



CITY OF NEWPORT BEACH

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Mayor

Brad Avery

Mayor Pro Tem

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Council Members

Noah Blom

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Diane Brooks Dixon

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Will O'Neill

April 23, 2021

The Honorable Scott Wiener
California State Senate
State Capitol, Room 5100
Sacramento, CA 95814

RE: SB 10 (Wiener) – Notice of Opposition
Planning and zoning: housing development: density

Dear Senator Wiener,

The City Newport Beach must respectfully oppose your SB 10. The bill would allow local officials to permit up to 10 units on a parcel, by-right, regardless of its impacts to the environment or measures in place by local voters that promote responsible growth practices.

In 2000, Newport Beach residents overwhelmingly approved an initiative that requires a vote of the electorate when a change to the general plan would substantially increase development or traffic. Although SB 10 is intended to create a voluntary up-zoning tool that a city may use, its override of local voter-initiatives goes against the rights of residents to choose how their city grows. Local authorities are elected to represent their constituents, not overrule their established and collective decisions.

SB 10 also has larger implications outside the City limits that could impact our residents. To demonstrate, if neighboring cities were to rezone an unrestricted number of parcels, for up to 10 units each, along and adjacent to City borders, our residents and businesses may be impacted and unable to voice their concerns

through the public review process under the California Environmental Quality Act (CEQA). Without a restriction on the total number of parcels that may utilize this program, thousands of new units may potentially be permitted by-right with no environmental review and rendering the purpose and intent of CEQA useless. Significant impacts to greenhouse gases, air quality, biological resources, traffic, noise, water quality, hazards, cultural resources, etc., could go unmitigated and undisclosed.

For these reasons, the City of Newport Beach opposes SB 10.

Sincerely,



Brad Avery
Mayor
Newport Beach

cc. Senator David Min
Assemblywoman Cottie Petrie-Norris
Newport Beach City Council
Grace Leung, City Manager
Seimone Jurjis, Community Development Director
California Strategies, LLC
League of California Cities (Via email: cityletters@cacities.org)