



CITY OF NEWPORT BEACH

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Mayor

Kevin Muldoon

Mayor Pro Tem

Noah Blom

Council Members

Brad Avery

Joy Brenner

Diane Brooks Dixon

Marshall "Duffy" Duffield

Will O'Neill

May 12, 2022

The Honorable Buffy Wicks
State Capitol
Sacramento, CA 95814

RE: AB 2011 (Wicks) – Notice of Opposition

Dear Assembly Member Wicks,

The City of Newport Beach (City) writes to strongly express its opposition to Assembly Bill 2011. Cities, not the State, are best suited to make local land-use decisions.

This bill usurps local control by making affordable housing permitted by-right in areas currently zoned for office, retail, or parking. Local governments are responsible for facilitating housing production through planning and zoning processes that were established to ensure appropriate public input and engagement, environmental reviews, and compliance with state housing requirements. While we recognize the significant need for the development of new affordable housing units, we feel that providing incentives for doing so is a more effective approach than removing local input and authority through a by-right process.

For this reason, the City of Newport Beach must respectfully oppose AB 2011 (Wicks).

Sincerely,



Kevin Muldoon
Mayor
Newport Beach

cc: Mayor Pro Tem Noah Blom
Newport Beach City Council Members
Grace Leung, City Manager
Seimone Jurjis, Community Development Director
League of California Cities (Via email: cityletters@cacities.org)