



**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS

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September 1, 2021

The Honorable Gavin Newsom  
Chair, Assembly Committee on Housing and Community Development  
1020 N Street, Room 156  
Sacramento, CA 95814

**RE: SB 9 (Atkins) Increased Density in Single-Family Zones – Notice of Opposition**

Dear Governor Newsom,

On behalf of the South Bay Cities Council of Governments (SBCCOG), I am writing to express our strong opposition to SB 9 and urge you to take a public position opposing the bill prior to September 14.

SB 9 would require a local government to ministerially approve a housing development that would result in up to six or more units on a single-family lot where only one unit exists and would require those jurisdictions to ministerially permit the development of a duplex or subdivision of a parcel into two equal parcels (with a 1,200sqft minimum lot size).

The SBCCOG agrees that housing affordability and homelessness continue to be among the most critical issues facing California cities. Affordably priced homes are out of reach for many people and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the groundwork for housing production by planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry.

While the desire to pursue a housing production proposal is appreciated, SB 9 will encourage large-scale investors and builders to exploit its provisions, likely exacerbating the housing crisis by creating more market-rate housing. Recent data shows that Californians must earn nearly \$45/hour, three times the State minimum wage, in order to afford a two-bedroom apartment. However, approximately 1/3 of Californians are considered low-wage workers, earning nowhere near enough to rent a market-rate unit. Although there is a shortage of housing, it is a lack of affordable housing, not market-rate housing we are facing.

Additionally, SB 9 does not address housing in a manner that supports local control, decision-making, and community input. State driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements that are certified by the California Department of Housing and Community Development (HCD).

LOCAL GOVERNMENTS IN ACTION

Carson El Segundo Gardena Hawthorne Hermosa Beach Inglewood Lawndale Lomita  
Manhattan Beach Palos Verdes Estates Rancho Palos Verdes Redondo Beach Rolling Hills  
Rolling Hills Estates Torrance Los Angeles District #15 Los Angeles County

Lastly, with no environmental review allowed, cities will be unable to assess and try to mitigate the potential negative impacts of the developments on the community. Without the ability to study or mitigate certain impacts, local communities can be burdened with public health and safety concerns created by the unintended consequences of another top-down, one-size-fits all approach by the Legislature.

The SBCCOG is committed to being part of the solution to the housing shortfall across all income levels and will continue to work collaboratively with the Legislature and League of California Cities to spur much needed housing construction while maintaining local control and helping the State towards more sustainable development. The SBCCOG has previously shared with you our December 2018 and February 2019 White Papers on housing to achieve zero emission housing in suburban cities. Those papers are available on our website here: <https://www.southbaycities.org/news/response-sb-50-resolving-housing-carbon-dilemma-state-policy-role-local-government>

For these reasons, the SBCCOG continues to oppose SB 9 and respectfully requests your timely, public opposition to and intention to veto SB 9, prior to September 14. Should you have any questions, please contact SBCCOG Executive Director, Jacki Bacharach, at (310) 371-7222.

Sincerely,



Drew Boyles, SBCCOG Chair  
Mayor, City of El Segundo

cc. South Bay Senators: Allen, Bradford, Kamlager  
South Bay Assembly Members: Burke, Muratsuchi, Gipson, O'Donnell  
Jeff Kiernan, Regional Affairs Manager, League of CA Cities, LA Division (via email)  
League of California Cities (Via email: [cityletters@cacities.org](mailto:cityletters@cacities.org))  
Bill Higgins, Executive Director, CALCOG