



CITY OF LAGUNA NIGUEL

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CITY COUNCIL

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September 17, 2024

The Honorable Gavin Newsom
Governor, State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**SUBJECT: SB 450 (Atkins) Housing development: approval
Request for VETO**

Dear Governor Newsom,

The City of Laguna Niguel respectfully requests a veto on SB 450 (Atkins), which was recently removed from the inactive file in the final days of the 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 signs 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 Laguna Niguel 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 Laguna Niguel requests your veto on SB 450. Should you have any questions about our position, please contact Kevin O'Connor, Management Assistant, at koconnor@cityoflagunaniguel.org.

Sincerely,



Kelly Jennings

Mayor

City of Laguna Niguel

Cc: Connor Medina, Cal Cities Regional Public Affairs Manager
League of California Cities