



MEMORANDUM

Agenda Item # 1
Meeting Date: August 30, 2024

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: KERRY KALLMAN, CITY MANAGER
SUBJECT: SB 250 (ATKINS) LETTER OF OPPOSITION
DATE: AUGUST 30, 2024

ACTION REQUIRED

CONSENT

RECEIVE & FILE

BACKGROUND

Proposed Senate Bill (SB) 450 would limit the ability of local governments to apply objective standards on a proposed SB 9 (2021) project and require cities to approve or deny a proposed project within 60 days from when a local agency receives a completed application, or the project is deemed approved. Additionally, the measure also allows a developer to demolish and replace an existing home with two new homes even if a tenant occupies the home.

The City of Palos Verdes Estates plan and zone for the intensity of land uses in the general plans to ensure safe and smart residential development. Overall, supporting the bill will not benefit the City of Palos Verdes Estates. Therefore, it is recommended that the city approve the attached proposed letter to oppose SB450.

RECOMMENDATION:

It is recommended that City Council approve the letter of opposition.

ATTACHMENTS

A. Letter of opposition

CITY OF PALOS VERDES ESTATES



August 30, 2024

The Honorable Toni Atkins
Member, California State Senate
State Capitol, Room 8610
Sacramento, CA 95814

RE: SB 450 (Atkins) Housing development: approvals
Notice of OPPOSE (As of 8/30/24)

Dear Senator Atkins,

The City of Palos Verdes Estates must regretfully oppose your measure, SB 450, which was recently removed from the inactive file in the final days of session. SB 450 would limit the ability of local governments to apply objective standards on a proposed SB 9 (2021) project and require cities to approve or deny a proposed project within 60 days from when a local agency receives a completed application, or the project is deemed approved. Finally, the measure allows a developer to demolish and replace an existing home with two new homes even if a tenant occupies the home.

From the beginning, SB 9 permitted the application of objective standards if those standards did not physically preclude the construction of the units. SB 450 reverses this provision by limiting objective standards to those that apply on sites that do not include two units, preventing a local agency from applying appropriate health and safety standards while not precluding the use.

The California Legislature continues to pass, and the Governor sign dozens of complex housing laws requiring ministerial approval of various projects without funding local governments to hire the necessary staff to implement these laws. SB 450 would compound this problem by requiring cities to approve or deny projects within 60 days, thus forcing cities to set aside other housing development applications to prioritize SB 9 projects. Failure to act within 60 days would result in automatic project approval.

Additionally, SB 450 would prohibit local governments from accounting for specific, adverse impacts on the physical environment of a proposed lot split which may lead to unintended consequences for local communities. Cities like Palos Verdes Estates plan and zone for the intensity of land uses in their general plans to ensure safe and smart residential development. By removing the ability of local governments to account for this, these streamlined housing projects may have negative impacts on

the environment, agriculture, noise levels, and wildlife. Protecting these resources is necessary to promote smart and safe housing development in California.

For these reasons, the City of Palos Verdes Estates opposes SB 450. If you have any questions, please do not hesitate to contact me at dmurdock@pvestates.org.

Sincerely,

Dawn Murdock
Mayor

Cc: The Honorable Liz Ortega, Chair, Assembly Local Government Committee
The Honorable Tina McKinnor, Chair, Assembly Public Employment and Retirement Committee
The Honorable Ben Allen, 24th District
Mr. Jeff Kiernan, Regional Public Affairs Manager, League of California Cities (via email: jkiernan@calcities.org)
League of California Cities, (via email: cityletters@calcities.org)