production, SB 6 could result in a number of inappropriately located and sized housing developments across the state.

Local jurisdictions invest an incredibly large amount of time and resources to develop their housing elements. This process includes deep analysis and large amounts of time gathering community input. Through this process, local jurisdictions take time to analyze and identify the most suitable locations for housing to meet their Regional Housing Needs Allocation (RHNA) targets. This bill could lead to development on sites that would follow out-of-character zoning standards.

SB 6 would have the effect of overriding these carefully crafted, locally informed plans, leaving local officials accountable to local impacts from a planning decision that would be out of their hands. Long after Legislators have moved on to different topics, local officials will be living with the consequences of this state override of local planning and zoning.

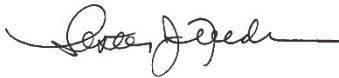
This one-size fits all approach fails to account for the wide variation in community characteristics across local jurisdictions. Roughly 9 percent of the land in the City of Beverly Hills is zoned commercial, but these areas of the City generate 70 percent of the City's revenue. This override of local planning and zoning could diminish revenue to the City of Beverly Hills and lower the ability of the City to pay for vital public services such as police and fire.

Moreover, SB 6 does not provide any additional resources or funding to cities to offset this loss in revenue nor does it to provide funding to improve the existing infrastructure to support a different demand on services. SB 6 does not take into account how cities will fund the additional city services that would be needed to support these new developments and the resulting increased populations.

Finally, many jurisdictions create a graduated barrier from a busy commercial area to residential areas through adoption of a general plan. This bill would allow residential housing to be placed in a busy commercial area that could adversely affect the health of residents in the area. Many studies show direct, negative health impacts on people who live adjacent to heavily used commercial areas.

For these reasons, the City of Beverly Hills must respectfully OPPOSE SB 6.

Sincerely,

A handwritten signature in black ink, appearing to read "Lester J. Friedman", with a long horizontal flourish extending to the right.

Lester J. Friedman
Mayor, City of Beverly Hills

cc: Members and Consultants, Senate Governance and Finance Committee
Members and Consultants, Senate Judiciary Committee
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange