



# CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

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PATRICK H. WEST  
CITY MANAGER

March 13, 2018

The Honorable Scott Weiner  
California State Senate  
State Capitol, Room 4066  
Sacramento, CA 95814

**RE: Opposition to Senate Bill 827 (Wiener): Planning and Zoning: Transit-Rich Housing Bonus**

Dear Senator Wiener:

On behalf of the Long Beach City Council, I write to respectfully oppose Senate Bill 827 (Wiener). On March 6, 2018, the Long Beach City Council voted unanimously to oppose SB 827. While Long Beach understands the need to address the housing crisis in California, we believe there are more nuanced opportunities at the local level to balance neighborhood needs and land use decisions.

To this end, the Long Beach City Council recently adopted our newest Land Use Element (LUE), including an Urban Design Element (UDE) PlaceType and Height maps. This action was part of the City's comprehensive effort to update the City's General Plan and advance the City's position as a regional center of commerce, industry, tourism, recreation and culture. The City also intends to use guidance provided by the City Council through the Land Use Element to protect residential, commercial, industrial, public and institutional areas from the intrusion of incompatible land uses.

Long Beach values livability, walkability and access to transit. Unfortunately, as proposed, SB 827 would hinder the City's ability to responsibly plan developments, programs and public infrastructure to support a more sustainable and livable city by setting statewide planning and zoning guidelines that would exempt certain housing projects in Long Beach from:

- Maximum controls on residential density or floor area ration;
- Minimum parking requirements;
- Maximum building height limits; and
- Design standards.

The bill would apply to the majority of Long Beach, as just about every neighborhood in our City is within a ½ mile radius of a major transit stop or a ¼ mile of a high-quality transit corridor. In effect, this bill would preempt the community's current ability to provide input on proposed housing developments, change the character of Long Beach neighborhoods and increase density at an

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uncontrollable rate – essentially reversing the balanced approach to land use management, which was recently adopted by the Long Beach City Council.

Through responsible local land use decisions, Long Beach has been able to cultivate a unique and diverse urban fabric over the years. Long Beach also leads the region in support for affordable housing. We are proud to share that over the past 10 years, the City has facilitated the production of 1,778 new affordable units, preserved 2,093 existing units, and rehabilitated 367 units. Long Beach has also supported 335 first-time homebuyers with silent second mortgages.

SB 827 is an egregious usurping of local authority, and would undermine advancements in housing, commercial developments, sustainable transportation and other essential components of a successful urban City.

Given these reasons, the City of Long Beach respectfully opposes SB 827 (Wiener).

Sincerely,

A handwritten signature in blue ink that reads "P West". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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 Steven Bradford, State Senate, 35<sup>th</sup> District  
The Honorable Mike Gipson, State Assembly, 64th District  
The Honorable Patrick O'Donnell, State Assembly, 70th District  
California Senate Transportation and Housing Committee