



City of Manhattan Beach

March 19, 2019

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

RE: SB 50 (Wiener)
Notice of Opposition (as introduced 12/03/18)

Dear Senator Wiener:

The City of Manhattan Beach City Council **Strongly Opposes Senate Bill (SB) 50**, related to exempting certain housing projects from locally developed and adopted height limitations, densities, and parking requirements.

Specifically, SB 50 undermines locally adopted general plans, housing elements (which are certified by the Department of Housing and Community Development), and Sustainable Community Strategies (SCS). SB 50 allows private for-profit housing developers and transit agencies to determine housing densities, and parking requirements within one-half mile or one-quarter mile of a major transit stop. Under existing law, cities are already required to zone for densities at levels necessary to meet their entire Regional Housing Needs Allocation (RHNA).

The City of Manhattan Beach currently has numerous adopted ordinances related to building height limitations, densities, parking requirements, and design review standards. SB 50 would preempt the ordinances the Manhattan Beach City Council has adopted and leave the City at risk of losing all protections necessary to preserve the quality of life residents are favorable to. Exempting large-scale developments from general plans, housing elements, and zoning ordinances goes against the principles of local democracy and public engagement.

While the authors of SB 50 state that the purpose of this legislation is to address the housing crisis in California through infill housing, in coastal communities such as Manhattan Beach, where density is high and empty lots are few, the result is that SB 50 would encourage redevelopment, not infill.

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Additionally, SB 50 would strip control away from the City of Manhattan Beach by overreaching into the current local controls within the City's Municipal Code.

For these reasons, City of Manhattan Beach Council Strongly Opposes SB 50.

Thank you for your time on this matter.

Sincerely,

Steve Napolitano
Mayor
City of Manhattan Beach

cc: Honorable State Senator Ben Allen
Honorable State Assemblyman Al Muratsuchi
Senate Standing Committee on Housing
Senate Governance and Finance Committee
Jeff Kiernan, League of California Cities Regional Public Affairs Manager
League of California Cities, cityletters@cacities.org