

July 14, 2020

Dear Planning Commissioners:

I am writing to call your attention to the way in which the city of Newport Beach is addressing RHNA requirements in hopes that Calabasas might be guided by Newport Beach's proactive approach given the very real constraints on development in our area.

NEWPORT BEACH'S MAPPED DEVELOPMENT CONSTRAINTS

Newport Beach has created a map of [Potential Development Constraints](#) that includes Very High Fire Severity Zones and Fuel Modification Areas, Seismic Hazard Zones, a Natural Community Conservation Planning & Environmental Study Area, Flood Zones, Coastal Zone Boundary, the Coastal Zone Boundary, and the John Wayne Airport Area, an area of incompatible development due to decibels levels greater than 65 decibels.

Has Calabasas, located at the gateway to the Santa Monica Mountains, in a Very High Fire Severity Zone, with Seismic Hazard Zones, published anything similar? Has it considered creating a Community Conservation Planning and Environmental Study Area given its proximity to National and State park lands and the significance of those very substantial public investments in recreational natural areas?

NEWPORT BEACH'S 2020 HOUSING ACTION PLAN

Newport Beach has created a [4-step action plan](#) to:

- (1) Facilitate compliance with mandated deadlines and requirements;
- (2) **appeal to reduce the City's RHNA number;**
- (3) focus the General Plan update on housing; and
- (4) collaborate regionally.

Does Calabasas have a plan that includes reducing its RHNA numbers using significant development constraints, political action, and legal action? Is Calabasas collaborating with any of its neighbors to attempt to reduce RHNA numbers?

NEWPORT BEACH'S POLITICAL ACTION

Newport Beach demonstrates active political involvement in the RHNA process. It has [12 letters](#) to SCAG or HCD posted on its website from its mayor and community development director and [14 letters to senators, representatives, and the governor](#) supporting or opposing relevant legislation. One of its most recent actions was to ask the state for a 2-year RHNA moratorium due to CoVID-19 effects.

What political action has Calabasas taken to oppose RHNA requirements like so many other cities are doing? In April, our own Senator Henry Stern introduced [SB 474](#) to "prohibit the

creation or approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area.” The bill was designed by Stern to protect cities like Calabasas located in Very High Fire Severity Zones from state-mandated overdevelopment adding to fuel loads and putting more people in harm’s way due to inappropriate development. Has the city supported Senator Stern’s bill?

NEWPORT BEACH IN THE NEWS

- [Newport’s mantra when it comes to state housing mandates: ‘Firmly challenge and plan to comply’](#) (LA Times 1-15-20)

Pertinent quotes:

