



April 28, 2025

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

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

Dear Assemblymember Gonzalez,

The City of Irvine opposes your **AB 647 (Gonzalez)**, 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.

After reviewing the bill, the City of Irvine shares serious concerns about its potential negative impacts. The bill appears to apply broadly to any parcel currently developed with a single-family home, without any clear limitations based on lot size or other factors. The legislation lacks specificity regarding whether these units must be attached or detached. AB 647 does not account for essential infrastructure and service impacts, including fire response, schools, water, and sewer capacity. The bill is also silent on protections for areas located within high fire severity zones, despite recently revised maps that now impact an even greater portion of Irvine. These omissions raise significant public safety and planning concerns for our community.

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. Additionally, existing height limits, density requirements, and parking standards should not be ignored.

For these reasons, the City of Irvine must oppose **AB 647 (Gonzalez)**.

Sincerely,

Larry Agran  
Mayor  
City of Irvine

cc: Senator Steven Choi  
Assemblymember Cottie Petrie-Norris  
Oliver Chi, City Manager  
Irvine City Council  
Connor Medina, League of California Cities  
League of California Cities, [cityletters@cacities.org](mailto:cityletters@cacities.org)