



## CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

**Lili Bosse, Mayor**

September 26, 2022

The Honorable Gavin Newsom  
Governor, State of California  
1021 O Street, Suite 9000  
Sacramento, CA 95814

Re: **SB 6 (Caballero) Local Planning: Housing: Commercial Zones**  
City of Beverly Hills – **REQUEST FOR VETO**

Dear Governor Newsom,

The City of Beverly Hills respectfully requests your **VETO on SB 6**, a measure to authorize residential development on existing lots currently zoned for commercial office and retail. While the idea of repurposing underperforming commercial sites may have merit as a strategy to increase housing production, **SB 6** could result in a number of inappropriately located and sized housing developments across the state.

**SB 6** was amended to limit project sizes to 20 acres or less, delete the unspecified affordability requirement in the bill, require parcels to meet additional criteria, modify the provisions that apply to functioning retail sites, and extend the sunset date to January 1, 2033. These recent amendments do not address our longstanding concerns. We remain opposed to **SB 6** and request that you veto this measure.

Local jurisdictions invest an incredibly large amount of time and resources to develop their housing elements. This process includes deep analysis and large amounts of time gathering community input. Through this process, local jurisdictions take time to analyze and identify the most suitable locations for housing to meet their Regional Housing Needs Allocation (RHNA) targets. This bill could lead to development on sites that would follow out-of-character zoning standards.

**SB 6** would have the effect of overriding carefully crafted, locally informed plans, leaving local officials accountable for local impacts from a planning decision that would be out of their hands. Long after state legislators have moved on to different topics, local officials will be living with the consequences of this state override of local planning and zoning.

This one-size fits all approach fails to account for the wide variation in community characteristics across local jurisdictions. Roughly 9 percent of the land in the City of

Beverly Hills is zoned commercial, but these areas of the City generate 70 percent of the City's revenue. This override of local planning and zoning could diminish revenue to the City of Beverly Hills and lower the ability of the City to pay for vital public services such as police and fire.

Moreover, **SB 6** does not provide any additional resources or funding to cities to offset the loss in revenue for converting retail/commercial space to residential use. Additionally, the bill does not provide a route for cities to pay for improving the existing infrastructure (water, sewer, etc.) to support a different demand on services without increasing rates for all residents in the City. Furthermore, **SB 6** does not take into account how cities will fund the additional city services, such as police and fire, which would be needed to support these new developments and the resulting increased populations.

Finally, many jurisdictions create a graduated barrier from a busy commercial area to residential areas through adoption of a general plan. This bill would allow residential housing to be placed in busy commercial areas that could adversely affect the health of the residents in the area. Many studies show direct, negative health impacts on people who live adjacent to heavily used commercial areas.

For these reasons, the City of Beverly Hills respectfully requests **you VETO SB 6**.

Sincerely,

A handwritten signature in black ink that reads "Lili Bosse". The signature is written in a cursive, flowing style.

Lili Bosse,  
Mayor, City of Beverly Hills

Cc: The Honorable Anna Caballero, Senator 12<sup>th</sup>  
The Honorable Ben Allen, Senator 26<sup>th</sup> District  
The Honorable Richard Bloom, Assemblymember, 50<sup>th</sup> District  
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange