



CITY OF LAGUNA NIGUEL

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CITY COUNCIL

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Council Member Stephanie Winstead

May 1, 2025

The Honorable Mark Gonzalez
California State Assembly
1021 O Street, Suite 6150
Sacramento, CA 95814

SUBJECT: AB 647 (González, M.) Housing Development Approvals: Residential Units.
Notice of OPPOSITION (As of 4/24/2025)

Dear Assembly Member Gonzalez,

The City of Laguna Niguel must oppose your AB 647 (González), which would disregard state-mandated local housing elements and force cities to allow up to eight housing units — only one of which is required to be affordable — on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.

AB 647 would empower developers to bulldoze nearly any home and replace it with eight new units. Once those units are constructed, Government Code Section 66323(a)(4) requires local jurisdictions to allow up to an additional eight ADUs on the same lot, bringing the total allowable units to sixteen while simultaneously ignoring existing height limits, density requirements, and parking standards.

AB 647 and other ministerial or by-right housing approval processes fail to recognize the extensive public engagement and costs associated with developing and adopting zoning ordinances and state-mandated housing elements certified by the California Department of Housing and Community Development. It is concerning that cities are being forced to spend tens of thousands of dollars on housing plans only to have them pushed aside and replaced with one-size-fits-all zoning dictated by the Legislature.

For these reasons, the City of Laguna Niguel must oppose AB 647 (Gonzalez). Should you have any questions about our position, please contact Kevin O'Connor, Management Assistant, at koconnor@cityoflagunaniguel.org.

Sincerely,

The signature of Ray Gennawey, Mayor of Laguna Niguel.
Ray Gennawey
Mayor