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CITY OF LOMITA

July 11, 2025

The Honorable María Elena Durazo
Chair, Senate Appropriations Committee
California State Senate
1021 O Street, Room 7130
Sacramento, CA 95814

RE: AB 1206 (Harabedian) Single-family and multifamily housing units:
preapproved plans
Notice of OPPOSE UNLESS AMEND (As of 6/9/25)

Dear Chair Durazo:

The City of Lomita must respectfully take a position of oppose unless amended on Assembly Bill 1206 (Harabedian), which would require all local agencies to develop a program for the preapproval of single-family and multifamily residential housing plans by July 1, 2026. While we recognize and support the State's goal of increasing housing production, AB 1206 presents significant implementation challenges—particularly for small cities like Lomita—and raises concerns related to feasibility, design quality, and public safety.

Unlike larger cities that may outsource plan reviews or staff up quickly, the City of Lomita operates with limited internal staff and cannot meet the bill's expedited requirements. Developing and managing a preapproval program within such a short timeframe, without additional state funding, will place a substantial strain on small jurisdictions. Most concerning is the proposed 30-day approval or denial window, which does not reflect the multi-agency coordination required for single-family and multifamily projects, including fire, public works, building and safety, geotechnical review, and environmental health.

Unlike ADUs, single-family and multifamily residential projects often involve unique site-specific conditions such as terrain, lot dimensions, and utility access. A one-size-fits-all plan library may fail to account for these realities, creating administrative inefficiencies and potentially compromising safety or community compatibility. Moreover, standardized pre-approved designs may lead to monotonous, cookie-cutter neighborhoods and discourage architectural creativity. While the bill may be well-intentioned, pre-approved plans without input from various building trades and engineers could result in impractical or costly designs, reducing flexibility for both developers and cities.

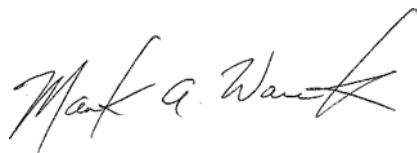
The bill assumes uniform capacity across jurisdictions, overlooking the fact that small cities like Lomita lack the infrastructure, staffing, and funding to prepare, publish, and manage these programs at scale. The reality is that most undeveloped lots in Lomita are infill parcels with

site-specific development constraints, making the application of generic pre-approved plans both impractical and counterproductive.

For these reasons, the City of Lomita strongly urges the author and the committee to extend the implementation deadline to at least two to four years to allow sufficient time for thoughtful development and to include state funding support—particularly for small or contract cities—to ensure successful and equitable implementation across all communities.

We appreciate the opportunity to provide feedback and the author's willingness to engage with stakeholders. We look forward to working collaboratively to ensure that State housing goals can be met without compromising the capacity and functionality of local governments. If you have any questions, please do not hesitate to contact our Community and Economic Development Department.

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
jkernan@calcities.org League of California Cities, via email: cityletters@calcities.org