



# CITY OF CERRITOS<sup>SM</sup>

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September 7, 2021

OFFICE OF THE MAYOR  
**GRACE HU**

The Honorable Gavin Newsom  
Governor, State of California  
First Floor, State Capitol  
Sacramento, CA 95814

**SUBJECT: VETO REQUEST FOR SENATE BILL 9 (SB 9 - ATKINS)**

Dear Governor Newsom:

Thank you for your dedication and commitment to serving the residents of the State of California in addressing the State's housing crisis. The City of Cerritos continues to recognize 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 2021-2029 Housing Element planning period.

While the City understands the importance of housing development and appreciates President pro Tempore Atkin's desire to pursue a housing production proposal, the City of Cerritos is hereby respectfully requesting that SB 9 be vetoed, as this top-down, one-size-fits-all approach to land use policy and housing fails to recognize or incorporate local flexibility, local decision making, and community input, which are all pillars of local government. SB 9, as currently amended, would require the ministerial review and approval of housing developments containing no more than four (4) residential units within a single-family residential zone, with no regard for the democratic process which is specifically designed to allow for public input obtained from public meetings. Additionally, SB 9 would require local governments to ministerially approve urban lot splits, thus creating two (2) independent lots that may be sold separately with no consideration about the long-term adverse effects of doing so. Requiring cities to facilitate housing development through a one-size fits all approach, by overcrowding single-family residentially zoned properties at the expense and demise of existing master-planned communities, and by eroding local control and restricting public input, would be detrimental to local communities, including the City of Cerritos. Such ministerial approvals are not in the interest of public safety, community design, nor in the spirit of thoughtful planning for already densely populated and built-out communities where lot sizes are restricted, including within the City of Cerritos.

In order to adequately and sustainably address the State's housing crisis, the State needs to provide local governments with the flexibility and the decision-making ability to allow for the development of affordable housing in a manner that aligns with the existing characteristics of each community. Cities lay the groundwork for housing production by way of sound planning practices including extensive public input and engagement,

thoughtful consideration of State housing laws, and with understanding of the needs of the building industry. State-driven ministerial or by-right housing approval processes fail to recognize the extensive State-mandated public engagement process 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 is currently in the process of updating its State-mandated Housing Element, and efforts to identify adequate housing sites to accommodate future affordable housing are underway. As part of this process, the City is legally required to engage the local community in an effort to solicit public input and feedback for the future of housing in the City of Cerritos. Conversely, SB 9 directly conflicts with existing law that requires local public input and would in turn provide for "by-right" multi-family residential development to occur in existing single-family residential neighborhoods without due process.

The City of Cerritos understands that housing development and affordability are among the most critical issues facing California cities, and 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, and strongly urges you to **VETO** 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 Director of Community Development Robert A. Lopez at (562) 916-1201 for further discussion.

Sincerely,

  
Grace Hu  
MAYOR

cc 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  
The Honorable Cristina Garcia, State Assemblymember, District 58  
The Honorable Bob Archuleta, State Senator, District 32  
Ronda Paschal, Deputy Legislative Secretary, Office of Governor Newsom  
Kristine Guerrero, League of California Cities  
League of California Cities  
Gonsalves and Son  
Gateway Cities Council of Governments  
Southern California Association of Governments  
California Contract Cities