



April 3, 2021

California Cities for Local Control, a growing coalition comprising to-date of over 406 locally-elected California City Mayors and Councilmembers, opposes SB478 (see website referenced below for list of elected officials).

As with much of the recently proposed housing legislation, SB 478 usurps local control of zoning. A minimum floor area ratio of 1.5 is not appropriate in many areas where walkability is not feasible, as is the condition in Southern California, and should not be mandated.

Further, SB 478 encourages mansionization of lots if a market-rate ADU or junior ADU is also proposed for a parcel.

The constant annual amending of, or additions to, housing law makes it very difficult for lawmakers to realize the aggregated effects of the legislation and its potentially unintended, negative consequences.

Further, it is exceedingly challenging for jurisdictions to keep up with the present state of the law, as it is constantly changing. Jurisdictions are not given adequate time to implement and assess legislation before it is changed, requiring continual changes to local municipal codes, policies, and practices.

Sincerely,

Mike Griffiths

Founder, California Cities for Local Control

www.localcontrolca.com