



CITY of LAGUNA NIGUEL

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CITY COUNCIL

Mayor Fred Minagar
Mayor Pro Tem Elaine Gennawey
Council Member Kelly Jennings
Council Member Sandy Rains
Council Member Rischi Paul Sharma

May 24, 2021

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

**Letter of Opposition Senate Bill 478– Planning and Zoning Law: Housing Development
Projects (As Amended 4/12/2021)**

Dear Senator Wiener,

The City of Laguna Niguel must respectfully oppose Senate Bill 478 relating to housing development projects. SB 478 takes away from local control by eliminating the ability for local governments to have floor area ratios (FARs) of less than 1.0 for a housing development project of three to seven units or a FAR of less than 1.25 for a project of eight to ten units on multifamily zoned or mixed-zoned areas. In addition, SB 478 removes the ability for the cities to have minimum lot size requirements.

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 building industry's needs.

The City of Laguna Niguel prides itself on being one of the few cities in all of Orange County to meet its Regional Housing Needs Assessment (RHNA) allotment, doing so in the best interest of our residents. The provisions established in SB 478 will fundamentally alter our planning efforts and result in unnecessarily small lot size requirements and increased housing density. SB 478 does nothing to address affordable housing in California and only serves to create increased density.

For these reasons, the City of Laguna Niguel must respectfully oppose SB 478.

Sincerely,

Fred Minagar
Mayor

Cc: Senator Patricia Bates
Assembly Member Laurie Davies
Tony Cardenas, Public Affairs Regional Manager- Orange County