



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold, M.D., Mayor

August 17, 2023

The Honorable Anthony Portantino
Chair, Senate Committee on Appropriations
1021 O Street, Suite 7630
Sacramento, CA 95814

Re: AB 1490 (Lee) Affordable housing development projects: adaptive reuse.
of Beverly Hills – OPPOSE

Dear Chair Portantino,

On behalf of the City of Beverly Hills, I write to you in respectful OPPOSITION to AB 1490 (Lee), relating to the development of “extremely affordable adaptive reuse projects” as an allowable use. While the City fully supports initiatives to enhance affordable housing development and acknowledges the intent behind this legislation, we must raise critical concerns over its potential impact on local autonomy.

AB 1490 allows housing development projects to be considered “extremely affordable adaptive reuse projects” if they meet specific criteria, including objective planning standards, infill parcel location, multifamily housing development retrofitting, affordability criteria, and restrictions on design review standards. While these provisions aim to facilitate the creation of new residential units dedicated to lower-income households, they also raise substantial issues related to local control and decision-making.

The City of Beverly Hills is dedicated to promoting affordable housing and fostering diverse communities. We have consistently worked to implement strategies and programs that ensure access to affordable housing for a wide range of income levels. However, we believe in a collaborative approach that involves the local community in decision-making processes, respecting the unique needs, values, and goals of our residents.

AB 1490's provisions, such as the override of maximum density requirements, floor area ratio requirements, parking, and open space requirements, present significant challenges to the principles of local governance. The timeframes stipulated for the determination of consistency with planning and design review standards further limit our ability to carefully assess and respond to the unique characteristics of individual projects.

While the bill's commitment to affordable housing is commendable, its mandates could potentially undermine local efforts to thoughtfully and responsibly develop housing solutions that align with the comprehensive planning and community vision of our city. By constraining local authorities from imposing specific requirements or addressing

preexisting conflicts, AB 1490 may inadvertently hinder our ability to tailor housing solutions that are locally relevant, sustainable, and align with broader urban planning goals.

Furthermore, the bill's requirement that any local source of funding for affordable housing development must include adaptive reuse poses potential limitations on local flexibility in funding allocation for affordable housing. While adaptive reuse is a valuable component of housing development, the mandated inclusion might lead to challenges in prioritizing other vital housing initiatives that align with our local strategies and community needs.

The City of Beverly Hills recognizes and appreciates the intent of AB 1490 to enhance affordable housing access. However, we must oppose the bill in its current form due to the concerns over the erosion of local control. For these reasons, the City of Beverly Hills respectfully OPPOSES AB 1490 (Lee).

Sincerely,

A handwritten signature in black ink, appearing to read "Julian A. Gold". The signature is fluid and cursive, written over a faint, illegible stamp.

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

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