



CITY OF HUNTINGTON BEACH
CITY COUNCIL MEETING – COUNCIL MEMBER ITEMS REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: PAT BURNS, CITY COUNCIL MEMBER

DATE: FEBRUARY 7, 2023

SUBJECT: SB 9 AND SB 10 IMPACTS TO HUNTINGTON BEACH

The State's housing laws have become onerous and burdensome to cities, including fully developed cities like Huntington Beach. In 2021, the State passed SB 9- The California HOME Act, which allows for lot splits on residential properties for up to four homes on a single-family parcel, and SB 10 which allows cities to codify by ordinance, or “enroll”, for higher zoning; however the City did not enroll in SB 10. SB 9 and SB 10 are intended to increase housing in single-family neighborhoods.

However, SB 9 and SB 10 undercut local zoning authority (including Charter Cities like Huntington Beach) by overriding zoning and incentivizing property owners to redevelop single family residences into multiplex, apartment-like developments (including for affordable housing). Radical redevelopment in established, residential neighborhoods is not only a threat to quality of life and lifestyle, but to the value of the adjacent and neighboring properties.

The City has a duty to protect the quality and lifestyle of the neighborhoods that current owners have already bought into. The City should not be put in a position that would allow the diminution of an owner's property value without just compensation, and Huntington Beach should be able to uphold its Charter City zoning rights.

RECOMMENDED ACTION

Request that staff compose, for City Council review, an analysis of SB 9 and SB 10, their impacts in Huntington Beach, and process to exempt the City from SB9, as the City has opted out of SB 10. Report to City Council within 45 days.

Direct the City Attorney to take any legal action necessary to challenge SB 9 and SB 10.