



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Robert Wunderlich, Mayor

May 12, 2021

The Honorable Al Muratsuchi
California State Assembly, 66th District
State Capitol, Room 2179
Sacramento, CA 95814

Re: ACA 7 (Muratsuchi) – Local Government: police power: municipal affairs: land use and zoning
The City of Beverly Hills – Support

Dear Assemblymember Muratsuchi,

On behalf of the City of Beverly Hills, I write to inform you of our SUPPORT position for your ACA 7, which would, if approved by the voters, provide that a county or city ordinance or regulation enacted under the police power that regulates the zoning or use of land would prevail over conflicting general laws.

California's complex housing and affordability issues do not benefit from a one-size-fits-all legislative solution. In Beverly Hills, a significant portion of the City's land resides in a state designated high fire hazard severity zone (HFHSZ). Legislation introduced at the state level oftentimes ignores that increasing density in a HFHSZ could lead to residents being entrapped by a swift moving wildfire due to few roadways exiting the area. Other cities may have flood plains or earthquake faults that they cannot build on. ACA 7 will ensure local governments maintain control over zoning in order to address these situations that are frequently left out of state legislation.

There have been numerous legislative attempts aimed at solving the state's housing problem, but many of those attempts go against local communities that have actively worked to address their multiplex housing issues through local action. In Beverly Hills, nearly 60 percent of our residents are tenants residing in multi-family homes, many of which are subject to rent control statutes, thereby keeping costs more affordable.

Land use decisions seek to balance development with the economic, environmental, and social needs of the communities they serve. This is necessary to create a livable community with the best possible balance between public safety, schools, public parks, and businesses.

ACA 7 will reserve the power over these critical and complex local land use and zoning decisions to local communities, which are best equipped to make these types of decisions that reflect each local governments' unique characteristics and development plans. We believe this measure provides a better path forward for all local governments and the State to solve the complex land use and zoning issues.

For these reasons, we are pleased to support ACA 7, and we thank you for authoring this important measure.

Sincerely,



Robert Wunderlich

Mayor, City of Beverly Hills

Cc: The Honorable Ben Allen, Senator, 26th Senate District
The Honorable Richard Bloom, Assemblyman 50th District
Andrew Antwih, Shaw Yoder Antwih Schmelzer & Lange