



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Robert Wunderlich, Mayor

July 1, 2021

The Honorable Laura Friedman
Member, 43rd Assembly District
State Capitol, Room 6011
Sacramento, CA 95814

Re: AB 1401 (Friedman) Planning and Zoning; Parking Requirements.
City of Beverly Hills – **OPPOSE**

Dear Assemblymember Friedman,

On behalf of the City of Beverly Hills, I write to inform you of our respectful OPPOSITION to your AB 1401, which would prohibit a local government from imposing a minimum automobile parking requirement on residential, commercial, or other developments on parcels that are within one-half mile walking distance of public transit.

The City of Beverly Hills has a population of over 34,000 residents and sits on 5.7 square miles. Sixty percent of our residents are renters, and many reside in multifamily dwellings. Beverly Hills is a transit-rich city and the site of two future subway stations. As the City is relatively small and already built out, this bill will have an immense impact on our community.

Beverly Hills is one of several cities that works aggressively to manage overcrowded parking on our streets. To preserve parking for our residents, the City has created over 70 Preferential Parking Permit zones. Even with this in place, there is almost no additional street parking available should the density be increased in these areas. AB 1401 would make this already challenging task more difficult as developers would not necessarily build the parking needed to support their residents. Assuming people will solely use public transportation because they live near transit is a false assumption and will only exacerbate issues in areas where street parking is already at maximum capacity as California residents are not necessarily willing to give up their vehicles.

AB 1401 could negatively impact the State's Density Bonus Law by providing developers parking concessions without also requiring developers to include affordable housing units in the project. The purpose of Density Bonus Law is to provide concessions and waivers to developers in exchange for affordable housing units.

The City of Beverly Hills has limited avenues to pursue in order to require the construction of a significant percentage of affordable units. We are concerned that AB 1401 would simply perpetuate the status quo — the unnecessary construction of market rate and luxury housing units, which creates an added financial windfall for developers as well as worsens traffic and parking congestion in residential and communities areas intended to be served by high quality transit. The one-size-fits-all approach in AB 1401 fails to account for the role local governments' discretionary land use authority plays in ensuring public safety.

Local officials need to retain the discretion to plan for and spur development that makes sense for their local density and travel patterns. The state should not take away a tool that cities can use to negotiate with developers to produce more affordable units at a time when the state has enacted several laws calling for increased production of affordable housing.

The City of Beverly Hills 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. The City of Beverly Hills has long supported the preservation of local control, as localities are best suited to aptly address the needs of local constituents, which this bill would further erode.

This proposal overrides local discretionary land use authority and prevents municipalities like ours from best serving our communities. For these reasons, the City of Beverly Hills must respectfully OPPOSE your AB 1401. Thank you for your consideration.

Sincerely,



Robert Wunderlich

Mayor, City of Beverly Hills

Cc: Members and Consultants, Senate Committee on Housing
Members and Consultants, Senate Committee on Governance and Finance
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange