



# City of El Segundo

## Office of City Council

September 7, 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 City of El Segundo, we are 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 1,200 sq ft minimum lot size).

The City of El Segundo 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).

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.

#### **Elected Officials**

*Drew Boyles,  
Mayor*

*Chris Pimentel,  
Mayor Pro Tem*

*Carol Pirsztuk,  
Councilmember*

*Scot Nicol,  
Councilmember*

*Lance Giroux,  
Councilmember*

*Tracy Weaver,  
City Clerk*

*Matthew Robinson,  
City Treasurer*

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#### **Appointed Officials**

*Scott Mitnick,  
City Manager*

*Mark D. Hensley,  
City Attorney*

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#### **Department Directors**

*Barbara Voss,  
Deputy City Manager*

*Joseph Lillio,  
Chief Financial Officer*

*Melissa McCollum,  
Community Services Director*

*Michael Allen,  
Development Services Director*

*Deena Lee,  
Acting Fire Chief*

*Rebecca Redyk,  
Human Resources Director*

*Charles Mallory,  
Information Technology Director*

*Jaime Bermudez,  
Interim Police Chief*

*Elias Sassoon,  
Public Works Director*

The City of El Segundo 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 their December 2018 and February 2019 White Papers on housing to achieve zero emission housing in suburban cities. Those papers are available here: <https://www.southbaycities.org/news/response-sb-50-resolving-housing-carbon-dilemma-state-policy-role-local-government>.

For these reasons, the City of El Segundo 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 El Segundo City Manager Scott Mitnick, at (310) 503-2301.

Sincerely,

City of El Segundo City Council



Drew Boyles  
Mayor



Chris Pimentel  
Mayor Pro Tem



Carol Pirsztuk  
Councilmember



Scot Nicol  
Councilmember



Lance Giroux  
Councilmember

- c: 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