



ERIC ALEGRIA, MAYOR
DAVID D. BRADLEY, MAYOR PRO TEM
JOHN CRUIKSHANK, COUNCILMEMBER
KEN DYDA, COUNCILMEMBER
BARBARA FERRARO, COUNCILMEMBER

June 15, 2021

Via Position Letter Portal

The Honorable Toni Atkins
California State Senate
State Capitol, Room 205
Sacramento, CA 95814

SUBJECT: Notice of Opposition to SB 9

Dear Senator Atkins:

The City of Rancho Palos Verdes continues to oppose SB 9, which would require ministerial approval, to streamline the process for homeowners to create a duplex or subdivide an existing lot up to four units in residential areas.

The bill overrides local control over zoning codes, requiring cities to ministerially approve two residential units as well as lot splits on every single family parcel with no public input or consideration. The bill also circumvents the California Environmental Quality Act (CEQA), which was established to require the thoughtful consideration of development on the environment and infrastructure and the California Coastal Act of 1976, which recognizes that there are unique zoning and land management requirements in coastal areas. Both of these state laws specifically require community participation and input. It is for these reasons that the City Council, representing our residents, unanimously oppose SB 9.

Aside from the gross disregard for local control, this bill puts existing Rancho Palos Verdes residents in danger. The City of Rancho Palos Verdes primarily resides in a Cal Fire-designated Very High Fire Hazard Severity Zone. Due to topography and large amount of dedicated open space, egress is limited. In the event of a wildfire, quickly and safely evacuating the existing population would pose a significant challenge. Increased density as contemplated under SB 9 would exacerbate this problem and could result in the significant loss of life and property.

While we appreciate the intent to ensure that all Californians have access to affordable housing, this bill will not do that. Instead, it will increase unintended hazards and erode

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local control. For these reasons, the City of Rancho Palos Verdes strongly opposes SB 9.

Sincerely,

A handwritten signature in black ink that reads "Eric P. Alegria". The signature is written in a cursive style with a large, stylized "E" and "A".

Eric Alegria

Mayor

cc: Cecilia Aguiar-Curry, Chair, Assembly Committee on Local Government
David Chiu, Chair, Assembly Housing and Community Development Committee
Lorena Gonzalez, Chair, Assembly Appropriations Committee