



CITY OF CERRITOSSM

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June 7, 2021

OFFICE OF THE MAYOR
GRACE HU

The Honorable Cristina Garcia
State Assemblymember, District 58
State Capitol Office, Room 2013
Sacramento, CA 95814

SUBJECT: OPPOSITION TO SENATE BILL 9 - ATKINS

Dear Assembly Member Garcia:

Thank you for your dedication and commitment to serving the residents of the State of California in addressing the State's housing crisis. The City of Cerritos continues to recognize the issues surrounding the housing crisis, and recognizes the importance of each jurisdiction's efforts in addressing these issues. Over the last decade, the City of Cerritos has worked diligently to provide for and promote the development of housing within our local community, and the City will continue to do so through the upcoming Sixth Cycle Housing Element planning period.

While the City understands the importance of housing development and appreciates President pro Tempore Atkin's desire to pursue a housing production proposal, the City of Cerritos is hereby respectfully submitting this letter of opposition to Senate Bill 9 (SB 9) as this top-down, one-size-fits-all approach to land use policy and housing fails to recognize or incorporate local flexibility, local decision making, and community input, which are all pillars of local government. SB 9, as currently amended, would require the ministerial review and approval of housing developments containing no more than two (2) residential units within a single-family residential zone, with no discretionary review nor public hearings allowing for public input. Additionally, SB 9 would require local governments to ministerially approve urban lot splits, thus creating two (2) independent lots that may be sold separately. Requiring cities to facilitate housing development through a one-size fits all approach, by eroding local control and restricting public input, would be detrimental to local communities, including the City of Cerritos. Such ministerial approvals are not in the interest of public safety, community design, nor in the spirit of thoughtful planning for already densely populated and built-out communities where lot sizes are restricted, including within the City of Cerritos.

In order to adequately and sustainably address the State's housing crisis, the State needs to provide local governments with the flexibility and the decision-making ability to allow for the development of affordable housing in a manner that aligns with the existing characteristics of each community. Cities lay the groundwork for housing production by way of sound planning practices including extensive public input and engagement, thoughtful consideration of State housing laws, and with understanding of the needs of the building industry. State-driven ministerial or by-right housing approval processes fail to

recognize the extensive State-mandated public engagement process associated with developing and adopting zoning ordinances and Housing Elements that are reviewed and certified by the State of California Department of Housing and Community Development (HCD). The City of Cerritos is currently in the process of updating its State-mandated Housing Element, and efforts to identify adequate housing sites to accommodate future affordable housing are underway. As part of this process, the City has engaged the local community in an effort to solicit public input and feedback for the future of housing in the City of Cerritos. The approval of SB 9 would disregard this entire process by mandating more housing specifically in existing single-family zones.

The City of Cerritos understands that housing development and affordability are among the most critical issues facing California cities, and the City is committed to being a part of the solution to the housing shortfall across all income levels. However, any effort to increase housing production must take into consideration local needs and the City's ability to plan for and accommodate higher density residential development that is consistent with the fabric of our community. Additionally, development and population growth must be synchronized in a manner that can be adequately served by the City's limited resources and infrastructure. It is for these reasons that the City of Cerritos respectfully **opposes** SB 9.

The City welcomes the opportunity to work collaboratively with you to address much needed housing development in a way that effectively considers all factors and community engagement. Should you wish to discuss this matter further, please do not hesitate to contact Director of Community Development Robert A. Lopez at (562) 916-1201 for further discussion.

Sincerely,



Grace Hu
MAYOR

cc State Senator Toni Atkins, District 39
State Senator Bob Archuleta, District 32
Cerritos City Council
Art Gallucci, City Manager
Torrey Contreras, Senior Assistant City Manager
Robert A. Lopez, AICP, Director of Community Development
Kristin Aguila, Advance Planning Manager
Kristine Guerrero, League of California Cities
League of California Cities