



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

Lili Bosse, Mayor

August 11, 2022

The Honorable Sharon Quirk-Silva,
Assemblymember, 65th District
1021 O Street, Suite 4210
Sacramento, CA 95814

Re: **AB 2705 (Quirk Silva) Housing: fire safety standards**
City of Beverly Hills – **OPPOSE**

Dear Assemblymember Quirk-Silva,

I write to inform you that the City of Beverly Hills respectfully **OPPOSES** AB 2705, your measure to prohibit local jurisdictions from approving a discretionary entitlement that would result in a new residential development project located within a Very High Fire Hazard Severity Zone (VHFHSZ), unless the local jurisdiction finds that the residential development project will meet specified standards to reduce wildfire risk.

AB 2705 presupposes local governments do not already put considerable thought into planning development in the VHFHSZ. Our City views the safety of its community and its residents as a high priority. We are constantly looking at ways to improve the safety of those living in VHFHSZ, including vegetation management, notification systems for alerting residents of potential threats of wildfire that may be approaching their home, and ensuring roadways remain clear for evacuation on days where a red flag warning has been issued for weather events which may result in extreme fire behavior within 24 hours.

Under current law, local jurisdictions must prepare and adopt a general plan, including at minimum a land use element, circulation element, housing element, and several other elements, designed to guide the future growth of the community. The housing element must identify and analyze existing and projected housing needs and must identify adequate sites with appropriate zoning to meet the housing needs of all income levels in the community.

These general plans must also include a safety element, which provides guidance on the safest areas for development in those communities. Local agencies must utilize recommendations from the California Department of Forestry and Fire Protection (CalFIRE) to designate areas that are not in the state responsibility area (SRA) where a local agency, city, county, or district is responsible for fire protection. Cities and counties must also submit a draft of any changes to the safety element to the state and to local fire protection agencies at least 90 days before adopting it. The safety element must also include similar information about risks due to climate change and goals, policies, objectives, and implementation measures to protect against those risks.

While the City of Beverly Hills is supportive of the intent of this bill, it takes away local control over land-use decisions. Local jurisdictions invest a considerable amount of time and resources in developing and planning for future development. This process includes a deep analysis of the City's needs and how to mitigate risks, and enormous amounts of staff time gathering community input.

As drafted, and while well-intentioned, we remain concerned that AB 2705 would erode local control over discretionary land use authority, which has been consistently weakened year after year in Sacramento. For these reasons, the City of Beverly Hills must respectfully **OPPOSE** AB 2705.

Sincerely,

A handwritten signature in black ink that reads "Lili Bosse". The signature is written in a cursive, flowing style.

Lili Bosse,
Mayor, City of Beverly Hills

cc: Chair and Members, Senate Committee on Appropriations
The Honorable Ben Allen, Senator, 26th District
The Honorable Richard Bloom, Assemblymember, 50th District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange