



August 26, 2021

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The Honorable Anthony Rendon
Speaker, State Assembly
State Capitol Building, Room 219
Sacramento, CA 95814
speaker.rendon@assembly.ca.gov

The Honorable Marie Waldron
Republican Leader, State Assembly
State Capitol, Room 3104
Sacramento, CA 95814
assemblymember.waldron@assembly.ca.gov

RE: SB 9 (Atkins) Increased Density in Single-Family Zones (As Amended 08/16/2021)

Dear Speaker Rendon and Republican Leader Waldron,

The City of Manhattan Beach hereby opposes Senate Bill (SB) 9, which would require a local jurisdiction to ministerially approve a housing development containing two residential units in single-family residential zones. Additionally, this measure would require local governments to ministerially approve urban lot splits, resulting in two lots where only one pre-existed.

Local jurisdictions lay the groundwork for housing production by planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry. SB 9 does not provide a local jurisdiction the opportunity to consider whether these regulations are suitable or realistic for the community, usurping local control of a land use and housing matter.

The City of Manhattan Beach incorporated in 1912 with infrastructure that includes various limiting factors. Streets that circulate through residential areas are narrow, and aging utility infrastructure requires ongoing upgrading and replacement. Implementation of SB 9 would require the City to permit additional residential units without any update to General Plan densities or zoning updates, processes that would require review and analysis to ensure adequate public services, infrastructure, and emergency response services. Also, the Subdivision Map Act ensures that newly-created lots have access to adequate infrastructure and public services. SB 9 subverts the Subdivision Map Act, by requiring ministerial approval of lot splits. Taken together, the unconsidered cumulative impact of SB 9 will result in dire consequences for the quality of life of all residents.

MANHATTAN BEACH CITY HALL

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While the desire to spur housing production Statewide is understood, SB 9 deprives local jurisdictions of the ability and obligation to ensure that public service needs are met, through local decision-making and community input. This jeopardizes any housing that might be created by SB 9 as well as existing homes. State driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements that are certified by the California Department of Housing and Community Development (HCD).

The City of Manhattan Beach is committed to implementing its Housing Element policies to facilitate housing production in a manner consistent with the City's General Plan. For these reasons, the City opposes SB 9.

Sincerely,



Suzanne Hadley
Mayor, City of Manhattan Beach

cc: The Honorable Senate President pro Tempore Toni Atkins
The Honorable State Senator Ben Allen
The Honorable State Assemblyman Al Muratsuchi
Jeff Kiernan, League of California Cities Public Affairs Manager (Via email: jkiernan@calcities.org)
League of California Cities (Via email: cityletters@calcities.org)