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CITY OF LOMITA

April 17, 2025

The Honorable Mark González
California State Assembly
1021 O Street, Suite 6150
Sacramento, CA 95814

RE: AB 647 (González, M.) Housing Development Approvals: Residential Units.
Notice of OPPOSITION *(As of 3/28/25)*

Dear Assembly Member González,

The City of Lomita must oppose your **AB 647 (González)**, which would disregard state-mandated local housing elements and force cities to allow up to eight housing units — only one of which is required to be affordable — on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.

AB 647 would empower developers to bulldoze nearly any home and replace it with eight new units. Once those units are constructed, Government Code Section 66323(a)(4) requires local jurisdictions to allow up to an additional eight ADUs on the same lot, bringing the total allowable units to sixteen, while simultaneously ignoring existing height limits, density requirements, and parking standards.

The City of Lomita appreciates your desire to pursue a proposal that boosts housing production. Unfortunately, AB 647 ignores local flexibility, decision-making, and community input, which are critical components that, when coupled with ongoing, dedicated funding, can help spur desperately needed housing construction in the state.

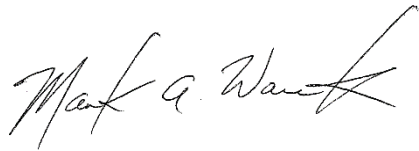
AB 647 and other ministerial or by-right housing approval processes fail to recognize the extensive public engagement and costs associated with developing and adopting zoning ordinances and state-mandated housing elements that are certified by the California Department of Housing and Community Development. It is concerning that cities are being forced to spend tens of thousands of dollars on housing plans only to have them pushed aside and replaced with one-size-fits-all zoning dictated by the Legislature.

AB 647 would significantly and negatively impact the City of Lomita by overriding local planning efforts, community input, and adopted housing elements. As a small, built-out city with limited infrastructure and unique neighborhood characteristics, Lomita relies on thoughtful, community-driven land use decisions to ensure responsible growth. This bill would mandate ministerial approval for developments of up to eight units — with the potential for up to sixteen units when combined with ADUs — without environmental review or public input, stripping the City of its ability to address critical issues such as parking, density, and infrastructure capacity.

AB 647 imposes a one-size-fits-all approach that undermines years of local planning, investment, and engagement, replacing it with unchecked development that could irreparably alter Lomita's residential character and strain public services.

For these reasons, the City of Lomita regrettably must oppose **AB 647 (González)**.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Waronek". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark A. Waronek
Mayor
City of Lomita

cc. The Honorable Ben Allen
The Honorable Al Muratsuchi
Lomita City Council
Jeff Kiernan, Cal Cities Regional Public Affairs Manager via email jkiernan@calcities.org
League of California Cities, cityletters@cacities.org