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## CITY COUNCIL

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August 30, 2024

Governor Gavin Newsom  
1021 O Street, Suite 9000  
Sacramento, CA 95814

RE: **SB 450 (Atkins) Housing development: approvals**  
**Notice of OPPOSITION (as of 8/22/24)**

Dear Governor Newsom,

The City of Manhattan Beach write to express **opposition to SB 450 and respectfully requests your veto of this legislation.**

SB 450, which was recently removed from the inactive file in the final days of session. SB 450 would limit the ability of local governments to apply objective standards on a proposed SB 9 (2021) project and require cities to approve or deny a proposed project within 60 days from when a local agency receives a completed application, or the project is deemed approved. Finally, the measure allows a developer to demolish and replace an existing home with two new homes even if a tenant occupies the home. From the beginning, SB 9 permitted the application of objective standards if those standards did not physically preclude the construction of the units. SB 450 reverses this provision by limiting objective standards to those that apply on sites that do not include two units, preventing a local agency from applying appropriate health and safety standards while not precluding the use.

The California Legislature continues to pass dozens of complex housing laws requiring ministerial approval of various projects without funding local governments to hire the necessary staff to implement these laws. SB 450 would compound this problem by requiring cities to approve or deny projects within 60 days, thus forcing cities to set aside other housing development applications to prioritize SB 9 projects. Failure to act within 60 days would result in automatic project approval.

Additionally, SB 450 would prohibit local governments from accounting for specific, adverse impacts on the physical environment of a proposed lot split which may lead to unintended consequences for local communities. Cities like Manhattan Beach plan and zone for the intensity of land uses in their

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### MANHATTAN BEACH CITY HALL

1400 Highland Avenue, Manhattan Beach, CA 90266

[www.manhattanbeach.gov](http://www.manhattanbeach.gov) · (310) 802-5000

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general plans to ensure safe and smart residential development. By removing the ability of local governments to account for this, these streamlined housing projects may have negative impacts on the environment, agriculture, noise levels, and wildlife. Protecting these resources is necessary to promote smart and safe housing development in California.

For these reasons, the City of Manhattan Beach opposes SB 450 and respectfully requests your veto of this legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Franklin". The signature is stylized with a large, sweeping initial "J" and a long horizontal stroke extending to the right.

Joe Franklin

Mayor

City of Manhattan Beach

Cc: City of Manhattan Beach City Council  
The Honorable State Assemblymember Al Muratsuchi  
The Honorable State Senator Ben Allen  
South Bay Cities Council of Governments  
Jeff Kiernan, League of California Cities Public Affairs Manager  
League of California Cities, [cityletters@calcities.org](mailto:cityletters@calcities.org)  
California Contract Cities Association