

# CITY of CARPINTERIA, CALIFORNIA

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September 10, 2021

The Honorable Gavin Newsom  
Governor, State of California  
First Floor, State Capitol  
Sacramento, CA 95814  
[leg.unit@gov.ca.gov](mailto:leg.unit@gov.ca.gov)

## **RE: SB 9 (Atkins) Increased Density in Single-Family Zones VETO REQUEST**

Dear Governor Newsom:

The City of Carpinteria writes to request your VETO on SB 9 (Atkins).

The City of Carpinteria is located in the Coastal Zone and for decades has collaborated successfully with the California Coastal Commission to establish development regulations that both reflect the unique local conditions of our area, including the need to protect coastal resources, and encourage housing development capable of meeting local needs. The City has established flexible zoning standards that allow for residential development in every zone district. The City also has successfully collaborated with not-for-profit developers to build affordable housing.

The results include the City being recognized for successfully meeting its housing targets, including being recognized through HCD's SB 35 Statewide Determination. The City of Carpinteria is one of only 28 Jurisdictions within the state not currently subject to SB 35 streamlining provisions.

The City is also currently working closely with Coastal Commission and State Department of Community Development staffs to implement state standards for Accessory Dwelling Units and Junior Accessory Dwelling Units (ADU) in a manner that balances resource protection policies of the Coastal Act with the objectives of ADU law to significantly expand opportunities for development of housing that is affordable by design. SB 9 would create confusion and conflict with ADU and other new housing laws that cities are just beginning to implement.

SB 9 would require nearly all cities, regardless of existing circumstances, to ministerially approve, without condition or discretion, a housing development containing up to four units on a parcel that was otherwise designated for one single-family home. Additionally, this measure would require local governments to ministerially approve an urban lot split, thus creating two independent lots that may be sold separately.

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 needs of the building industry. Importantly, cities are currently updating housing plans to identify sites for more than two million additional housing units.

As currently drafted, SB 9 does not guarantee the construction of affordable housing nor will it spur additional housing development in a manner that supports local flexibility, decision making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements, including balancing state housing and resource protection laws in the Coastal Zone, that are certified by the California Department of Housing and Community Development.

SB 9 as currently written would undermine local planning, change the rules mid-stream, and conflict with the myriad of new housing laws recently passed that cities are now implementing.

For these reasons, the City of Carpinteria strongly urges you to VETO SB 9.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wade T. Nomura", with a long horizontal line extending to the right.

Wade T. Nomura  
Mayor  
City of Carpinteria

cc: Monique Limon, State Senator, 19th Senate District  
Assemblymember Steve Bennet  
Ronda Paschal, Deputy Legislative Secretary, Office of Governor Newsom,  
[Ronda.Paschal@gov.ca.gov](mailto:Ronda.Paschal@gov.ca.gov)  
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