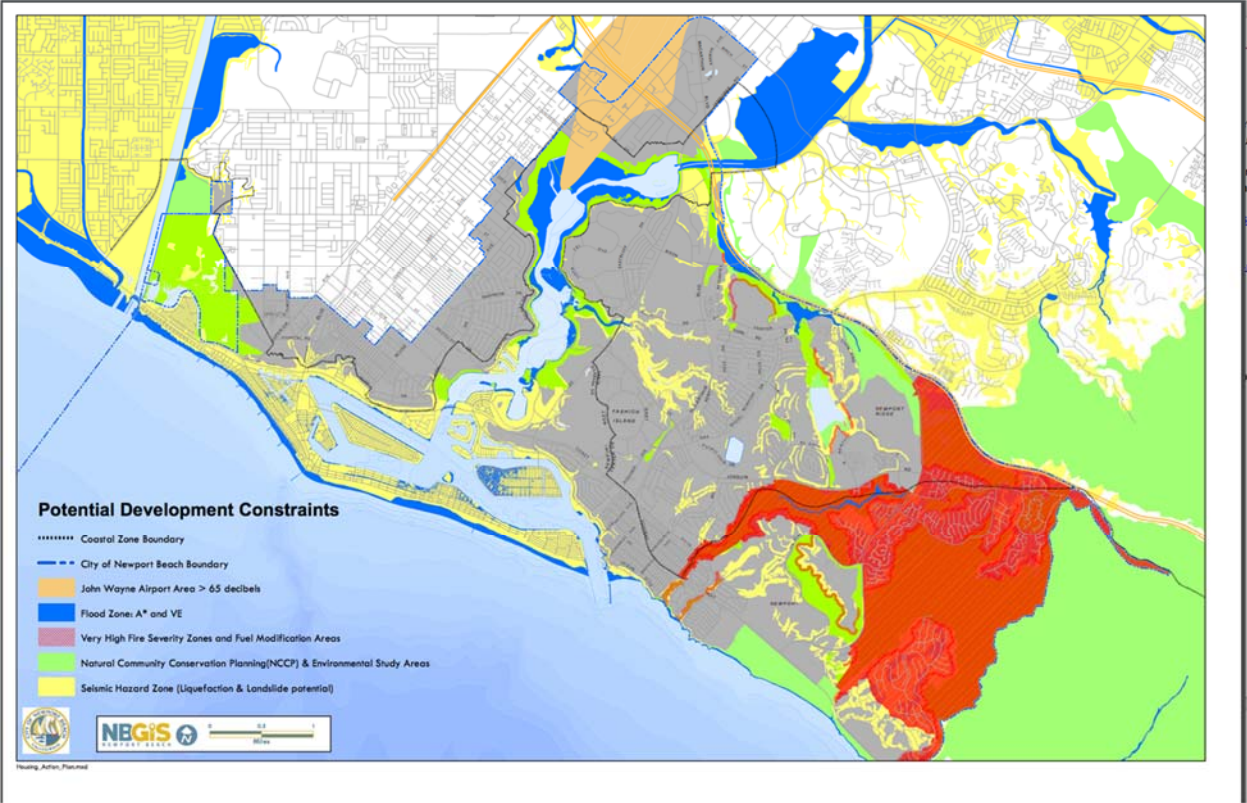
“Jurjis [Newport’s community development director] said every city is going to appeal, and Newport shouldn’t be left out...We need to file an appeal, period,” Jurjis said.

“...the city is looking at three concurrent paths: legally framed resistance, politically framed resistance and compliance.”

- [Costa Mesa opposes housing assessment that says the city needs 11,734 more units](#) (L.A. Times,
- [Laguna Beach adopts housing assessment that says the city needs 11,734 more units](#) (L.A. Times,

Sincerely,

Mary Hubbard
President, Malibu Canyon Community Association



Housing Action Plan

The *Housing Action Plan* was designed with a purpose to “firmly challenge and plan to comply.” The action plan identifies four objectives: (1) Facilitate compliance with mandated deadlines and requirements; (2) appeal to reduce the City's RHNA number; (3) focus the General Plan update on housing; and (4) collaborate regionally. Each of the objectives has tasks beneath to accomplish the overlying objective.

- [Community Development Department Housing Action Plan Tasks and Assignments](#)

Information Regarding RHNA Appeals Process

- [Overview of Draft Appeal Procedures Presented by SCAG - 05/13/2020](#)

Housing Exhibits

- [Draft Schedule for Updating the Housing Element - 03/03/2020](#)
- [Map of Potential Development Constraints - 02/04/2020](#)

Letters Regarding the Regional Housing Needs Assessment (RHNA) Process

- [Letter from Mayor Will O'Neill to HCD - Amended Request for Assistance Related to Final RHNA Methodology - 04/23/2020](#)
- [Letter from Mayor Will O'Neill to SCAG - Public Comment on Final RHNA Methodology - 03/03/2020](#)
- [Letter from Mayor Will O'Neill to HCD - Request for Assistance Related to 6th Cycle Housing Element - 03/03/2020](#)
- [Letter from Mayor Will O'Neill to SCAG - Public Comment on Final RHNA Methodology - 02/21/2020](#)
- [Letter from Megan Kirkeby, Asst Deputy Director for Fair Housing to SCAG - Review of RHNA Methodology - 01/13/2020](#)
- [Letter from Mayor Will O'Neil to the Department of Housing and Community Development 12/23/2019](#)
- [Letter from CDD Director Seimone Jurjis to SCAG - Regional Council Agenda Item 4 - RHNA Methodology - 11/06/2019](#)
- [Letter from CDD Director Seimone Jurjis to the Community Economic and Human Development Committee - Agenda Item 1 - Recommended Draft RHNA Methodology 10/21/2019](#)
- [Letter from CDD Director Seimone Jurjis to SCAG - Comments on Proposed 6th Cycle RHNA Methodology- 09/13/2019](#)
- [Letter from CDD Director Seimone Jurjis to SCAG - Support of SCAG Objection to HCD 6th RHNA Cycle Allocation - 09/04/2019](#)
- [Letter from CDD Director Seimone Jurjis to Community Economic and Human Development Policy Committee - 06/05/2019](#)
- [Letter from CDD Director Seimone Jurjis to RHNA Subcommittee - 06/03/2019](#)

