



## CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

**Lili Bosse, Mayor**

April 3, 2023

The Honorable Scott Wiener  
Chair, Senate Housing  
1021 O. St, Suite 1200  
Sacramento, CA 95814

Re: SB 4 (Wiener) – Planning and zoning: housing development: higher education institutions  
and religious institutions  
**City of Beverly Hills – OPPOSE**

Dear Chair Wiener:

On behalf of the City of Beverly Hills, I write to you in respectful **OPPOSITION** to your **SB 4**, which seeks to establish a “use by right” process for development of housing on land owned by a religious institution or nonprofit college. **SB 4** would have the effect of overriding carefully crafted, locally informed plans, leaving local officials accountable to local impacts for development activity 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 for these types of properties.

This one-size fits all approach fails to account for the wide variation in community characteristics across local jurisdictions. The City of Beverly Hills has long supported the preservation of local control, as localities are best suited to aptly address the needs of their local constituents. The city has put forth a great amount of time and effort to ensure the City’s growth is well-planned and takes the City’s future housing needs into account. For the State to address the housing affordability crisis, local governments must be allowed to lead the way and be given the ability to determine how best to address the crisis in their communities.

**SB 4** would disregard a city’s general plan and housing element as it allows a religious institution or a nonprofit college to build housing on land they own even if the height and density conflicts with locally adopted planning and zoning standards. Land use regulation is a constitutionally granted local government function of cities and counties. Authorizing a religious institution or a nonprofit college to regulate density, height and parking requirements within the constraints of **SB 4** transfers this essential local government function to a nonelected, private entity that is not accountable to voters.

Additionally, our City is concerned that **SB 4** would eliminate opportunities for public review of housing development projects. This 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 about project impacts. Our City believes that neighborhood concerns about traffic, parking, and other development impacts should be heard; however, **SB 4** would streamline

the process for review of these projects and undercut the ability of our community to provide their feedback to a developer.

For these reasons, the City of Beverly Hills must respectfully **OPPOSE SB 4**.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Lili Bosse".

Lili Bosse  
Mayor, City of Beverly Hills

Cc: Senators and Consultants, Senate Housing and Governance and Finance Committees  
The Honorable Ben Allen, Senator 24<sup>th</sup> District  
The Honorable Rick Zbur, Assemblymember, 51<sup>st</sup> District  
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange