



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold, M.D., Mayor

July 12, 2023

The Honorable Senator Wiener
Chair, Senate Committee on Housing
1021 O. St, Suite 2100
Sacramento, CA 95814

Re: AB 480 (Ting) Surplus Land Act: Exemptions
City of Beverly Hills – OPPOSE

Dear Chair Wiener:

On behalf of the City of Beverly Hills, I write to you in respectful OPPOSITION to AB 480 (Ting), concerning the revision of provisions in the Surplus Land Act (SLA) related to the disposition process, the authority granted to the California Department of Housing and Community Development (HCD), and penalties for violations to local jurisdictions.

While we understand and respect the intent of this bill to address California's housing crisis and promote the development of affordable housing on public lands, we have grave concerns about the unintended consequences and the potential burden this bill could impose on local governments. AB 480's revisions to the definition of "surplus land" and the procedure for declaring land as "surplus" or "exempt surplus" could significantly slow down the disposition process. This would inadvertently thwart the very objective the bill seeks to achieve: the timely development of affordable housing.

The bill's modifications to the definition of "exempt surplus land" can lead to confusion and uncertainty. Legal restrictions which would prevent the use of certain lands for housing would now require written verification by the relevant agencies, which can be a challenging and time-consuming to secure. This process would unnecessarily slow or possibly prevent the disposal of specific types of exempt surplus land.

We are particularly concerned about AB 480 granting HCD authority to require local agencies to provide written notifications 30 days before disposing of exempt surplus land. This added layer of bureaucracy could further delay land disposal and subsequent development. Moreover, AB 480 subjects local agencies to penalties for violating certain terms outside their control, especially those related to large developments categorized as exempt surplus land. This unfair provision could deter local agencies from disposing of their surplus land.

The standard form proposed by AB 480 for notices of surplus land availability fails to account for the diverse nature of local governments in California. With varying responsibilities, purposes, and property holdings, a one-size-fits-all form could impair our ability to dispose of surplus properties efficiently.

California's housing crisis needs urgent attention; however, AB 480, as it is currently written, adds complexity and bureaucracy to the SLA rather than streamlining processes and fostering housing development. For these reasons, the City of Beverly Hills must respectfully OPPOSE AB 480 (Ting).

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Julian A. Gold". The signature is fluid and cursive, with a long horizontal stroke at the end.

Julian A. Gold, M.D.
Mayor, City of Beverly Hills

cc: The Honorable Phil Ting, Assemblymember, 19th District
The Honorable Ben Allen, Senator, 24th District
The Honorable Rick Zbur, Assemblymember, 51st District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange