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June 9, 2022

The Honorable Buffy Wicks  
Chair, Assembly Committee on Housing and Community Development  
1020 N Street, Suite 156  
Sacramento, CA 95814

**RE: AB 2011 (Wicks) Affordable Housing and High Road Jobs Act of 2022  
Notice of Opposition (As amended 4/18/2022)**

Dear Assembly Member Wicks:

The City of Manhattan Beach writes to oppose your measure Assembly Bill (AB) 2011, which would require cities to ministerially approve, without condition or discretion, certain affordable housing and mixed-use housing developments in zones where office, retail, or parking are a principally permitted use regardless of any inconsistency with a local government's general plan, specific plan, zoning ordinance, or regulation.

Cities lay the essential groundwork for housing production by planning and zoning for housing regulations in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry. Allowing developers to build housing in office, retail, and parking areas does not afford the cities the ability to set forth zoning and development standards that ensure functionality and livability of new residential projects.

Importantly, Manhattan Beach, like cities within the Southern California Association of Governments (SCAG) region, has currently updated its Housing Element in compliance with State law, to identify sites for 774 additional housing units. AB 2011 disregards this state-mandated local planning effort and forces cities to allow housing developments in nearly all areas of a city. This seriously undermines the rational for the regional housing needs allocation (RHNA) process.

Eliminating opportunities for public review of standards for housing developments goes against the principles of transparency and public engagement. Public hearings allow members of the community to inform their representatives of their support or concerns. "Streamlining" in the context of AB 2011 deprives opportunities for public input. While it may be frustrating, developers should be responsible for addressing legitimate community concerns about traffic, parking, and other development impacts, particularly from those directly affected by such projects. Public engagement often leads to better projects. Disregarding community input will increase public distrust in government and may result in additional efforts by voters to restrict growth.

The City of Manhattan Beach is committed to being part of the solution to the housing shortfall across all income levels and will work collaboratively with you and other stakeholders on legislative proposals that will spur much needed housing construction without disregarding the state-mandated local planning process and important public engagement.

For these reasons, the City of Manhattan Beach opposes AB 2011.

Sincerely,

The Honorable Buffy Wicks

June 9, 2022

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Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Napolitano". The signature is fluid and cursive, with a large initial "S" and a long horizontal stroke at the end.

Steve Napolitano

Mayor, City of Manhattan Beach

cc: City of Manhattan Beach City Council  
Ronda Paschal, Deputy Legislative Secretary, Office of Governor Newsom  
The Honorable State Senator Ben Allen  
The Honorable State Assemblyman Al Muratsuchi  
The Honorable Los Angeles County Supervisor Holly Mitchell  
Jeff Kiernan, League of California Cities Public Affairs Manager  
League of California Cities