



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

Lili Bosse, Mayor

September 26, 2022

The Honorable Gavin Newsom
Governor, State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

Re: **AB 2097 (Friedman) – Residential and Commercial Development: Remodeling, Renovations, and Additions: Parking Requirements**
City of Beverly Hills – **REQUEST FOR VETO**

Dear Governor Newsom,

On behalf of the City of Beverly Hills, I respectfully request your **VETO** on **AB 2097**. This bill would prohibit local governments from enforcing minimum parking requirements for developments located close to 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 2097 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.

The City of Beverly Hills has limited avenues to pursue in order to require the construction of a significant percentage of affordable units. We have adopted an inclusionary housing ordinance to help retain housing affordable units in Beverly Hills. This ordinance requires new developments with five to nine units to have one unit that is dedicated to

affordable housing. New developments with ten or more units must provide ten percent of the units at affordable rental rates.

However, we are still very concerned that **AB 2097** 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 areas intended to be served by high quality transit.

AB 2097 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.

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 requests your **VETO** on **AB 2097**. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Lili Bosse". The signature is written in a cursive, flowing style.

Lili Bosse
Mayor, City of Beverly Hills

Cc: The Honorable Laura Friedman, Assemblymember, 43rd District
The Honorable Ben Allen, Senator, 26th District
The Honorable Richard Bloom, Assemblymember, 50th District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange