



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

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September 20, 2016

The Honorable Edmund G. Brown, Jr.
Governor of California
State Capitol
Sacramento, CA 95814

Re: Opposition to Assembly Bill 2501 (Bloom) – Housing: density bonuses

Dear Governor Brown:

On behalf of the City of Long Beach, I write in opposition to Assembly Bill 2501 (Bloom). This bill would limit the ability of a city to interpret its own development standards, as it relates to density bonuses, and a city would bear the burden of proof for the denial of a requested concession or incentive.

AB 2501 would prohibit a city from requesting special studies or reports from a developer, as the city conducts its due diligence on evaluating the project, if the project involves a density bonus. Long Beach processes many permits for development projects, and at times requests special studies if the project necessitates additional analysis. As density bonus projects already do not conform to the City's existing planning and zoning standard and disallowing full project analysis could be detrimental to the welfare of our neighborhoods.

Further, AB 2501 states that the burden of proof to deny any requested incentive is on the city denying the incentive, and does not allow any request for information to justify the incentive. Such a provision removes any requirement for a developer to demonstrate that the requested incentive would contribute to the economic viability of lower income housing. In our experience, changes proposed by AB 2501 would adversely impact quality developments in the City.

Given these reasons, the City of Long Beach opposes AB 2501, and respectfully request a veto on Assembly Bill 2501 (Bloom).

Sincerely,

Patrick H. West
CITY MANAGER

cc: The Honorable Speaker Anthony Rendon, State Assembly
The Honorable Ricardo Lara, State Senate, 33rd District
The Honorable Janet Nguyen, State Senate, 34th District
The Honorable Isadore Hall, III, State Senate, 35th District
The Honorable Mike Gipson, State Assembly, 64th District
The Honorable Patrick O'Donnell, State Assembly, 70th District