



CITY OF CERRITOSSM

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OFFICE OF THE MAYOR
NARESH SOLANKI

March 22, 2021

The Honorable Toni Atkins
State President Pro Tempore
State Capitol Office, Room 205
Sacramento, CA 95814

SUBJECT: OPPOSITION TO SENATE BILL 9 (ATKINS)

Dear Senate President Pro Tem Atkins:

Thank you for your dedication and commitment to serving the residents of the State of California, specifically in addressing the State housing crisis. The City of Cerritos understands the issues surrounding the housing crisis, and recognizes the importance of each jurisdiction's efforts in addressing these issues. Over the last decade, the City of Cerritos has worked diligently to provide for and promote the development of housing within our local community, and the City will continue to do so through the upcoming Sixth Cycle Housing Element planning period.

While the City understands the importance of housing development, the City of Cerritos is hereby respectfully submitting this letter of opposition to Senate Bill 9 (SB 9) in light of the negative impacts that local jurisdictions will encounter as a result of the implementation of SB 9, if approved.

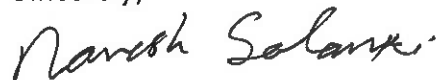
SB 9, as currently written, would require ministerial review of housing developments that could result in up to six (6) dwelling units on lots which currently only contain one (1) dwelling unit, with no discretionary review, public hearings allowing for public input, and no environmental compliance review. Requiring cities to facilitate housing development through a one-size fits all approach, by eroding local control and restricting public input would be detrimental to the City of Cerritos. Such ministerial approvals would not be in the interest of public safety, community design, nor in the spirit of thoughtful planning for already densely populated and built-out communities, such as the City of Cerritos, where lot sizes are restricted. Additionally, SB 9 proposes to prohibit jurisdictions from imposing dedicated rights-of-way and restricts a jurisdiction's ability to establish development guidelines such as parking requirements.

Looking ahead, it is likely that SB 9 would reduce the housing variety available within local communities. While the intent of SB 9 would be to provide for housing development, the bill would unintentionally provide for opportunities for large-scale investors and builders to exploit the bill provisions, which would lead to gentrification of neighborhoods and ultimately the displacement of existing residents. It should be the responsibility of local jurisdictions to determine the appropriate mix of housing solutions and locations that are

suitable for their community. State-driven ministerial or by-right housing approval processes fail to recognize the extensive State-mandated public engagement associated with developing and adopting zoning ordinances and Housing Elements that are reviewed and certified by the State of California Department of Housing and Community Development (HCD).

The City of Cerritos understands that housing development and affordability are among the most critical issues facing California cities. The City is committed to being a part of the solution to the housing shortfall across all income levels. However, any effort to increase housing production must take into consideration local needs and the City's ability to plan for and accommodate higher density residential development that is consistent with the fabric of our community. Additionally, development and population growth must be synchronized in a manner that can be adequately served by the City's limited resources and infrastructure. It is for these reasons that the City of Cerritos respectfully opposes SB 9. The City welcomes the opportunity to work collaboratively with you to address much needed housing development in a way that effectively considers all factors and community engagement. Should you wish to discuss this matter further, please do not hesitate to contact Senior Assistant City Manager Torrey Contreras at (562) 916-1311 for further discussion.

Sincerely,



Naresh Solanki
MAYOR

cc Senator Bob Archuleta, District 32
Assemblymember Cristina Garcia, District 58
Cerritos City Council
Art Gallucci, City Manager
Torrey Contreras, Senior Assistant City Manager
Robert A. Lopez, AICP, Director of Community Development
Kristin Aguila, Advance Planning Manager
Kristine Guerrero, League of California Cities
League of California Cities
Gonsalves and Son
California Contract Cities
Southern California Association of Governments
Gateway Cities Council of Governements