Assembly Bill AB 1063 Information

- [AB 1063 \(Introduced by Assemblywoman Petrie-Norris\) - Amended in Senate June 29, 2020](#)
- [AB 1063 Fact Sheet](#)
- [Draft Support Letter](#)
- [Letter to Assemblywoman Petrie-Norris - Supporting AB 1063 \(Petrie-Norris\) - 07/09/2020](#)

Legislative Position Letters

- [Letter to Senator Wiener - Oppose SB 899 \(Wiener\) - 07/10/2020](#)
- [Letter to Senator Atkins - Oppose SB 1120 \(Atkins\) - 06/08/2020](#)
- [Letter to Senator Wiener - Oppose SB 902 \(Wiener\) - 05/19/2020](#)
- [Letter to Assemblymember Wicks - Oppose AB 725 \(Wicks\) - 05/18/2020](#)
- [Letter to Assemblywoman Petrie-Norris - Comments on HCD Draft Guidelines and Examples of Alternative Sites Projects - 03/03/2020](#)
- [Letter to Assemblywoman Petrie-Norris - Request for Legislative Amendments to Enable Local Compliance with State Housing Laws - 02/14/2020](#)
- [Letter to Senator Moorlach - Request for Legislative Amendments to Enable Local Compliance with State Housing Laws - 02/14/2020](#)
- [Letter to Senator Wiener - Oppose Unless Amended SB 50 \(Wiener\) Planning and Zoning Housing Development Incentives - 01/22/2020](#)
- [Letter to Governor Gavin Newsom - Request for Veto AB 68 \(Ting\) Accessory Dwelling Units - 09/30/2019](#)
- [Letter to Governor Gavin Newsom - Request for Veto AB 1763 \(Chiu\) Density Bonuses: Affordable Housing - 09/26/2019](#)
- [Letter to Governor Gavin Newsom - Request for Veto SB13 \(Wieckowski\) Accessory Dwelling Unit - 09/24/2019](#)
- [Letter to Governor Gavin Newsom - Request for Veto SB330 \(Skinner\) Housing Crisis Act of 2019 - 09/24/2019](#)
- [Letter to Governor Gavin Newsom - Request for Signature SB 5 \(Beall/McGuire/Portantino\) Affordable Housing and Community Development Investment Program - 09/23/2019](#)
- [Letter to Governor Gavin Newsom - Oppose Unless Amended AB 881 \(Bloom\) Accessory Dwelling Units - 09/16/2019](#)

Presentations

- [Our Housing Element and RHNA - Last updated on 02/20/2020](#)

[External Reference Links](#)

Housing and Community Development (HCD)

[Housing and Community Development \(HCD\)](#)

External Reference Links

Housing and Community Development (HCD)

- [RHNA and Housing Elements Info](#)
- [Accessory Dwelling Units Info](#)
- [HCD Housing Related Memos](#)

Southern California Association of Governments (SCAG)

- [SCAG, SACOG, and SANDAG Joint Letter Requesting a 6-Month Extension to Housing Element Submission Deadline - 06/10/2020](#)
- [SCAG Letter Requesting a 6-Month Extension to Housing Element Submission Deadline - 06/08/2020](#)
- [Regional Housing Needs Assessment \(RHNA\) & Housing](#)
- [Draft RHNA Methodology Estimate Tool](#)
- [Connect SoCal \(Regional Transportation Plan/Sustainable Communities Strategy\)](#)
- [Guide to the Housing Crisis in Southern California](#)

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