



## CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold, M.D., Mayor

July 12, 2023

The Honorable David Alvarez  
California State Assembly, District 80  
1021 O. St, Suite 5320  
Sacramento, CA 95814

Re: AB 1287 (Alvarez) Density Bonus Law: additional density bonus and incentives or concessions: California Coastal Act of 1976.  
City of Beverly Hills – OPPOSE

Dear Assemblymember Alvarez,

On behalf of the City of Beverly Hills, I write to you in respectful OPPOSITION to AB 1287 (Alvarez), which would impose significant constraints on local governments' ability to effectively plan and manage their unique communities.

Beverly Hills, like all cities in California, is committed to addressing the housing needs of our residents. We understand that this includes ensuring a diverse range of housing options which meet the needs of different income levels. Our City has a vested interest in providing affordable housing and we are currently working towards awarding a developer contract for building affordable housing on City owned property.

AB 1287 would override our local planning authority by forcing us to grant additional density bonuses and concessions to housing developers who exceed certain thresholds of affordable housing units. While the promotion of affordable housing is indeed a noble cause, this legislation could lead to unforeseen consequences that could undermine local community character and strain our infrastructure and public services.

By imposing a one-size-fits-all approach, AB 1287 overlooks the unique attributes of individual cities. The proposed bill disregards the diversity among our communities and their different circumstances and needs. The stipulations of AB 1287 would not only limit our ability to plan appropriately for the specific housing needs of our citizens, but it could also risk fostering overdevelopment, while potentially disrupting the character and quality of life in our community.

Instead, we urge the Legislature to continue supporting a diverse range of tools and approaches that empower local jurisdictions to create affordable housing solutions that are tailored to their unique communities. Let us remember the importance of local control and

respect for the unique needs of each jurisdiction. For these reasons, the City of Beverly Hills must respectfully OPPOSE AB 1287 (Alvarez).

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 David Alvarez, Assemblymember, 70<sup>th</sup> District  
The Honorable Ben Allen, Senator, 24<sup>th</sup> District  
The Honorable Rick Zbur, Assemblymember, 51<sup>st</sup> District  
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange